

November 20, 2024

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance for the Rezoning of 4710-4722 Madison Road in Madisonville

202402411

Transmitted is an Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 4710-4722 Madison Road in the Madisonville neighborhood from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district to facilitate the construction of three new commercial buildings for day care center, retail, and restaurant uses.

The City Planning Commission recommended approval of the designation at its November 15, 2024, meeting.

**Summary:**

The petitioner, Oakley Capital Partners 2, LLC, requests a zone change for the property located at 4710-4722 Madison Road in Madisonville. The current zoning is Manufacturing General – Transportation Corridor (MG-T), and the applicant is pursuing the change to Commercial General-Auto Oriented – Transportation Corridor (CG-A-T). The property is currently vacant and is 3.98 acres in size. The surrounding properties include manufacturing businesses, commercial businesses, and a health facility. It is adjacent to a railroad.

This proposed zone change will allow the applicant to include a day care facility, restaurant, and retail uses on the site. The daycare facility is expected to have around 200 children enrolled, and there are 230 parking spaces.

The City Planning Commission recommended the following on November 15, 2024, to City Council:

**APPROVE** the proposed zone change from Manufacturing General – Transportation Corridor (MG-T) to Commercial General-Auto Oriented – Transportation Corridor (CG-A-T) at 4710-4722 Madison Road in Madisonville.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

November 20, 2024

To: Lisa Bocian, Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

Copies to: Sophia Ferries-Rowe, City Planner, Department of City Planning and Engagement

Subject: Scheduling of Ordinance – Rezoning of 4710-4722 Madison Road in Madisonville

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The above referenced Ordinance is requested to be scheduled for the Equitable Growth and Housing Committee. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated November 15, 2024;
- 3) The Ordinance (Transmitted by Law);
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.