



EMERGENCY

City of Cincinnati

JRS *AWB*

An Ordinance No. \_\_\_\_\_ - 2021

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 548 and 588 Blair Avenue from the RMX, "Residential Mixed," zoning district to the RM-0.7, "Residential Multi-Family," zoning district to facilitate the development of a multi-family apartment building in the Avondale neighborhood.

WHEREAS, Kingsley + Company ("Petitioner") has petitioned to rezone the real property located at 548 and 588 Blair Avenue in the Avondale neighborhood ("Property") from the RMX, "Residential Mixed," zoning district to the RM-0.7, "Residential Multi-Family," zoning district; and

WHEREAS, rezoning the Property to the RM-0.7, "Residential Multi-Family," zoning district would allow the Petitioner to construct a four-story apartment building containing 44 units that the Petitioner intends to offer to residents making 30-60% of the Area Median Income; and

WHEREAS, the adjacent properties to the north and east of the Property are currently located in the RM-0.7, "Residential Multi-Family," zoning district, and thus rezoning the Property to the same zoning district would allow it to be developed and operated in a manner that is consistent with the development of those adjacent properties; and

WHEREAS, the proposed zone change is consistent with the *Avondale QOL: Avondale's Quality of Life Movement* (2020), which identifies the Property for future residential use in the Future Land Use Map (p. 65) and contains the Goal to "[r]evitalize Avondale with a diverse quality housing stock which meets the needs of existing seniors, owners and renters and attracts new residents" (p. 86); and

WHEREAS, the proposed zone change is further consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to "[p]rovide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) and the Strategy to "[o]ffer housing options of varied sizes and types for residents at all stages of life" (p. 169); and

WHEREAS, at its regularly scheduled meeting on January 15, 2021, the City Planning Commission determined that the proposed zone change is in the interest of the public's health, safety, morals, and general welfare, and it recommended rezoning the Property from the RMX, "Residential Mixed," zoning district to the RM-0.7, "Residential Multi-Family," zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the RMX, "Residential Mixed," zoning district to the RM-0.7, "Residential Multi-Family," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 548 and 588 Blair Avenue in the Avondale neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the RMX, "Residential Mixed," zoning district to the RM-0.7, "Residential Multi-Family," zoning district.

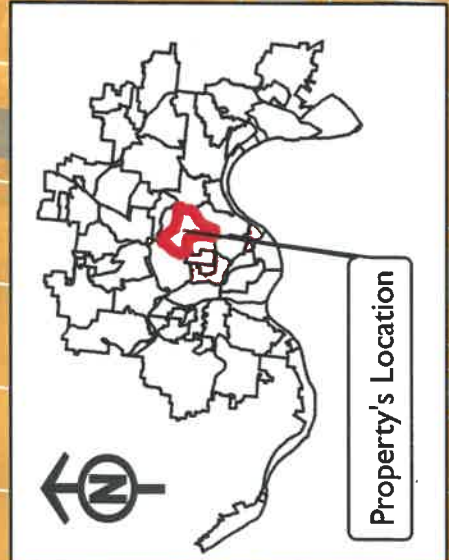
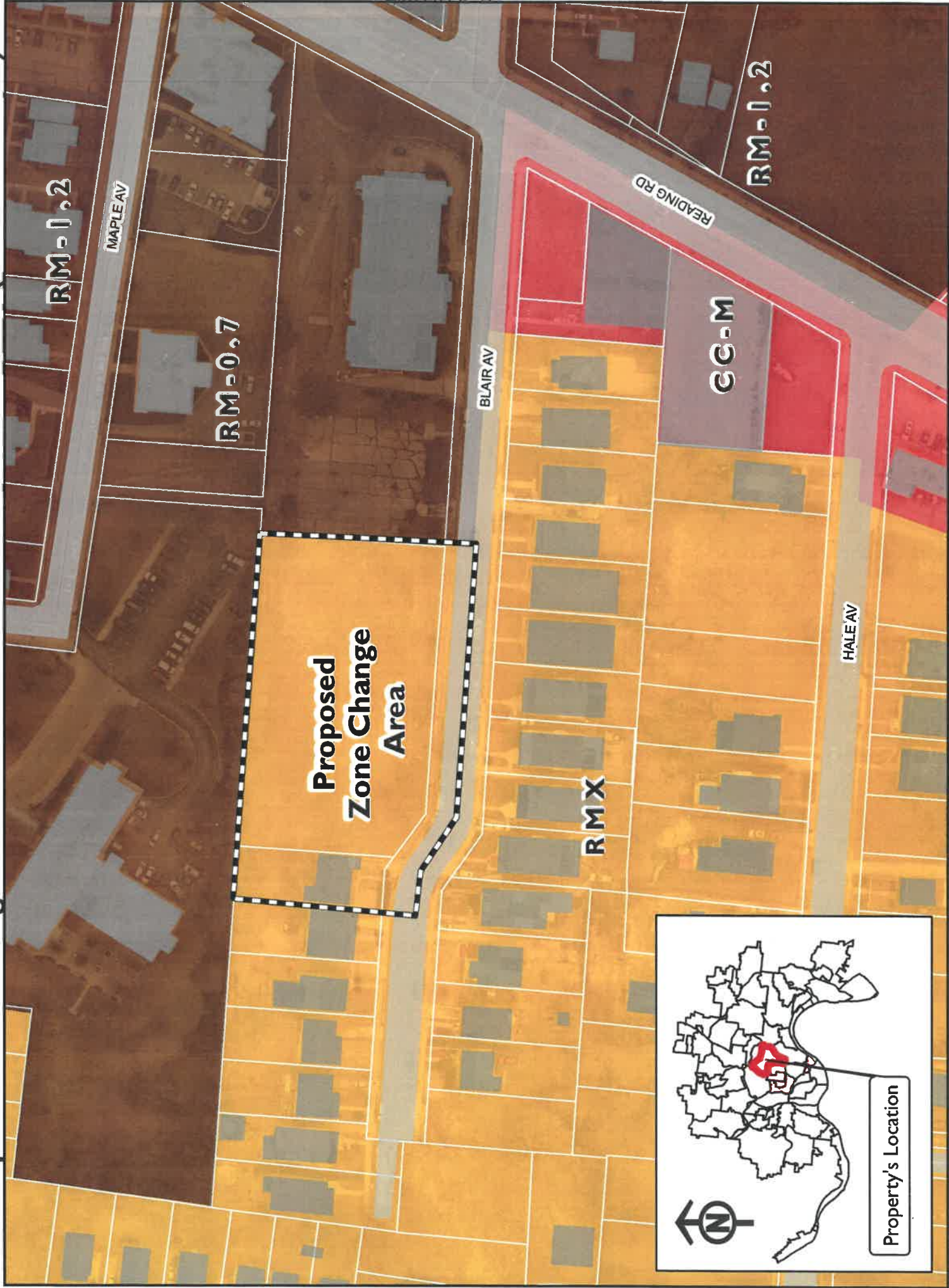
Section 2. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is immediate need to allow the petitioner to proceed with its development plans so that the City may receive and enjoy the corresponding benefits at the earliest possible date.

Passed: \_\_\_\_\_, 2021

\_\_\_\_\_  
John Cranley, Mayor

Attest: \_\_\_\_\_  
Clerk

**Proposed Zone Change at 548 and 588 Blair Avenue in Avondale (RMX to RM-0.7)**





GPS Surveying • 3D Laser Scanning

**1.2910 Acres – Area to be Reclassified**

Situated in City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

**COMMENCING** at the intersection of the centerlines of Blair Avenue and Reading Road;

Thence along the centerline of said Blair Avenue, North 85°57'27" West, 380.07 feet to the **POINT OF BEGINNING**;

Thence along the centerline of said Blair Avenue the following three (3) courses:

1. North 85°57'27" West, 237.51 feet,
2. North 53°51'27" West, 59.73 feet,
3. North 85°57'27" West, 27.70 feet,


Thence leaving the centerline of said Blair Avenue, North 04°24'33" East, 152.00 feet;

Thence South 85°57'27" East, 314.46 feet;

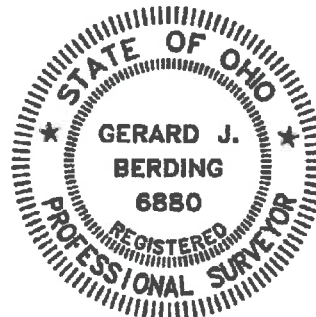
Thence South 03°55'33" West, 183.74 feet to the **POINT OF BEGINNING**.

**Containing 1.2910 Acres** to be reclassified.

Bearings are based on State Plane Coordinate System Ohio South Zone (NAD83).

  
Gerard J. Berding, P.S. - 6880

December 2, 2020  
Date



G.J. Berding Surveying, Inc.

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