

February 13, 2024

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: Emergency Ordinance – Zone change to Planned Development District No. 100, “Northside Gateway,” in the Northside neighborhood

202400384

Transmitted is an Emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by the Ludlow Viaduct to the west, Old Ludlow Avenue to the east, and the William P. Dooley Bypass to the south in the Northside neighborhood from the CC-M, “Commercial Community-Mixed,” and MG, “Manufacturing General,” zoning districts to Planned Development District No. 100, “Northside Gateway.”

The City Planning Commission recommended approval of the designation at its January 19, 2024 meeting.

Summary:

The petitioners – Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), and Urban Sites – are requesting a zone change for the properties located at 3925 and 3925 Old Ludlow Avenue in Northside from Community Commercial-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD). The proposed Concept Plan and Development Program Statement are for renovating the existing Stagecraft Building and constructing a new residential building to create a mixed-use project that units a unit count between 50 and 70 dwelling units affordable at or below 60% Area Median Income (AMI) with commercial use on the first floor of the existing building.

The City Planning Commission recommended the following on January 19, 2024 to City Council:

APPROVE the Concept Plan and Development Program Statement as submitted;

ADOPT the Department of City Planning and Engagement Findings as Detailed on page 9 of this report; and

APPROVE the proposed zone change at 3927 and 3925 Old Ludlow Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.

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