

January 25, 2023

To: Mayor and Members of City Council 202300397
From: Sheryl M. M. Long, City Manager
Subject: Emergency Ordinance – Planned Development #96, Midpointe Crossing

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 East Seymour Avenue to the north, Langdon Farm Road to the south, and Reading Road to the west in the Bond Hill neighborhood from the CG-A, “Commercial General – Auto-Oriented,” zoning district to Planned Development District No. 96, “Midpointe Crossing.”

The City Planning Commission recommended approval of the zone change at its January 20, 2023 meeting.

Summary:

KEAN Ventures requested a zone change from Commercial General – Auto-Oriented (CG-S) to Planned Development (PD) for a proposed mixed-use residential development in Bond Hill. The proposal includes 250-450 apartments and between 5,000-75,000 square feet of commercial and office space in sixteen buildings; the site will provide between 400 and 750 surface parking spaces.

This is a development of significant scale and the development team has worked to engage with the community and various City Departments to address concerns and improve the quality of the development. The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development.

The City Planning Commission recommended the following on January 20, 2023, to City Council:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted (Exhibits E and F);
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 8 of this report; and
3. **APPROVE** the proposed change in zoning from Commercial General – Auto-oriented (CG-A) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 7030 Reading Road in Bond Hill.

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