

August 4, 2026

Cincinnati City Council  
Council Chambers, City Hall  
Cincinnati, Ohio 45202

Dear Mayor and Members of City Council:

We are transmitting herewith an Ordinance captioned as follows:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 2323 Ferguson Road in the Westwood neighborhood from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to Planned Development District No. 106, “Westline Flats.”

Summary:

The petitioner is proposing a Concept Plan and Development Program Statement for a new Planned Development (PD) called Westline Flats in Westwood. The PD includes the demolition of the existing building on site that served as the former Western Hills Sports Mall. The building experienced a fire in 2022 and has remained vacant since. Four new multi-family buildings totaling 167 residential units, along with associated parking, open space, and amenities, are proposed for the PD. The applicant anticipates receiving Low Income Housing Tax Credits (LIHTC), which will make the units affordable to households with an income of 60% of the area median income.

The City Planning Commission voted to approve and forward the application to City Council after considering the specific purposes of Planned Development districts; the proposed site development compared to the existing zoning district; the alignment with Plan Cincinnati and the Westwood Neighborhood Plan; the support from the Westwood neighborhood associations; and the activation and reinvestment of a vacant site.

The City Planning Commission recommended the following on June 5, 2026, to City Council:

**ACCEPT** the Concept Plan and Development Program Statement as submitted;

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

Motion to Approve: Mr. Weber  
Seconded: Ms. Beltran

Ayes: Ms. Albi  
Ms. Beltran  
Mr. Dansby  
Mr. Samad  
Mr. Weber

Abstained: Mr. Eby

## THE CITY PLANNING COMMISSION

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Katherine Keough-Jurs, FAICP, Director  
Department of City Planning & Engagement