

February 23, 2023

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

Dear Members of 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 644-664 Crown Street in the Walnut Hills neighborhood from the T5N.LS-O “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district to allow for the construction of attached single-family rowhouses.

The City Planning Commission recommended approval of the zone change at its February 17, 2023 meeting.

**Summary:**

The petitioner, Onyx + East, requests a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots. Currently, the subject property consists of nine parcels that will be consolidated into a single parcel consisting of 1.45 acres to be reclassified.

The City Planning Commission recommended the following on February 17, 2023, to City Council:

**APPROVE** the proposed zone change from T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

Motion to Approve: Mr. Eby

Ayes: Mr. Eby  
Ms. Kearney  
Mr. Samad  
Mr. Stallworth  
Mr. Weber

Seconded: Mr. Weber

THE CITY PLANNING COMMISSION



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