

September 1, 2021

To: Mayor and Members of City Council
From: Paula Boggs Muething, City Manager
Subject: Zone Change at 4325 - 4329 Red Bank Avenue in Madisonville

*WJ, ACM G,
PMM*

202102651

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood from the MG, "Manufacturing General," zoning district to the CG-A, "Commercial General Auto-Oriented," zoning district to provide for the establishment of new commercial uses, including retail sales and daycare uses.

The City Planning Commission recommended approval of the amendment at its August 20, 2021, meeting.

Summary

The Myers Y. Cooper Company submitted an application seeking the rezoning of 4325-4329 Red Bank Road from the Manufacturing General (MG) zone to Commercial General Auto-Oriented (CG-A) zone in the Madisonville neighborhood. No new development is proposed; the rezoning would allow for more flexibility, regarding the permitted uses. More specifically, the zone change would permit retail sales and daycare uses that occupy 5,000 square feet or more of building space within the existing development at the current building square footage. The proposed zone change would allow uses that are consistent with adjacent properties along the Red Bank Expressway which contains a major commercial corridor, extending from Madison Road to Red Bank Road.

The proposed zone change has received a letter of support from the Madisonville Community Urban Redevelopment Corporation.

The Administration recommends passage of the Ordinance.

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

KJS