

February 2, 2021

To: Mayor and Members of City Council
From: Paula Boggs Muething, City Manager
Subject: Emergency Ordinance – Amending Zoning at 548 and 588 Blair Avenue in Avondale

PBM by SM 202100195

Transmitted is an Emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 548 and 588 Blair Avenue from the RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district to facilitate the development of a multi-family apartment building in the Avondale neighborhood.

The City Planning Commission recommended approval of the amendment at its January 15, 2021 meeting.

Summary:

The petitioner, Kingsley + Company, requests a zone change at 548 and 588 Blair Avenue in Avondale from RMX (Residential Mixed) to RM-0.7 (Residential Multi-family) to permit the construction of a four-story, multi-family residential building with 44 units. The subject property is 1.291 acres and located just west of the intersection of Reading Road and Blair Avenue. The area is characterized by a mix of single-family and multi-family housing. Under the current zoning, the desired four-story height and multi-family building would not be permitted. RM-0.7 is being requested in order to permit the development at its proposed density and height.

The City Planning Commission recommended the following on January 15, 2021, to City Council:

APPROVE the proposed zone change from RMX (Residential Mixed) to RM-0.7 (Residential Multi-family) at 548 and 588 Blair Avenue in Avondale.

cc: Katherine Keough-Jurs, AICP, Director, Department of City Planning *KJS*