

October 11, 2022

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager *Ww*  
**Subject:** Emergency Ordinance – Planned Development #95, Gateway Lofts

202201845

Transmitted is an Emergency Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property in the CUF neighborhood located at 115, 119, and 125 W. McMillan Avenue and 124, 126, 128, 132, 136, 138, and 142 Lyon Street from CC-M, “Commercial Community–Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 95, “Gateway Lofts.”

The City Planning Commission recommended approval of the zone change at its September 16, 2022 meeting.

**Summary:**

Hallmark Campus Communities requested a zone change from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) for a proposed multi-family residential development in CUF. The proposal includes 103 units with 365 beds in two buildings and nine townhomes; the two buildings will be constructed on top of a two-story parking garage containing 227 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 September 16, 2022, to City Council:

1. **ACCEPT** the Concept Plan and Development Program Statement with the following modifications:
  - a. Revise the Concept Plan and Development Program Statement to include a mixed-use component along the W. McMillan Street facade. This revision should include a list of permitted uses and the maximum square footage; and
2. **ADOPT** the Department of City Planning Findings as detailed on page 9 of this report; and
3. **APPROVE** the proposed change in zoning from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) at 115-125 W. McMillan Street and 124-142 Lyon Street in CUF.

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

October 11, 2022

To: Chelsey Pettyjohn, Office of the Clerk of Council

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

Copies to: Stacey Hoffman, Senior City Planner, Department of City Planning & Engagement

Subject: Scheduling of Emergency Ordinance – Planned Development #95, Gateway Lofts

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The above referenced Emergency Ordinance is requested to be scheduled for the Equitable Growth and Housing Committee on October 11, 2022. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated September 16, 2022;
- 3) The Emergency Ordinance (Transmitted by Law);
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.

October 11, 2022

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

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property in the CUF neighborhood located at 115, 119, and 125 W. McMillan Avenue and 124, 126, 128, 132, 136, 138, and 142 Lyon Street from CC-M, “Commercial Community–Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 95, “Gateway Lofts.”

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  - a. Revise the Concept Plan and Development Program Statement to include a mixed-use component along the W. McMillan Street facade. This revision should include a list of permitted uses and the maximum square footage; and
2. **ADOPT** the Department of City Planning Findings as detailed in the report; and
3. **APPROVE** the proposed change in zoning from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) at 115-125 W. McMillan Street and 124-142 Lyon Street in CUF.

Motion to Approve: Ms. Sesler

Ayes:

Mr. Eby  
Ms. Kearney  
Mr. Samad  
Ms. Sesler  
Mr. Stallworth  
Mr. Weber

Seconded: Ms. Kearney

THE CITY PLANNING COMMISSION



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