

EMERGENCY

CHM

- 2023

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 3701 President Drive in the Villages at Roll Hill neighborhood from the SF-2, “Single-family,” zoning district to the RM-2.0, “Residential Multi-family,” zoning district to facilitate the construction of a community service facility.

WHEREAS, Fay Limited Partnership, an Ohio limited partnership (“Petitioner”), has petitioned to rezone certain real property located at 3701 President Drive in the Villages at Roll Hill neighborhood (“Property”) from the SF-2, “Single-family,” zoning district to the RM-2.0, “Residential Multi-family,” zoning district; and

WHEREAS, the Petitioner desires to facilitate the construction of a new Boys and Girls Club Community Center on the Property; and

WHEREAS, a zone change is necessary to permit the community service facility use of the Property because the current SF-2, “Single-family,” zoning district does not permit community service facility uses; and

WHEREAS, the proposed zone change from the SF-2, “Single-family,” zoning district to the RM-2.0, “Residential Multi-family,” zoning district would allow for the Property to be developed and used in a manner that is consistent with its existing use for recreation and community services; and

WHEREAS, the proposed zone change is consistent with Plan Cincinnati (2012), including the goal to “create a welcoming civic atmosphere” as described on page 153; and

WHEREAS, at its regularly scheduled meeting on May 5, 2023, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the SF-2, “Single-family,” zoning district to the RM-2.0, “Residential Multi-family,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the SF-2, “Single-family,” zoning district to the RM-2.0, “Residential Multi-family,” zoning district, finding it to be in the interest of the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 3701 President Drive in the Villages at Roll Hill neighborhood, shown on the map attached hereto as Attachment "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Attachment "B" attached hereto and incorporated herein by reference, is hereby amended from the SF-2, "Single-family," zoning district to the RM-2.0, "Residential Multi-family," zoning district.

Section 2. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the petitioner to proceed with its redevelopment plans so that the City may receive and enjoy the corresponding benefits of the new community service facility at the earliest possible date.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk