

April 8, 2025

To: Mayor and Members of City Council 202500580
From: Sheryl M. M. Long, City Manager
Subject: Emergency Ordinance for the Rezoning of 2846 May Street in Walnut Hills.

Transmitted is an Emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2846 May Street in the Walnut Hills neighborhood from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district to facilitate the construction of two new mid-rise multi-family residential buildings.

The City Planning Commission recommended approval of the staff recommended designation at its March 21, 2025, meeting.

Summary:

The petitioner, Kingsley and Company, requests a zone change for the property located at 2846 May Street in Walnut Hills. The current zoning is Manufacturing Limited – Transportation Corridor (ML-T). The applicant applied for a zone change to Residential Multi-family – Transportation Corridor (RM-0.7-T). The staff is recommending a zone change to Urban Mix – Transportation Corridor (UM-T). The property is a vacant parcel and is 3.85 acres in size. The surrounding properties include a mixture of construction, storage, manufacturing, public worship, and mixed-density residential uses. This proposed zone change will allow the applicant to construct two mid-rise multi-family buildings which is planned to have approximately 180 residential units, a community room, and a shared greenspace with 130 total parking spaces.

The City Planning Commission recommended the following on March 21, 2025, to City Council:

DENY the proposed zone change from Manufacturing Limited – Transportation (ML-T) to Residential Multi-family – 0.7 – Transportation (RM-0.7-T) located at 2846 May Street in Walnut Hills.

APPROVE a zone change from Manufacturing Limited – Transportation (ML-T) to Urban Mix – Transportation (UM-T) located at 2846 May Street in Walnut Hills.

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