



# City of Cincinnati

CHM

EESW

## An Ordinance No. 85

- 2023

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property generally located at 644-664 Crown Street in the Walnut Hills neighborhood from the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district to allow for the construction of attached single-family rowhouses.

WHEREAS, Onyx and East, LLC (“Petitioner”) has petitioned to rezone approximately 1.45 acres of real property located at 644-664 Crown Street in the Walnut Hills neighborhood (“Property”) from the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district; and

WHEREAS, the Petitioner desires to construct 22 three-story attached single-family rowhouses on the Property; and

WHEREAS, a zone change is necessary to permit the construction of attached single-family rowhouses at the Property because the current T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district does not permit the construction of rowhouses; and

WHEREAS, the proposed zone change from the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district would allow the Petitioner to develop the Property in a manner that is consistent with adjacent properties located south of Crown Street and west of May Street and along Dix Street, which adjacent properties are presently zoned under the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district and on which properties the Petitioner intends to construct an additional 17 three-story attached single-family rowhouses; and

WHEREAS, the proposed zone change is consistent with the goals of the *Walnut Hills Reinvestment Plan* (2017) to encourage development fronting along Interstate 71 to “transition to that of the three-story neighborhood” (page 43); and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), specifically the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability,” (page 164), as well as the strategy to “[o]ffer housing options of varied sizes and types for residents at all stages of life” (page 169); and

WHEREAS, at its regularly scheduled meeting on February 17, 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 T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to the T5N.SS-O, "Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone," 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

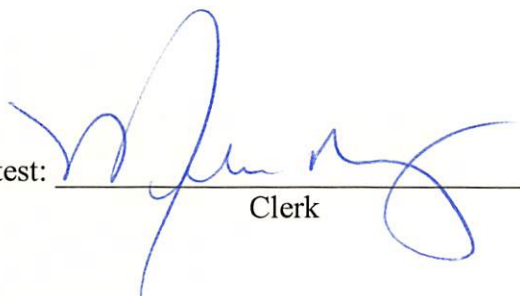
WHEREAS, the Council resolves to rezone the Property from the T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to the T5N.SS-O, "Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,


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

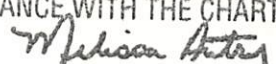
Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 644-664 Crown Street in the Walnut Hills neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to the T5N.SS-O, "Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: March 15, 2023

Attest:   
Clerk

  
Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 85-2023  
WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 3/28/2023  
  
CLERK OF COUNCIL