

October 11, 2022

To: Mayor and Members of City Council 202201845
From: Sheryl M. M. Long, City Manager
Subject: Emergency Ordinance – Planned Development #95, Gateway Lofts

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