

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood from the MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” zoning district to provide for the establishment of new commercial uses, including retail sales and daycare uses.

WHEREAS, The Myers Y. Cooper Company (“Petitioner”) has petitioned to rezone the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood (“Property”) from the MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” zoning district; and

WHEREAS, the current MG, “Manufacturing General,” zoning district does not permit retail sales uses that occupy 5,000 square feet or more of building space and rezoning the Property to the CG-A, “Commercial General Auto-Oriented,” zoning district would allow the Petitioner to make full use of the existing buildings on the Property for retail sales and daycare uses; and

WHEREAS, the proposed zone change would allow for the Property to be developed and operated in a manner that is consistent with adjacent properties along the Red Bank Expressway, a major commercial corridor that extends from Madison Road to Red Bank Road; and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), particularly the plan’s goal to “target investment to geographic areas where there is already economic activity” (page 141) and the goal to “strategically select areas for new growth” (page 118); and

WHEREAS, at its regularly scheduled meeting on August 20, 2021, 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 MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” 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 MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” 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 4325-4329 Red Bank Road in the Madisonville 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 MG, "Manufacturing General," zoning district to the CG-A, "Commercial General Auto-Oriented," zoning district.

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

Passed: _____, 2021

John Cranley, Mayor

Attest: _____
Clerk