

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1670 Cooper Street in the Northside neighborhood from the MG, “Manufacturing General,” zoning district to the CN-P, “Commercial Neighborhood–Pedestrian,” zoning district to permit the construction of a three-story residential multi-family development.

WHEREAS, PLK Cooper, LLC, an Ohio limited liability company (“Petitioner”), has petitioned to rezone certain real property located at 1670 Cooper Street in the Northside neighborhood (“Property”) from the MG, “Manufacturing General,” zoning district to the CN-P, “Commercial Neighborhood–Pedestrian,” zoning district; and

WHEREAS, the Petitioner desires to construct a three-story residential multi-family development containing 105 studio apartment units; and

WHEREAS, a zone change is necessary to permit the residential multi-family development because the current MG, “Manufacturing General,” zoning district does not permit residential multi-family uses; and

WHEREAS, the proposed zone change is consistent with Plan Cincinnati (2012), particularly the Live goal to “[p]rovide a full spectrum of housing options and improve housing quality and affordability” as described on page 164; and

WHEREAS, the proposed zone change is consistent with the Northside Comprehensive Land Use Plan Update (2014), particularly the goal to “[m]ake zoning changes where appropriate to accommodate new land uses, and ensure that the zoning in the southern part of the neighborhood is flexible enough to allow housing, light industrial, office, studio, and retail uses to coexist in the same blocks and buildings” as described on page 64; and

WHEREAS, at its regularly scheduled meeting on April 21, 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 MG, “Manufacturing General,” zoning district to the CN-P, “Commercial Neighborhood–Pedestrian,” 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, Council resolves to rezone the Property from the MG, “Manufacturing General,” zoning district to the CN-P, “Commercial Neighborhood–Pedestrian,” 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 1670 Cooper Street in the Northside neighborhood, shown on the map attached hereto as Attachment “A” and incorporated 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 MG, “Manufacturing General,” zoning district to the CN-P, “Commercial Neighborhood–Pedestrian,” zoning district.

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

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk