

January 24, 2024

To: Mayor and Members of City Council

202400287

From: Sheryl M. M. Long, City Manager

Subject: Ordinance for the Rezoning of 4575 Eastern Avenue in Linwood.

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, “Manufacturing General,” zoning district to the RM-0.7, “Residential Multi-family,” zoning district to facilitate the development of approximately 271 apartment units.

The City Planning Commission recommended approval of the designation at its January 5, 2024, meeting.

Summary:

The petitioner, CIG Communities, requests a zone change for the property located at 4575 Eastern Avenue in the Linwood. The current zoning is Manufacturing General (MG), and the applicant is pursuing the change to Residential Multi-family (RM-0.7). The property currently consists of an abandoned manufacturing facility and is 7.28 acres in size. The surrounding properties include manufacturing businesses, multi-family and single-family residences, and restaurants.

This proposed zone change will allow the applicant to construct an adaptive reuse apartment complex with new construction, which is planned to have approximately 271 residential units and 417 total off-street parking spaces.

The City Planning Commission recommended the following on January 5, 2024, to City Council:

APPROVE the proposed zone change from Manufacturing General (MG) to Residential Multi-family (RM-0.7) at 4575 Eastern Avenue in Linwood.

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