

June 7, 2022

To: Mayor and Members of City Council
From: John P. Curp, Interim City Manager 202201321
Subject: Emergency Ordinance – Zone Change at 3550 and 3560 Van Antwerp Place

Transmitted is an Emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3550 and 3560 Van Antwerp Place in the Avondale neighborhood from the RMX, “Residential Mixed,” zoning district to the RM-1.2, “Residential Multi-Family,” zoning district to facilitate the construction of a new multi-family building.

The City Planning Commission recommended approval of the zone change at its June 3, 2022 meeting.

Summary:

Kingsley + Company, requests a zone change at 3550 and 3560 Van Antwerp Place in Avondale from Residential Mixed (RMX) to Residential Multi-family (RM-1.2) to permit the construction of a four-story, multi-family residential building. The subject property is 1.272 acres and located west of the intersection of Reading Road and Forest Avenue. The area is characterized by a mix of single-family and multi-family housing.

Kingsley + Company is applying for financial assistance through the Ohio Housing Finance Agency (OHFA) in the form of Low-Income Housing Tax Credits (LIHTC) to increase the supply of quality, affordable rental housing.

The current RMX zone does not permit any new multi-family buildings with four or more units. The proposed zone change would extend the existing RM-1.2 zoning district, located west of the subject property, and would permit multi-family housing in a neighborhood that has identified the need for more housing in its neighborhood plan, the *Avondale QOL: Avondale’s Quality of Life Movement* (2020).

The City Planning Commission recommended the following on June 3, 2022, to City Council:

APPROVE the proposed zone change from Residential Mixed (RMX) to Residential Multi-family (RM-1.2) at 3550 and 3560 Van Antwerp Place in Avondale.

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