

January 6, 2021

**To:** Mayor and Members of City Council

**From:** Paula Boggs Muething, City Manager *CB fz PBM*

202002360

**Subject:** Ordinance – Zone Change at Madison Road and Kennedy Avenue

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Transmitted is an emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3628-3640 Madison Road and certain other adjacent properties in the Oakley neighborhood from the RMX, “Residential Mixed,” zoning district to the CG-A, “Commercial General Auto-Oriented,” zoning district to provide for the establishment of new commercial uses, including eating and drinking establishments.

Summary

Morelia Group, LLC is requesting a zone change from Residential Mixed (RMX) to Commercial General – Auto Oriented (CG-A) at 3628-3640 Madison Road in Oakley to facilitate a Swenson’s restaurant with a drive-thru along with an additional 14,000 square feet of commercial and restaurant space in separate buildings. The area to be rezoned is approximately 1.5374 acres. The property is situated at the northeast corner of Kennedy Avenue and Madison Road.

The requested zone is Commercial General – Auto Oriented (CG-A). This zoning district is intended to maintain, support, and create areas of the City that serve as region-drawing centers of activity. These areas should reflect a mix of commercial, office, recreation and entertainment and arts uses that reflect the regional importance of the area. This zone exists immediately adjacent to the subject properties to the north and the east and contains a mix of commercial development. Drive-thru restaurants and commercial development are permitted in this district.

The zone change is consistent with both *Plan Cincinnati* (2012) and the *Oakley Master Plan* (2019) and the future development will be consistent with the existing surrounding built environment and adjacent zoning districts.

We are requesting this item contain the emergency clause due to the purchase contract of the seven residential properties expiring on February 5, 2021.

The Administration recommends Approval of this Ordinance.

cc: Katherine Keough-Jurs, AICP, Director *JK FOR KIK*  
Department of City Planning