

April 16, 2025

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Zone Change from Office General-Transportation Corridor (OG-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 198 E. McMillan Street and 237 William H. Taft Road in Mt. Auburn.

202500754

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 198 E. McMillan Street and 237 William H. Taft Road in the Mt. Auburn neighborhood from the OG-T, “Office General-Transportation,” zoning district to Planned Development District No. 104, “Chick-fil-A”.

The City Planning Commission recommended approval of the designation at its April 4, 2025, meeting.

Summary

The petitioner, Union on Taft LLC, has requested a Zone Change from Office General – Transportation Corridor (OG-T) to Planned Development No. 104 (PD-104) to facilitate a mixed-used development on the property. The Planned Development will include an existing multi-family apartment building and a new restaurant with drive-through service. The site is within the Mt. Auburn neighborhood.

If approved, the proposed mixed-use development would include 103-units of student housing with 180 parking spaces and an outdoor courtyard, and a new Chick-fil-A restaurant with 76 parking spaces, a two-lane drive-through, and seating for 94 guests. The new restaurant is proposed to be a standalone building, approximately 5,020 square feet and 21 feet tall. The proposal includes pedestrian walkways connecting to adjacent sidewalks with internal crosswalks connecting the walkways to the building’s entrance.

The City Planning Commission recommended the following on April 4, 2025, to City Council:

APPROVE the Concept Plan and Development Program Statement as submitted;
and

ADOPT the proposed zone change from Office General-Transportation (OG-T) to Planned Development (PD) at 198 E. McMillan Street and 237 William H. Taft Road in Mt. Auburn.

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