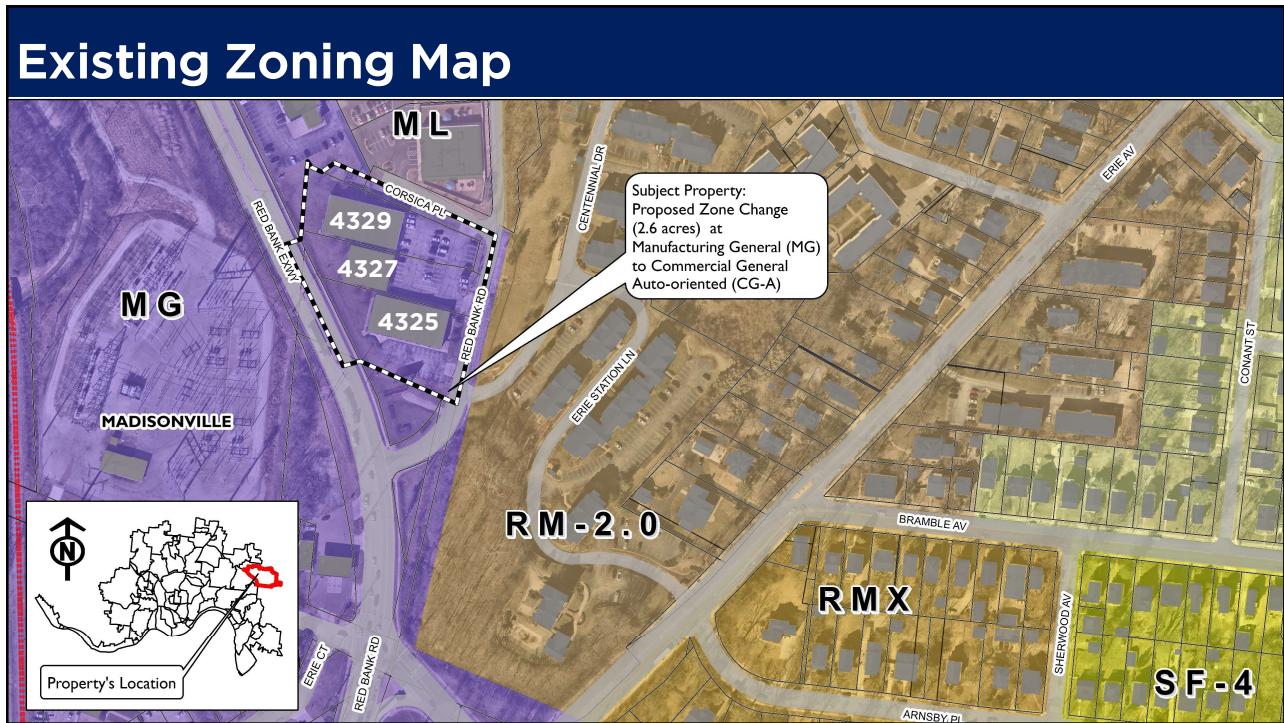


# Proposed Zone Change at 4325-4329 Red Bank Road in Madisonville

Economic Growth & Zoning Committee | September 28, 2021

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# Zone Change Request



View from Red Bank Road, facing westward



View from Red Bank Expressway and Red Bank Road, facing northward

- **June 2021** - Applicant requested a zone change to allow mixed-uses at the subject property, in keeping with the community needs and corridor growth.
- No new development.

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# Zoning Districts Studied

Manufacturing Limited

(ML)

*Zoning district immediately adjacent to the subject property.*

*Some commercial uses, including retail sales are limited (square footage).*

Commercial General Auto-oriented

(CG-A)

*Permits retail sales 5,000 sq. ft or more and daycare uses.*

*Increases extent of existing nearby CG-A*

*Concentrates commercial density along Red Bank Expressway, a major commercial corridor*

*Permits retail sales and a daycare nearby a Growth Opportunity area, (Plan Cincinnati [2012])*

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## Coordinated Site Review

### July 2021: Preliminary Design Review

- **To move the project forward**, a Zone Change identified as required, from the existing Manufacturing General (MG) zoning district
- **Engagement recommendation** was made to the applicant to get feedback from the Madisonville Community Council (MCC)
  - *Petitioner had already begun engagement coordination efforts with MCC and Madisonville Community Urban Redevelopment Corporation (MCURC).*

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## Public Comment and Engagement

1. **Presentation** of proposal to the MCC on July 15, 2021
  - MCC vote of support
2. **Virtual Staff Conference** held on July 22, 2021
  - Support for the project
  - Questions/concerns about future use and potential for development at the subject property
3. **Letter of Support** received from MCURC on July 21, 2021 (Exhibit G)

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## Consistency with *Plan Cincinnati* (2012)

### Compete Initiative Area

- **Goal 2:** “Cultivate our position as the most vibrant and economically healthiest part of our region.”
- **Strategy:** “Strategically select areas for new growth”



Map: *GO Cincinnati: Growth Opportunities Study for the City of Cincinnati*, Department of Community and Economic Development, September 2009

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## Conclusion

The proposed zone change is **consistent** with:

1. The existing surrounding built environment with regards to allowable uses, building scale, massing, and existing zoning districts.
2. *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the Goal to, “Cultivate our position as the most vibrant and economically healthiest part of our region.”
3. Permitted retail and daycare uses 5,000 sq. ft. or more.

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## Recommendation

The City Planning Commission recommends that City Council take the following action:

**APPROVE** the proposed zone change from Manufacturing General (MG) to Commercial General - Auto oriented (CG-A) at 4325-4329 Red Bank Road in Madisonville.