

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4710-4722 Madison Road in the Madisonville neighborhood from the MG-T, “Manufacturing General – Transportation Corridor,” zoning district to the CG-A-T, “Commercial General-Auto Oriented – Transportation Corridor,” zoning district to facilitate the construction of three new commercial buildings for day care center, retail, and restaurant uses.

WHEREAS, Oakley Capital Partners 2, LLC (“Petitioner”), has petitioned to rezone the real property located at 4710-4722 Madison Road in the Madisonville neighborhood (“Property”) from the MG-T, “Manufacturing General – Transportation Corridor,” zoning district to the CG-A-T, “Commercial General-Auto Oriented – Transportation Corridor,” zoning district; and

WHEREAS, the Property currently consists of three vacant parcels totaling 3.97 acres and is surrounded by a mix of medium manufacturing and retail uses; and

WHEREAS, rezoning the Property from the MG-T, “Manufacturing General – Transportation Corridor,” zoning district to the CG-A-T, “Commercial General-Auto Oriented – Transportation Corridor,” zoning district would facilitate the construction of three new commercial buildings for day care, retail, and restaurant uses (“Project”); and

WHEREAS, the current MG-T, “Manufacturing General – Transportation Corridor,” zoning district for the Property does not permit the day care center use and limits the size of retail spaces to less than 10,000 square feet; and

WHEREAS, the proposed development meets the demand for day care centers in the area and is consistent with the nature and density of adjacent land uses; and

WHEREAS, the proposed zone change is in accordance with the “Live” initiative area action step to “[p]rovide high-quality pre-school through 12th grade school options” and with the “Compete” initiative area goal to “[f]ocus development of modern office spaces and retail/light industrial sites in the Madison Road corridor to complement a high-density, walkable redevelopment” as described on pages 62 and 80 of Plan Cincinnati (2012); and

WHEREAS, at its regularly scheduled meeting on November 15, 2024, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the MG-T, “Manufacturing General – Transportation Corridor,” zoning district to the CG-A-T, “Commercial General-Auto Oriented – Transportation Corridor,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 4710-4722 Madison Road in the Madisonville neighborhood, shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated herein by reference, is hereby amended from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk