

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3002-3026 Woodburn Avenue in the Evanston neighborhood from the RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district to facilitate the construction of a 29-home single-family development.

WHEREAS, Onyx + East (“Petitioner”) has petitioned to rezone the real property located at 3002-3026 Woodburn Avenue in the Evanston neighborhood (“Property”) from the RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district; and

WHEREAS, the Property currently consists of nine contiguous parcels totaling 2.12 acres surrounded by a mix of single-family and multi-family housing; and

WHEREAS, rezoning the Property from the RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district would facilitate the construction of a 29-home single-family development consisting of attached and detached housing units (“Project”); and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), including the Live Initiative goals to “[c]reate a more livable community” (p.160) and to “[p]rovide a full spectrum of housing options and improve housing quality and affordability” (p.164); and

WHEREAS, the proposed zone change is also consistent with the *Evanston Work Plan* (2019), including its goal to “[c]reate a sustainable, mixed income neighborhood without displacement” (p. 40); and

WHEREAS, at its regularly scheduled meeting on August 5, 2022, 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 RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” 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 RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” 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 3002-3026 Woodburn Avenue in the Evanston neighborhood, shown on the map attached hereto as Exhibit “A” and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit “B,” attached hereto and incorporated herein by reference, is hereby amended from the RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district.

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

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk