

February 23, 2023

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager *SM*

202300672

Subject: Ordinance for the Rezoning of 644-664 Crown Street in Walnut Hills

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 644-664 Crown Street in the Walnut Hills neighborhood from the T5N.LS-O "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to the T5N.SS-O, "Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone," zoning district to allow for the construction of attached single-family rowhouses.

The City Planning Commission recommended approval of the zone change at its February 17, 2023 meeting.

Summary:

The petitioner, Onyx + East, requests a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots. Currently, the subject property consists of nine parcels that will be consolidated into a single parcel consisting of 1.45 acres to be reclassified.

The City Planning Commission recommended the following on February 17, 2023, to City Council:

APPROVE the proposed zone change from T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

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

February 23, 2023

To: Chelsey Pettyjohn, Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *WKS*

Copies to: Jesse Urbancsik, Senior City Planner, Department of City Planning and Engagement

Subject: Scheduling of Ordinance – Rezoning of 644-664 Crown Street in Walnut Hills

The above referenced Ordinance is requested to be scheduled for the Equitable Growth and Housing Committee. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated February 17, 2023;
- 3) The Ordinance (Transmitted by Law);
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.

February 23, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 644-664 Crown Street in the Walnut Hills neighborhood from the T5N.LS-O “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district to allow for the construction of attached single-family rowhouses.

The City Planning Commission recommended approval of the zone change at its February 17, 2023 meeting.

Summary:

The petitioner, Onyx + East, requests a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots. Currently, the subject property consists of nine parcels that will be consolidated into a single parcel consisting of 1.45 acres to be reclassified.

The City Planning Commission recommended the following on February 17, 2023, to City Council:

APPROVE the proposed zone change from T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

Motion to Approve: Mr. Eby

Ayes: Mr. Eby
Ms. Kearney
Mr. Samad
Mr. Stallworth
Mr. Weber

Seconded: Mr. Weber

THE CITY PLANNING COMMISSION



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