



EMERGENCY

City of Cincinnati

DBS

AWB

An Ordinance No. 431

- 2021

AMENDING the official zoning map of the City of Cincinnati to align the boundaries of certain portions of the CG-A, "Commercial General Auto-Oriented," zoning district and Planned Development District No. 64, "Oakley Station," in the Oakley neighborhood with the curvature of Disney Street and its intersection with Jared Ellis Drive.

WHEREAS, certain portions of the CG-A, "Commercial General Auto-Oriented," zoning district and Planned Development District No. 64, "Oakley Station," in the Oakley neighborhood were not adjusted following road construction that realigned Disney Street and its intersection with Jared Ellis Drive; and

WHEREAS, the City of Cincinnati wishes to modify the boundaries of these zoning districts to align them with the curvature of Disney Street and its intersection with Jared Ellis Drive to ensure that adjacent properties are developed in a consistent manner; and

WHEREAS, at its regularly scheduled meeting on October 1, 2021, 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 modifying the boundaries of the CG-A, "Commercial General Auto-Oriented," zoning district and Planned Development District No. 64, "Oakley Station," to align them with the curvature of Disney Street and its intersection with Jared Ellis Drive; and

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

WHEREAS, the rezoning is consistent with the "Compete" Initiative Area of *Plan Cincinnati* (2012), which has a goal to "[c]ultivate our position as the most vibrant and economically healthiest part of our region" (page 114); and

WHEREAS, the rezoning is further consistent with the *Oakley Master Plan* (2019), including its goal to "ensure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood" (page 80); and

WHEREAS, the Council resolves to modify the boundaries of the CG-A, "Commercial General Auto-Oriented," zoning district and Planned Development District No. 64, "Oakley Station," to align them with the curvature of Disney Street and its intersection with Jared Ellis Drive, finding it to be in the best interests of the City and the general public's health, safety, morals, and welfare; now, therefore,

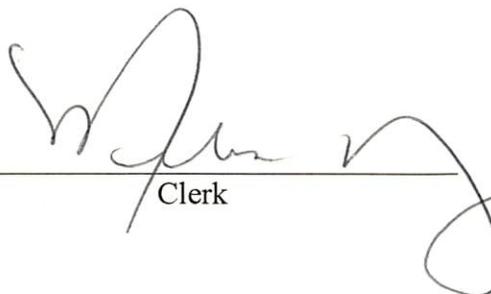
BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

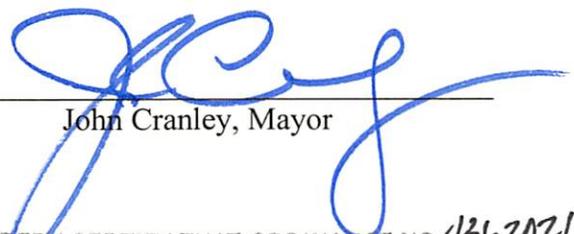
Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of certain real property located along Disney Street and its intersection with Jared Ellis Drive in the Oakley neighborhood ("Property"), which real property is identified as the "Subject Property" on the map attached hereto as Exhibit "A" and made a part hereof, and which real property is more particularly described on Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended, respectively, from the CG-A, "Commercial General Auto-Oriented," zoning district to Planned Development District No. 64, "Oakley Station," and from Planned Development District No. 64, "Oakley Station," to the CG-A, "Commercial General Auto-Oriented," zoning district to align the boundaries of those districts with the curvature of Disney Street and its intersection with Jared Ellis Drive.

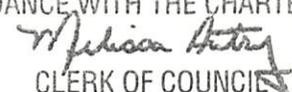
Section 2. That the approved development program statement and concept plan for Planned Development District No. 64, "Oakley Station," shall govern the use and development of the real property hereby rezoned to Planned Development District No. 64, "Oakley Station."

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to ensure that properties adjacent to the areas to be rezoned are developed in a consistent manner.

Passed: November 10, 2021

Attest: 
Clerk


John Cranley, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 431-2021
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 11-23-2021

CLERK OF COUNCIL