

February 7, 2024

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance – Rezoning property at 1048 Considine Avenue in East Price Hill from SF-2, “Single-Family,” to Planned Development District No. 101.

202400410

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Transmitted is an Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property in the area generally located at 1048 Considine Avenue in the East Price Hill neighborhood from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services.”

The City Planning Commission recommended approval of the zone change at its January 19, 2024 meeting.

Summary

The Cincinnati Metropolitan Housing Authority (CMHA) is requesting a zone change at 1048 Considine Avenue on behalf of Santa Maria Community Services. The request is to change the zoning from Single Family (SF-2) to a Planned Development (PD) district for the purpose of constructing two buildings: new offices for Santa Maria and a Cincinnati/Hamilton County Community Action Agency HeadStart.

The City Planning Commission recommended the following on January 19, 2024 to City Council:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 7 of the staff report; and
3. **APPROVE** the proposed zone change from Single-Family Residential (SF-2) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 1048 Considine Avenue in East Price Hill.

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