

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, “Manufacturing General,” zoning district to the RM 0.7, “Residential Multi-family,” zoning district to facilitate the development of approximately 271 apartment units.

WHEREAS, CIG Communities, LLC, an Ohio limited liability company (“Petitioner”), has petitioned to rezone certain real property located at 4575 Eastern Avenue in the Linwood neighborhood (“Property”) from the MG, “Manufacturing General,” zoning district to the RM 0.7, “Residential Multi-family,” zoning district; and

WHEREAS, the Petitioner proposes the conversion of portions of existing industrial structures on the Property into 44 apartment units and the construction of two new four-story multi-family apartment buildings containing an additional 227 apartment units and approximately 471 off-street parking spaces; and

WHEREAS, a zone change is necessary to enable the adaptive reuse of the Property into multi-family housing because the current MG, “Manufacturing General,” zoning district in which the Property is located does not permit the construction of apartment buildings; and

WHEREAS, the proposed zone change from the MG, “Manufacturing General,” zoning district to the RM 0.7, “Residential Multi-family,” zoning district would allow for the Property to be developed and operated in a manner that is consistent with the adjacent RMX, “Residential Multi-family,” zoning district abutting the Property to the south and east; and

WHEREAS, the proposed zone change is consistent with Plan Cincinnati (2012), including the goal “to provide a full spectrum of housing options and improve housing quality and affordability” as described on page 164; and

WHEREAS, the proposed zone change is further consistent with the Linwood Neighborhood Strategy (2002), including the goal “to [e]nhance and preserve existing community assets” through the strategy to “[s]eek adaptive reuse of all large vacant buildings” as described on page 12; and

WHEREAS, at its regularly scheduled meeting on January 5, 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, “Manufacturing General,” 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 MG, "Manufacturing General," 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 4575 Eastern Avenue in the Linwood neighborhood, shown on the map attached hereto as Attachment A and incorporated 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, "Manufacturing General," 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: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk