

June 21, 2023

To: Mayor and Members of City Council 202301580
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Proposed zone change at 2133 Ravine Street from PR to SF-2 in Over-the-Rhine

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain property located at 2133 Ravine Street in the Over-the-Rhine neighborhood from the PR, “Park and Recreation,” zoning district to the SF-2, “Single-family,” zoning district to facilitate construction of a single-family home.

Summary

The proposed zone change is for a small vacant lot at the northwest corner of Ravine Street and Conroy Place in Over-the-Rhine. The applicant is requesting the current PR (Park and Recreation) zoning be changed to the adjacent SF-2 zoning (Single-family Residential) for future development of a single-family home. The property is surrounded by single-family zoning and predominantly single-family homes aside from Fairview Park, adjacent to the north.

This property is located within the Over-the-Rhine neighborhood, near the CUF neighborhood, and touches a Hillside Overlay District. Any future development will need to meet the Hillside Overlay regulations. This zone change to SF-2 will provide for a new residential development, hopefully spurring the revitalization of vacant lots in the area. It is a community goal to increase residential uses and homeownership and create a more pedestrian-friendly character to the neighborhood. This site is on the hillside and will provide significant views of the City. It is of no benefit to the City for this parcel to remain zoned Park and Recreation when there is no park located on this small parcel at this address and it is privately-owned. The Over-the-Rhine Community Council is supportive of the zone change.

On June 2, 2023, the City Planning Commission voted unanimously to recommend approval of the zone change at 2133 Ravine Street from Park and Recreation (PR) to Single-family (SF-2) in Over-the-Rhine to City Council.

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