

September 23, 2020

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 certain real property commonly known as 3450-3494 Cardiff Avenue in the Oakley neighborhood from the ML, "Manufacturing Limited," zoning district to the RMX, "Residential Mixed," zoning district to facilitate the development of twelve single-family homes.

Summary:

The The property owner of 3450-3494 Cardiff Avenue is requesting a zone change from Manufacturing Limited (ML) to Residential Mixed (RMX) to facilitate the future subdivision and construction of twelve single-family homes in the Oakley neighborhood. The is future development will be consistent with the existing surrounding built environment and adjacent zoning districts. The property is situated east of Ridge Avenue, between Madison Road and Brotherton Road.

The subject properties are currently located in a Manufacturing Limited (ML) zone; single-family housing is permitted in this zone when abutting residential uses or structures exist. Different development regulations (such as minimum lot area, building height, and setbacks) exist when developing single-family homes in this district. Without a zone change, the petitioner would need to request variances to the minimum lot size for all of the proposed interior parcels.

The requested zone is Residential Mixed (RMX). This zoning district is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). This zone exists immediately adjacent to the subject properties to the south and the west and contains a mix of single and two-family homes. Single-family housing is permitted in this zone.

The subdivision associated with this project will come before the City Planning Commission at a future date as a Major Subdivision once the Residential Mixed (RMX) zoning is in place.

The City Planning Commission recommended the following on September 18, 2020 to City Council:

APPROVE the proposed zone change from Manufacturing Limited (ML) to Residential Mixed (RMX) at 3450-3494 Cardiff Avenue in Oakley.

Motion to Approve: Mr. Juech

Ayes:

Mr. Eby
Mr. Juech
Ms. McKinney
Mr. Samad
Ms. Sesler
Mr. Smitherman

Seconded: Ms. Samad

THE CITY PLANNING COMMISSION


FOR KATHERINE KEOUGH-JURS

Katherine Keough-Jurs, AICP, Director
Department of City Planning

September 23 2020

To: Nicole Crawford, Office of the Clerk of Council

From: Katherine Keough-Jurs, AICP, Director, Department of City Planning ^{AP/}KKJ

Copies to: Stacey Hoffman, Senior City Planner

Subject: **Ordinance – Zone Change at 3450-3494 Cardiff Avenue in Oakley**

The above referenced ordinance is ready to be scheduled for Committee. We are requesting that this item be scheduled for the next available meeting of the Economic Growth & Zoning Committee. This item requires a public hearing and notice in the City Bulletin 14 days before the public hearing.

Included in this submission are the following items:

- 1) The transmittal letter to the Economic Growth & Zoning Committee;
- 2) A copy of the Planning Commission staff report dated September 18, 2020;
- 3) The Ordinance amending the zoning at 3450-3494 Cardiff Avenue in Oakley;
- 4) The mailing labels for notification of all property owners within the 400 feet of the zone change; and
- 5) A copy of the mailing labels for your records