

March 11, 2025

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 the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to Planned Development District No. 102, “Euclid Student Housing Development.”

Summary:

The petitioner, Kingsley + Co., has requested a Zone Change from Residential Mixed-Use Transportation Corridor (RMX-T) and Office General Transportation Corridor (OG-T) to Planned Development District No. 102 (PD-102) to facilitate the development of student housing with units ranging from studios to four-bedroom apartments and townhomes. If approved, PD-102 would permit a building that is 89-95 feet in height with 170-185 units, or 460-500 beds, 205-225 vehicular parking spaces, and 180-215 bicycle parking spaces.

The City Planning Commission recommended the following on February 7, 2025, to City Council:

**ACCEPT** the Concept Plan and Development Program Statement as submitted;

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed zone change at 2608-2622 Euclid Avenue in Corryville from Residential Mixed-Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD) including the Concept Plan and Development Program Statement.

Motion to Approve: Mr. Weber  
Seconded: Ms. Kearney

Ayes: Ms. Beltran  
Mr. Dansby  
Mr. Eby  
Ms. Kearney  
Ms. Sesler  
Mr. Samad  
Mr. Weber

THE CITY PLANNING COMMISSION

A handwritten signature in black ink that reads "Katherine Keough-Jurs". The signature is written in a cursive style with a large initial 'K'.

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Katherine Keough-Jurs, FAICP, Director  
Department of City Planning & Engagement