

EMERGENCY

DBS

- 2026

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2323 Ferguson Road in the Westwood neighborhood from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to Planned Development District No. 106, “Westline Flats.”

WHEREAS, Western Live 1, LLC (“Owner”) owns the real property located at 2323 Ferguson Road in the Westwood neighborhood (“Property”), which property comprises approximately 4.3 acres, is located in the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district, and currently consists of a vacant one-story structure; and

WHEREAS, MBL DerbyCity Development, LLC (“Petitioner”) has petitioned the City to rezone the Property from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to Planned Development District No. 106 (“PD-106”), “Westline Flats,” to facilitate the demolition of the existing structure and the construction of four new multi-family residential structures containing 167 residential units, 183 off-street parking spaces, approximately 1.25 acres of open green space, and additional residential amenities (“Project”); and

WHEREAS, the Owner and Petitioner have sufficient control over the Property to effect the Project; and

WHEREAS, the Petitioner has submitted a concept plan and development program statement for PD-106, which documents describe the land use and development regulations that will govern the development and conform with the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, the Project is compatible with surrounding land uses, will activate a vacant site in a commercial corridor and put it back to productive use, expand housing options in the City, improve the site’s infrastructure, and create a more pedestrian-oriented environment that will encourage future investment in the Westwood neighborhood; and

WHEREAS, on June 5, 2026, the City Planning Commission approved the rezoning of the Property from the CG-A-MH, “Commercial General – Auto Oriented – Middle Housing,” zoning district to PD-106, upon a finding that: (i) the Owner’s concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the Property at the time of the Owner’s application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and