

08/04/2026

**To:** Members of the Housing & Growth Committee

**From:** Sheryl M. M. Long, City Manager 202602434

**Subject:** Emergency Ordinance - 2323 Ferguson - PD-106

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Transmitted is an Ordinance captioned:

**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."

The City Planning Commission recommended approval of the designation at its June 5, 2026, meeting.

Summary

The petitioner is proposing a Concept Plan and Development Program Statement for a new Planned Development (PD) called Westline Flats in Westwood. The PD includes the demolition of the existing building on site that served as the former Western Hills Sports Mall. The building experienced a fire in 2022 and has remained vacant since. Four new multi-family buildings totaling 167 residential units, along with associated parking, open space, and amenities, are proposed for the PD. The applicant anticipates receiving Low Income Housing Tax Credits (LIHTC), which will make the units affordable to households with an income of 60% of the area median income.

The City Planning Commission recommended the following on June 5, 2026, to City Council:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
3. **APPROVE** the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

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