

January 24, 2024

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 located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, “Manufacturing General,” zoning district to the RM-0.7, “Residential Multi-family,” zoning district to facilitate the development of approximately 271 apartment units.

**Summary:**

The petitioner, CIG Communities, requests a zone change for the property located at 4575 Eastern Avenue in Linwood. The current zoning is Manufacturing General (MG), and the applicant is pursuing the change to Residential Multi-family (RM-0.7). The property currently consists of an abandoned manufacturing facility and is 7.28 acres in size. The surrounding properties include manufacturing businesses, multi-family and single-family residences, and restaurants.

This proposed zone change will allow the applicant to construct an adaptive reuse apartment complex with new construction, which is planned to have approximately 271 residential units and 417 total off-street parking spaces.

The City Planning Commission recommended the following on January 5, 2024, to City Council:

**APPROVE** the proposed zone change from Manufacturing General (MG) to Residential Multi-family (RM-0.7) at 4575 Eastern Avenue in Linwood.

Motion to Approve: Mr. Samad  
Seconded: Mr. Weber

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

THE CITY PLANNING COMMISSION



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