

February 2, 2021

**To:** Mayor and Members of City Council 202100192  
**From:** Paula Boggs Muething, City Manager  
**Subject:** Emergency Ordinance – Amending Zoning at 4164 Dane Avenue in Northside

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Transmitted is an Emergency Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 4164 Dane Avenue in the Northside neighborhood from the MG, “Manufacturing General,” zoning district to Planned Development District No. 91, “Northside Scholar House.”

The City Planning Commission recommended approval of the amendment at its January 15, 2021 meeting.

**Summary:**

Urban Sites, the petitioner, proposes to develop the site into a Scholar House, a living-learning program for low-income single parents and their children. The petitioner has a purchase option with the owner, Dane Property LLC, which is tied to a Low-Income Housing Tax Credit (LIHTC) application to be submitted to the Ohio Housing Finance Agency (OHFA) in February 2021. OHFA requires that the property be properly zoned prior to the LIHTC application submission. As such, Urban Sites requests a zone change from Manufacturing General (MG) to Planned Development (PD) at 4164 Dane Avenue in Northside to permit a three-story structure with 45-55 units of multi-family residential, a day care center, and 45-60 parking spaces.

The City Planning Commission recommended the following on January 15, 2021, to City Council:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- 2) **ADOPT** the Department of City Planning Findings as detailed on page 8 of this report; and
- 3) **APPROVE** the proposed zone change at 4164 Dane Avenue from Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.

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