



# City of Cincinnati

CHM

EESW

## An Ordinance No. \_\_\_\_\_

- 2023

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 2133 Ravine Street in the Over-the-Rhine neighborhood from the PR, "Park and Recreation," zoning district to the SF-2, "Single-family," zoning district to facilitate construction of a single-family home.

WHEREAS, Conroy Place, LLC, an Ohio limited liability company ("Petitioner"), has petitioned to rezone certain real property located at 2133 Ravine Street in the Over-the-Rhine neighborhood ("Property") from the PR, "Park and Recreation," zoning district to the SF-2, "Single-family," zoning district; and

WHEREAS, the Property is vacant land and Petitioner desires to build a single-family home on the Property; and

WHEREAS, a zone change is necessary to permit the residential single-family use of the Property because the current PR, "Park and Recreation," zoning district does not permit residential single-family uses; and

WHEREAS, the proposed zone change from the PR, "Park and Recreation," zoning district to the SF-2, "Single-family," zoning district would allow Petitioner to develop and use the Property in a manner that is consistent with adjacent and abutting properties; and

WHEREAS, the proposed zone change is consistent with Plan Cincinnati (2012), including the goal "to provide a full spectrum of housing options and improve housing quality and affordability" as described on page 164; and

WHEREAS, at its regularly scheduled meeting on June 2, 2023, the City Planning Commission determined that the proposed zone change is in the interest of the public's health, safety, morals, and general welfare, and it recommended rezoning the Property from the PR, "Park and Recreation," zoning district to the SF-2, "Single-family," zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the PR, "Park and Recreation," zoning district to the SF-2, "Single-family," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 2133 Ravine Street in the Over-the-Rhine neighborhood, shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated herein by reference, is hereby amended from the PR, "Park and Recreation," zoning district to the SF-2, "Single-family," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

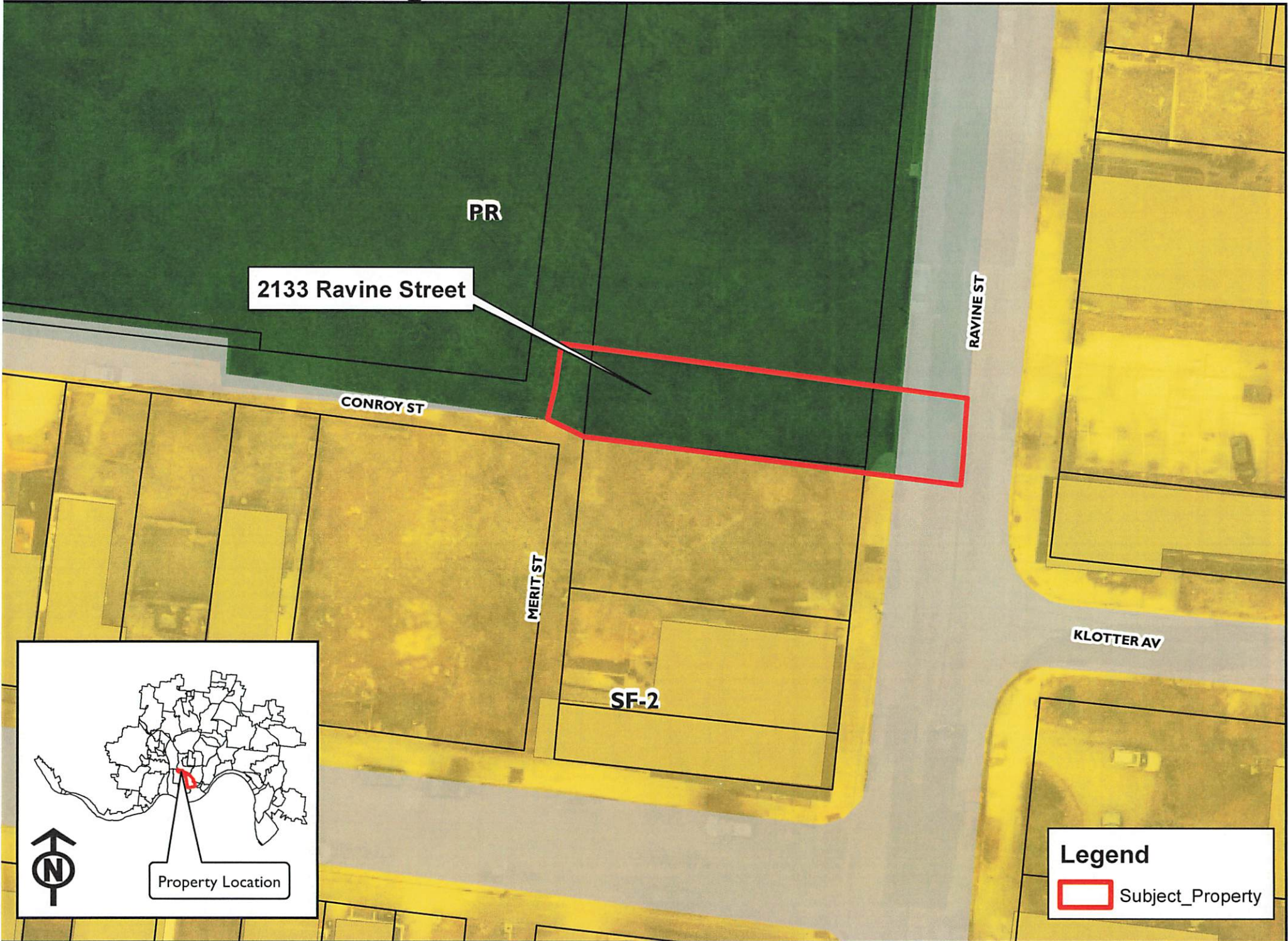
Passed: \_\_\_\_\_, 2023

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

**ATTACHMENT A**

# Zone Change - P- R to SF-2 - 2133 Ravine Street in OTR



**ATTACHMENT B**

**EXHIBIT A**

**Legal Description  
0.0709 Acre To Be Reclassified**

Situated in Section 19, Town 3, Fractional Range 2 of The Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Commencing at the centerline intersection of Klotter avenue and Ravine Street, thence with the centerline of said Ravine Street N 00°00'00" E for a distance of 123.10 feet to the true place of beginning for the following described real estate;

Thence from said true place of beginning N 89°44'00" W for a distance of 123.50 feet to a point in the centerline of a vacated alley;

Thence with said centerline N 00°00'00" E for a distance of 25.00 feet to a point;

Thence leaving said centerline, S 89°44'00" E for a distance of 123.50 feet to the centerline of Ravine Street;

Thence with said centerline S 00°00'00" W for a distance of 25.00 feet to the place of beginning, containing 0.0709 acre to be Reclassified

Bearings are based on a survey by Douglas C. Spreen II as recorded in Plat Book 430 Page 63 in the Hamilton County Recorder's Office.