

To: Mayor and Members of City Council
From: Paula Boggs Muething, City Manager
Subject: Ordinance – Zone Change for 4804-4810 Whetsel Avenue

April 21, 2021
202101479

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4804-4810 Whetsel Avenue in the Madisonville neighborhood from the T4N.SF, “T4 Neighborhood Small Footprint,” and T4N.SF-O, “T4 Neighborhood Small Footprint – Open,” transect zones to the T5MS-O, “T5 Main Street – Open,” transect zone to facilitate the establishment of a new restaurant.

Summary

The applicant, B.J. Kim is requesting a zone change from the existing T4 Neighborhood Small Footprint (T4N.SF) and T4 Neighborhood Small Footprint – Open (T4N.SF-O) zoning districts to the T5 Main Street – Open (T5MS-O) zoning district to permit the use of a restaurant on the first floor with Mr. Kim living on the floors above.

A restaurant is considered an eating and drinking establishment, which is not a permitted use in the T4N.SF zoning district. The area requested to be rezoned is approximately 0.5996 acres. The property is situated on the east side of Whetsel Avenue a block south of Madison Road.

The Iglesia Apostolica Hispana Church building is zoned T5MS-O, but their parking lot at 4810 Whetsel Avenue is zoned T4N.SF-O, putting one property in-between 4804 Whetsel Avenue and the desired zoning district. After much debate between the applicant and the church, the church membership agreed to consent to rezoning their parking lot to T5MS-O with the condition that their parking lot could not be used to serve the restaurant. The applicant agreed to this condition, as the parking lot is private property owned by the church.

The zone change is consistent with both *Plan Cincinnati* (2012) and with the future vision of Madisonville. The City Planning Commission voted to approve the zone change at their April 16, 2021 meeting.

The Administration recommends Approval of this Ordinance.

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