

June 1, 2023

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 1670 Cooper Street in the Northside neighborhood from the MG, “Manufacturing General,” zoning district to the CN-P, “Commercial Neighborhood-Pedestrian,” zoning district to permit the construction of a three-story residential multi-family development.

The City Planning Commission recommended approval of the zone change at its April 21, 2023 meeting.

Summary:

The petitioner, PLK Communities, requests a zone change for the property located at 1670 Cooper Street in Northside. The current zoning is Manufacturing General (MG), and the applicant is pursuing the change to Commercial Neighborhood – Pedestrian (CN-P). The property currently consists of vacant rail property and is 1.538 acres in size. The surrounding properties include manufacturing businesses, multi-family residences, and other vacant properties. This proposed zone change will allow the applicant to construct the future development of a 3-story multi-family residential building with parking and a swimming pool.

The City Planning Commission recommended the following on April 21, 2023, to City Council:

APPROVE the proposed zone change from Manufacturing General (MG) to Commercial Neighborhood – Pedestrian (CN-P) at 1670 Cooper Street in Northside.

Motion to Approve: Ms. Sesler

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 and Engagement