

September 23, 2020

To: Mayor and Members of City Council **202001601**
From: Paula Boggs Muething, Interim City Manager
Subject: Ordinance – Zone Change at 3450-3494 Cardiff Avenue in Oakley

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 3450-3494 Cardiff Avenue in the Oakley neighborhood from the ML, “Manufacturing Limited,” zoning district to the RMX, “Residential Mixed,” zoning district to facilitate the development of twelve single-family homes.

The City Planning Commission recommended approval of the amendment at its September 18, 2020 meeting.

Summary

The property owner of 3450-3494 Cardiff Avenue is requesting a zone change from Manufacturing Limited (ML) to Residential Mixed (RMX) to facilitate the future subdivision and construction of twelve single-family homes in the Oakley neighborhood. The is future development will be consistent with the existing surrounding built environment and adjacent zoning districts. The property is situated east of Ridge Avenue, between Madison Road and Brotherton Road.

The subject properties are currently located in a Manufacturing Limited (ML) zone; single-family housing is permitted in this zone when abutting residential uses or structures exist. Different development regulations (such as minimum lot area, building height, and setbacks) exist when developing single-family homes in this district. Without a zone change, the petitioner would need to request variances to the minimum lot size for all of the proposed interior parcels.

The requested zone is Residential Mixed (RMX). This zoning district is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). This zone exists immediately adjacent to the subject properties to the south and the west and contains a mix of single and two-family homes. Single-family housing is permitted in this zone.

The subdivision associated with this project will come before the City Planning Commission at a future date as a Major Subdivision once the Residential Mixed (RMX) zoning is in place.

The City Planning Commission recommended the following on September 18, 2020 to City Council:

APPROVE the proposed zone change from Manufacturing Limited (ML) to Residential Mixed (RMX) at 3450-3494 Cardiff Avenue in Oakley.

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