



AWG/EESW

City of Cincinnati

DBS

An Ordinance No. 481

- 2021

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 2429 Macaulay Street, 2434 Vine Street, and 13 E. McMillan Street in the Mount Auburn neighborhood from the PR, “Park and Recreation,” zoning district to the OG, “Office General,” zoning district to allow for residential redevelopment on the property.

WHEREAS, the City of Cincinnati owns certain real property in the Mount Auburn neighborhood commonly known as 2429 Macaulay Street, 2434 Vine Street, and 13 E. McMillan Street and comprising approximately 3 acres (“Property”), which property is presently located in the PR, “Park and Recreation,” zoning district; and

WHEREAS, the Property currently contains several tennis courts and a basketball court that are underutilized, and the City has resolved to discontinue its ongoing use as a recreational property; and

WHEREAS, the City of Cincinnati instead wishes to rezone the Property from the PR, “Park and Recreation,” zoning district to the OG, “Office General,” zoning district to facilitate a new residential development project that will restore the Property to productive use (“Project”); and

WHEREAS, the Project will consist of a four-story apartment building with a three-story parking garage and five three-story townhomes and will contain approximately 270 new residential units consisting of a mix of studio, one, two, and four-bedroom units as well as other amenities, including a workout facility, study rooms, and two outdoor courtyards; and

WHEREAS, the Project will seek LEED certification and will maintain public greenspace along the Vine Street frontage of the Property; and

WHEREAS, the proposed zone change is consistent with the *Auburn Avenue Corridor Strategic Development Plan* (2017) and its goal to provide “[a] vibrant, mixed-use corridor where historic architecture, new infill development and institutional destinations are fused together in a modern urban environment” (p.7); and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), including its “Live” initiative with the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability,” (p.164) and the strategy to “[o]ffer housing options of varied sizes and types for residents at all stages of life” (p.169); and

WHEREAS, at its regularly scheduled meeting on November 19, 2021, 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 OG, "Office General," 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 OG, "Office General," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

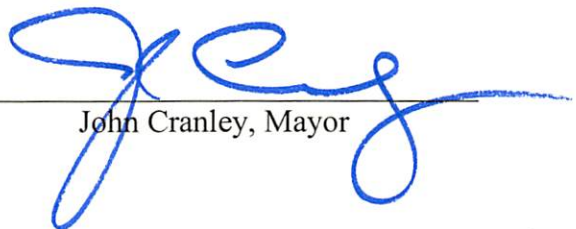
BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

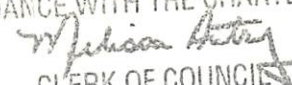
Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property at 2429 Macaulay Street, 2434 Vine Street, and 13 E. McMillan Street in the Mount Auburn neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the PR, "Park and Recreation," zoning district to the OG, "Office General," zoning district.

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

Passed: December 8, 2021

Attest: 
Clerk


John Cranley, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 481-2021
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 12-21-2021

CLERK OF COUNCIL