

October 13, 2021

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager

202102926

Subject: **Emergency Ordinance – Zoning Clean Up – Oakley Station**

Transmitted is an Emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to align the boundaries of certain portions of the CG-A, “Commercial General Auto-Oriented,” zoning district and Planned Development District No. 64, “Oakley Station,” in the Oakley neighborhood with the curvature of Disney Street and its intersection with Jared Ellis Drive.

Summary

Ordinance 147-2011 was approved by Cincinnati City Council to change the zoning of the former Milacron site to PD-64: Oakley Station (Exhibit C). The zoning district boundaries at that time were drawn to the property lines of the parcel. The western edge of the parcel contained the former Forrer Street, which was a private drive located on the property before Oakley Station was developed. Disney Street was installed to the east of Forrer Street once the development was completed and is now a public street. A small sliver of PD-64 remains west of Disney Street, which has since been transferred to adjoining property owners outside of PD-64 as the property is not needed for Oakley Station. Those property owners would like to have consistent zoning throughout their property for future redevelopment efforts.

The City of Cincinnati is requesting zone changes on four (4) small slivers of property; three (3) zoned PD-64 (Planned Development #64: Oakley Station) are being requested to change to CG-A and one (1) zoned CG-A is being requested to change to PD-64. The four small portions located along Disney Street and Jared Ellis Drive are being requested to change zoning districts to adjust the zoning lines to match existing property boundaries. The property owners for the portions of properties are the City of Cincinnati, Milacron LLC, Local Oakley LLC, and PS Mid West Two BSS Cincinnati LLC.

The reason for the emergency is the immediate need to ensure that properties adjacent to the areas to be rezoned are developed in a consistent manner.

The zone changes are consistent with both *The Oakley Master Plan* (2019) and *Plan Cincinnati* (2012).

The Administration recommends approval of this Emergency Ordinance.

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