



City of Cincinnati

An Ordinance No. 55

CHM

EESW/pah

- 2023

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 729 Overlook Avenue in the West Price Hill neighborhood from the SF-6, “Single-Family,” zoning district to the CC-M, “Commercial Community-Mixed,” zoning district to facilitate the expansion of an existing abutting commercial use.

WHEREAS, JLTM Investments LLC, an Ohio limited liability company (“Petitioner”), has petitioned to rezone certain real property located at 729 Overlook Avenue in the West Price Hill neighborhood (“Property”) from the SF-6, “Single-Family,” zoning district to the CC-M, “Commercial Community-Mixed,” zoning district; and

WHEREAS, the Petitioner desires to construct an approximately 4,285-square foot expansion to the Western Hills Window Company building located at 4527 West Eighth Street, which business has operated adjacent to the Property for over 50 years; and

WHEREAS, a zone change is necessary to enable the commercial use of the Property because the current SF-6, “Single-Family,” zoning district does not permit commercial uses; and

WHEREAS, the proposed zone change from the SF-6, “Single-Family,” zoning district to the CC-M, “Commercial Community-Mixed,” zoning district would allow for the Property to be developed and operated in a manner that is consistent with adjacent properties along West Eighth Street, an existing commercial corridor extending from Pedretti Avenue to Nebraska Avenue; and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), particularly the plan’s goals to “[f]oster a climate conducive to growth, investment, stability, and opportunity” (page 103) and to “target investment to geographic areas where there is already economic activity” (page 141); and

WHEREAS, at its regularly scheduled meeting on January 20, 2023, 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 SF-6, “Single-Family,” zoning district to the CC-M, “Commercial Community-Mixed,” 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

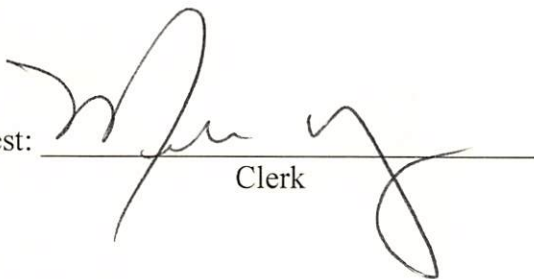
WHEREAS, the Council resolves to rezone the Property from the SF-6, "Single-Family," zoning district to the CC-M, "Commercial Community-Mixed," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

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

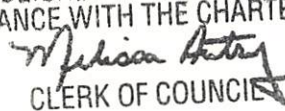
Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 729 Overlook Avenue in the West Price Hill neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the SF-6, "Single-Family," zoning district to the CC-M, "Commercial Community-Mixed," zoning district.

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

Passed: February 15, 2023

Attest: 
Clerk


Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 55-2023
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 2/28/2023

CLERK OF COUNCIL