

February 20, 2025

**To:** Mayor and Members of City Council

202500228

**From:** Sheryl M. M. Long, City Manager

**Subject:** Ordinance – Zone Change to Planned Development District No. 102, “Euclid Student Housing Development,” including the Concept Plan and Development Program Statement at 2608-2622 Euclid Avenue in the Corryville neighborhood.

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Transmitted is an Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to Planned Development District No. 102, “Euclid Student Housing Development.”

The City Planning Commission recommended approval of the zone change at its February 7, 2025, meeting.

Summary

The petitioner, Kingsley + Co., has requested a Zone Change from Residential Mixed-Use Transportation Corridor (RMX-T) and Office General Transportation Corridor (OG-T) to Planned Development District No. 102 (PD-102) to facilitate the development of student housing with units ranging from studios to four-bedroom apartments and townhomes. If approved, PD-102 would permit a building that is 89-95 feet in height with 170-185 units, or 460-500 beds, 205-225 vehicular parking spaces, and 180-215 bicycle parking spaces.

The City Planning Commission recommended the following on February 7, 2025, to City Council:

**ACCEPT** the Concept Plan and Development Program Statement as submitted;

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed zone change at 2608-2622 Euclid Avenue in Corryville from Residential Mixed-Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD) including the Concept Plan and Development Program Statement.

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