

November 20, 2024

Cincinnati City Council  
Council Chambers, City Hall  
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 4710-4722 Madison Road in the Madisonville neighborhood from the MG-T, “Manufacturing General – Transportation Corridor,” zoning district to the CG-A-T, “Commercial General-Auto Oriented – Transportation Corridor,” zoning district to facilitate the construction of three new commercial buildings for day care center, retail, and restaurant uses.

**Summary:**

The petitioner, Oakley Capital Partners 2, LLC, requests a zone change for the property located at 4710-4722 Madison Road in Madisonville. The current zoning is Manufacturing General – Transportation Corridor (MG-T), and the applicant is pursuing the change to Commercial General-Auto Oriented – Transportation Corridor (CG-A-T). The property is currently vacant and is 3.98 acres in size. The surrounding properties include manufacturing businesses, commercial businesses, and a health facility. It is adjacent to a railroad.

This proposed zone change will allow the applicant to include a day care facility, restaurant, and retail uses on the site. The daycare facility is expected to have around 200 children enrolled, and there are 230 parking spaces.

The City Planning Commission recommended the following on November 15, 2024, to City Council:

**APPROVE** the proposed zone change from Manufacturing General – Transportation Corridor (MG-T) to Commercial General-Auto Oriented – Transportation Corridor (CG-A-T) at 4710-4722 Madison Road in Madisonville.

Motion to Approve: Mr. Samad  
Seconded: Ms. Sesler

Ayes: Ms. Beltran  
Mr. Eby  
Ms. Kearney  
Mr. Samad  
Ms. Sesler  
Mr. Stallworth  
Mr. Weber

THE CITY PLANNING COMMISSION