

February 24, 2022

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

**From:** John P. Curp, Interim City Manager

202200485

**Subject: Ordinance – Zone Change and Concept Plan for 1001 Marshall Avenue Planned Development**

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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 1001 Marshall Avenue in the Camp Washington and CUF neighborhoods from the MG “Manufacturing General,” and CC-A, “Community Commercial – Auto-Oriented,” zoning districts to Planned Development District No. 92, “Marshall and Central Apartments.”

The City Planning Commission recommended approval of the zone change at its February 4, 2022 meeting.

Summary

The applicant, Fountain Residential Partners, wishes to develop the 7.692-acre subject property into a 200,000 square-foot, multi-family residential development, which includes three, 4-story, multi-family residential buildings with up to 136-150 dwelling units, 404 beds, 252 off-street parking spaces, clubhouse, private commercial and recreational uses, and signage, marketed toward local college and hospital students and professionals. It is located at the corner of Marshall Avenue and McMicken Avenue in Camp Washington and CUF. The property is bisected by Central Parkway and includes two site lots. The property is zoned Manufacturing General (MG) in Camp Washington and Commercial Community – Auto Oriented (CC-A) in CUF. The western portion of the property contains a surface parking lot. The eastern portion is mostly vacant, except for the Sleep Cheap Mattress store located at 2740 Hallmar Avenue. In order to facilitate this development, the applicant is requesting a zone change to a Planned Development (PD).

The applicant has presented multiple versions of the plan to the City Administration, CUF Neighborhood Association (CUFNA) and Camp Washington Urban Redevelopment Corporation (CWURC), since formally applying for the Planned Development in August of 2021. The proposal consists of one surface parking lot on the west lot and two surface parking lots on the east lot. The west lot will contain two residential buildings, and the east lot will contain one residential building, each containing efficiencies through five-bedroom units. Additionally, the east lot will include a clubhouse. The property slopes down approximately 40’ from Straight Street and McMicken Avenue to Central Parkway, and the eastern portion contains a retaining wall that sits along Straight Street and Central Parkway. As part of the project, the applicant is requesting the vacation and conveyance of Hallmar Avenue between McMicken Street and Central Parkway, which was approved by the City Planning Commission on the February 4, 2022. The Camp Washington Business Association has submitted a letter of support for the proposal. Additional comment has been received by CUFNA, local businesses and residents, in both support and opposition of the project.

The proposal is consistent with portions of the *University Impact Area Solutions Study* (2016) and *Plan Cincinnati* (2012).

The City Planning Commission recommends Approval of this Ordinance. The Administration also recommends Approval.

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