



City of Cincinnati

DBS

18/11

An Ordinance No. _____ - 2020

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 644-664 Crown Street in the Walnut Hills neighborhood from the T4N.SF, “Transect Zone 4 Neighborhood Small Footprint,” zoning district to the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to allow for the construction of a four-story multi-family building and public parking lot.

WHEREAS, Investing for Good, LLC (“Owner”) owns certain real property in the Walnut Hills neighborhood commonly known as 644-664 Crown Street (“Property”), which property comprises approximately 1.460 acres and is presently located in the T4N.SF, “Transect Zone 4 Neighborhood Small Footprint,” zoning district; and

WHEREAS, the T4N.SF, “Transect Zone 4 Neighborhood Small Footprint,” zoning district prohibits the construction of four-story buildings and public parking lots; and

WHEREAS, the Owner wishes to rezone the Property to the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to allow for a more diverse mix of construction types, including the construction of a four-story multi-family building and a public parking lot; and

WHEREAS, the City seeks to amend the official zoning map to rezone the Property from the T4N.SF, “Transect Zone 4 Neighborhood Small Footprint,” zoning district to the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to allow the Property to be developed in a manner that is consistent with existing adjacent and abutting land uses; and

WHEREAS, the proposed zone change is consistent with the goals of the *Walnut Hills Reinvestment Plan (2017)* to “target investment and development in the Peebles Corner area” (page 54), the Action Step to “Invest in People, Homes, and Places” (page 42), and the call for “[b]ulk to shield interstate” (page 43); and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati (2012)*, specifically the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” (page 164), as well as the strategy to “[o]ffer housing options of varied sizes and types for residents at all stages of life” (page 169); and

WHEREAS, at a special meeting held on June 19, 2020, 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 T4N.SF, “Transect Zone

4 Neighborhood Small Footprint,” zoning district to the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” 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 T4N.SF, “Transect Zone 4 Neighborhood Small Footprint,” zoning district to the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” 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 commonly known as 644-664 Crown Street in the Walnut Hills neighborhood, shown on the map attached hereto as Exhibit “A” and incorporated herein 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 T4N.SF, “Transect Zone 4 Neighborhood Small Footprint,” zoning district to the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district.

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

Passed: _____, 2020

John Cranley, Mayor

Attest: _____
Clerk