

**Honorable City Planning Commission
Cincinnati, Ohio**

March 2, 2007

SUBJECT: A report and recommendation on the sale of two parcels of real property in the vicinity of Red Bank Road and Murray Avenue in the Village of Fairfax, notwithstanding the provisions of Chapter 331 of the Cincinnati Municipal Code.

BACKGROUND:

These parcels, located in the Village of Fairfax, were purchased by the City of Cincinnati in the 1940's for the construction of the grade separation at Erie Avenue and Brotherton Road over the Pennsylvania Railroad (now operated by the Indiana and Ohio Railway).

The Village of Fairfax has now requested to acquire the parcels for use in a roadway improvement project on Red Bank Road south of Erie Avenue. The project will improve safety, traffic flow, and access to abutting developments in accordance with Resolution 61-2005, approved by City Council on September 21, 2005. Construction is underway and is expected to be complete in November 2007.

The parcels will be consolidated with other parcels acquired by the Village of Fairfax and existing public right-of-way, and will continue to be used for roadway purposes and dedicated for public use. Approval of the sale of these parcels will allow the dedication of the improved Red Bank Road for public use.

The City of Cincinnati did not perform an appraisal of the property as is required in Chapter 331 of the Municipal Code because the property will not be sold, but transferred to the Village of Fairfax to promote cooperation.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that City Planning Commission take the following action:

Approve the sale of two parcels of real property in the vicinity of Red Bank Road and Murray Avenue in the Village of Fairfax, notwithstanding the provisions of Chapter 331 of the Cincinnati Municipal Code.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief City Planner

Katherine Keough-Jurs, AICP
Senior City Planner

