



City of Cincinnati Planning Department  
Two Centennial Plaza  
805 Central Avenue  
Cincinnati, Ohio 45202

To Whom it May Concern:

CIG Communities is pleased to submit a rezoning application for 4575 Eastern Avenue. We request this change to allow for this large property in the Linwood neighborhood to be returned to productive use and provide much needed housing in the area.

The following information is a description of our proposed project:

- A zone district change from Manufacturing General (MG) to Residential Multifamily 0.7 (RM-0.7) to allow for the development of a 271 rental-apartment-home community. The development will see the adaptive reuse of a manufacturing facility with portions dating back to 1898, and the construction of two new wood-framed apartment buildings.
- Building 1, the adaptive reuse building located on the south side of the site, will include 185 parking spaces across the first two levels and 44 apartment homes on its upper levels. The building and its parking garage will be connected to Building 2 via a skybridge.
- Building 2, which sits in the middle of the site, will be a primarily new construction building while also adapting two existing structures on site. The structures are a 4-story stone clocktower and a 12,000 square foot brick structure, both constructed circa 1898. Our leasing office and the bulk of our amenities will be housed in the brick structure and the clock tower will become a library space for residents to use. Building 2 will have 134 apartment homes.
- Located at the north end of the property will be Building 3, a 4-story wrap apartment building containing 93 apartment homes "wrapping" around a 232-space garage.
- Onsite amenities will include a clubhouse, pool, golf simulator, library, grilling station, bark park, pickleball courts, etc.
- The development will be mixed income, with a percentage of units held affordable to persons making 80-100% of Area Median Income (AMI).

We request that the City of Cincinnati Planning Commission approve our request for the zone district change of this property from MG to RM-0.7 to allow for this community to be built.

Please see the site plan and architectural renderings attached.

Sincerely,  
CIG Communities

A handwritten signature in black ink, appearing to read "Danny McKelvey", with a long, sweeping horizontal line extending to the right.

Danny McKelvey  
Development Manager

**PETITION FOR CHANGE OF ZONING OF PROPERTY  
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/27/2023

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the MG Zone District to the RM-0.7 Zone District.

Location of Property (Street Address): 4575 Eastern Avenue

Area Contained in Property (Excluding Streets): 6.24 acres

Present Use of Property: Abandoned manufacturing facility

Proposed Use of Property & Reason for Change: \_\_\_\_\_

Multifamily residences. Zone change needed to facilitate a major conversion of this disused property.

Property Owner's Signature: 

David Bastos

Name Typed: \_\_\_\_\_

Address: 525 Vine Street, Cincinnati, OH 45202

Phone: 513-246-1980

Agent Signature: Danny McKelvey

Name Typed: Danny McKelvey

Address: 525 Vine Street, #1605, Cincinnati, OH 45202

Phone: 937-405-5857

Please Check if the Following Items are Attached

Application Fee ☒

Copies of Plat ☒

Copies of Metes and Bounds ☒