

# Proposed Planned Development | Marshall Avenue and Central Parkway in CUF and Camp Washington

## Project Summary and Background:

In November 2021, Fountain Residential Partners submitted a formal application for a zone change to Planned Development, including Concept Plan and Development Program Statement at 1001 Marshall Avenue in Camp Washington and CUF. As part of the project Fountain Residential Partners also requested the vacation and conveyance of Hallmar Avenue between McMicken Street and Central Parkway.

On February 4, 2022, the City Planning Commission approved a zone change, including a Concept Plan and Development Program Statement, for the area generally bound by Marshall Avenue to the north, W. McMicken Avenue to the east, Straight Street to the south, and Interstate-75 to the west (commonly referred to the address of 1001 Marshall Avenue) from Manufacturing General (MG) and Community Commercial – Auto Oriented (CC-A) to Planned Development #92 (PD-92) in Camp Washington and CUF. On March 16, 2022, City Council approved the zone change, Concept Plan, and Development Program Statement as Ordinance 067-2022.

The City Planning Commission also approved the vacation and conveyance of Hallmar Avenue, between W. McMicken Street and Central Parkway, on February 4, 2022, for the applicant to establish site control and help facilitate the construction of the proposed multi-family development which requires this public right-of-way. On September 28, 2022, City Council approved the property sale as Emergency Ordinance 307-2022.

In September of 2022, Fountain Residential Partners submitted the proposed Final Development Plan to the Department of City Planning and Engagement to construct three, 4-story, multi-family residential buildings with 136 dwelling units, approximately 258 surface parking spots, and a clubhouse/leasing center. The development will be constructed in a single phase. The proposed Final Development Plan is substantially consistent with the approved Concept Plan.

## Location:

### **1001 Marshall Avenue in CUF and Camp Washington**

For all documents including photos and plans go to:

<https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/proposed-planned-development-marshall-avenue-and-central-parkway-in-cuf-and-camp-washington>