

## **Redevelopment along Madison Road**

Capital Investment Group, a local-to-Cincinnati development firm, is proposing to redevelop the old Pig and Whistle/Larosas and adjacent properties near 2680 Madison Road. The redevelopment area is bounded by Madison Road on the south, Besuden Court on the west, Wasson Way and Rookwood Commons on the north.

The proposed redevelopment will demolish existing structures at 2654, 2658, 2680, 2682 (LaRosa's) Madison Road; 3636, 3640, 3646, 3648 Besuden Court and construct a new six story multi-use building and parking garage. Besuden properties are zoned single family residential (SF-6). The Madison Road properties are zoned Community Commercial Automobile-oriented (CC-A). CIG is proposing a Planned Development district zone change to allow the mixed-use development.

The current concept is for 179 apartments, split between studio/1-2-3 bedroom units, 9945 sq.ft. of retail and 6936 sq.ft office in a 6 story building with 4 floors of residential over 2 stories of parking. About 4300 of the retail space is promised for a replacement for Larosas, and the rest of the retail space is unspecified.

Vehicle entrance to the property parking is at the Madison/Zumstein intersection. No vehicle access to the proposed building off Besuden Court. The parking garage would contain 321 spaces.

This [CIG Development November 14](#) link takes you to the slides presented by the CIG group at the regular Hyde Park Neighborhood Council meeting on November 14 at Knox Church. Another public meeting is expected soon, and it will be announced as soon as it is scheduled. Note that a second concept proposal with only office and hotel uses on the OL office limited and CCA commercial zoned properties (none of the Besuden properties) was also shown as an alternative if the Planned Development proposal is not pursued.

**If you have comments about the project, use the “contact us” link adjacent or send an email to [HPNCpres@gmail.com](mailto:HPNCpres@gmail.com)**

The proposed mixed-use development would require a zone change or establishing a Planned Development. The Planned Development is a custom zoning district, with allowed uses, density, and development regulations specified in the PD. The process for creating a Planned Development, and for Cincinnati zoning is explained in Common [Questions about Zoning, Planned Development and Zone Changes](#).