

November 1, 2023

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager *SM*
Subject: Ordinance – Proposed Major Amendment for PD-73, Medpace, 5401 Hetzel Street in Madisonville

202302296

Transmitted is an Ordinance captioned:

APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 73 to change the density and uses permitted within the planned development and to enlarge the planned development by adding approximately 1.672 acres of real property located at 5401 Hetzel Street to facilitate the development of new office buildings, thereby approving the rezoning of the adjacent property from the MG, “Manufacturing General,” zoning district to Planned Development District No. 73, “Madison Center.”

Summary

The applicant, Brandstetter Carroll, Inc., is seeking a Major Amendment to the Concept Plan and Development Program Statement to expand the boundary of PD-73, set the development parameters of the expansion area, and revise the existing development parameters. The expansion includes 1.672 acres on the south side of Hetzel Street, 5401 Hetzel Street, Lot 14, to construct a future office building (Building 600) for the Clinical Pharmacology Unit. Building 600 will have two-stories and a basement with 70,000 square feet.

Also, the existing office building, building 300, 5340 Hetzel Street, Lot 4a and 13, will be demolished and a new larger building will be built featuring a new plaza and green space. In addition to the proposed new Building 300, a future parking garage is proposed on the existing surface parking lot north of Covington Street and west of Stewart Avenue, lot G3; it will contain 1,300 parking spaces. The applicant also proposes removal of fuel sales as a permitted use.

On October 20, 2023, the City Planning Commission voted to recommend the proposed Major Amendment including the proposed change in zoning for the south side of Hetzel Street, 5401 Hetzel Street, Lot 14, from Manufacturing General (MG), to PD-73, Medpace, 5401 Hetzel Street in Madisonville to City Council.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *SKH FOR KKJ*

November 1, 2023

To: Office of Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *SUH FOR KKTJ*

Subject: Ordinance – Proposed Major Amendment for PD-73, Medpace, 5401 Hetzel Street in Madisonville

The above referenced Ordinance is ready to be scheduled for a City Council Committee. This item requires a public hearing and notice in the City Bulletin 14 days before the public hearing.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated October 20, 2023;
- 3) The mailing labels for notification of all property owners within 400 feet;
- 4) A copy of the mailing labels for your records

November 1, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 73 to change the density and uses permitted within the planned development and to enlarge the planned development by adding approximately 1.672 acres of real property located at 5401 Hetzel Street to facilitate the development of new office buildings, thereby approving the rezoning of the adjacent property from the MG, "Manufacturing General," zoning district to Planned Development District No. 73, "Madison Center."

Summary

The applicant, Brandstetter Carroll, Inc., is seeking a Major Amendment to the Concept Plan and Development Program Statement to expand the boundary of PD-73, set the development parameters of the expansion area, and revise the existing development parameters. The expansion includes 1.672 acres on the south side of Hetzel Street, 5401 Hetzel Street, Lot 14, to construct a future office building (Building 600) for the Clinical Pharmacology Unit. Building 600 will have two-stories and a basement with 70,000 square feet.

Also, the existing office building, building 300, 5340 Hetzel Street, Lot 4a and 13, will be demolished and a new larger building will be built featuring a new plaza and green space. In addition to the proposed new Building 300, a future parking garage is proposed on the existing surface parking lot north of Covington Street and west of Stewart Avenue, lot G3; it will contain 1,300 parking spaces. The applicant also proposes removal of fuel sales as a permitted use.

On October 20, 2023, the City Planning Commission voted to recommend the proposed Major Amendment including the proposed change in zoning for the south side of Hetzel Street, 5401 Hetzel Street, Lot 14, from Manufacturing General (MG), to PD-73, Medpace, in Madisonville to City Council.

Motion: Mr. Samad

Ayes: Mr. Weber
Mr. Eby
Mr. Stallworth
Ms. Sesler
Mr. Samad
Ms. Beltran

Seconded: Mr. Weber

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement