



EMERGENCY

City of Cincinnati

DBS

BWB

An Ordinance No. 275

- 2020

APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 69 to include certain adjacent properties, thereby approving the rezoning of those properties from the CN-P, “Commercial Neighborhood-Pedestrian,” zoning district to Planned Development District No. 69, in order to facilitate the construction of a new multi-family building and a new mixed-used building.

WHEREAS, Uptown Rental Properties (or an affiliate thereof) (“Uptown”) owns or controls certain real property in the Corryville neighborhood within the block generally bound by E. Corry Street, Short Vine Street, E. Charlton Street, and Euclid Avenue, which property is zoned Planned Development District No. 69 (“PD-69”) pursuant to Ordinance No. 262-2013; and

WHEREAS, the current concept plan and development program statement for PD-69 provides for the construction of a 149-unit multi-family development, a parking garage, and a surface parking lot; and

WHEREAS, Uptown owns or controls certain real property adjacent to PD-69 and located within the same block as PD-69 (“PD-69 Expansion Properties”), which property is currently located in the CN-P, “Commercial Neighborhood-Pedestrian,” zoning district; and

WHEREAS, Uptown has petitioned the City to approve a major amendment to the PD-69 concept plan and development program statement to enlarge PD-69 to include the PD-69 Expansion Properties, and to provide for the construction of a new multi-family building and a new mixed-used building on those properties; and

WHEREAS, the enlargement of PD-69 will enhance the planned development by replacing existing underutilized buildings with complimentary residential and mixed-use development; and

WHEREAS, at a special meeting on July 17, 2020, the City Planning Commission recommended approval of the enlargement of PD-69 and the related major amendment to the PD-69 concept plan and development program statement; and

WHEREAS, a committee of Council held a public hearing on the enlargement of PD-69 and the related major amendment to the PD-69 concept plan and development program statement following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the enlargement and major amendment, finding it in the interest of the general public’s health, safety, morals, and general welfare; and

WHEREAS, the enlargement of PD-69 and the proposed amendment to the PD-69 concept plan and development program statement are consistent with *Plan Cincinnati* (2012), including its “Compete” goals to “[t]arget investment to geographic areas where there is already economic

activity,” (p. 115) and to “[p]rovide a full spectrum of housing options and improve housing quality and affordability” (p. 164); and

WHEREAS, the enlargement of PD-69 and the proposed amendment to the PD-69 concept plan and development program statement are consistent with Goal 1 of the Housing and Neighborhood Conditions Initiative within the *University Impact Area Solutions Study* (2016) to “[d]evelop and maintain quality housing” (p. 54) and the Vision Plan statement of the *University Village Urban Renewal Plan* (2005) to “[c]ontinue to promote private reinvestment into the neighborhood housing stock as a means to increase the economic diversity with the primary trade area population” (p. 61); and

WHEREAS, Council considers the enlargement of PD-69 and the related major amendment to the PD-69 concept plan and development program statement to be in the best interest of the City and the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati’s official zoning map in the location of the real property commonly known as 2600, 2604, 2622, and 2624-2632 Short Vine Street and 4 Corry Street in the block generally bounded by E. Corry Street to the south, Short Vine Street to the west, E. Charlton Street to the north, and Euclid Avenue to the east (collectively, “PD-69 Expansion Property”), depicted on the map attached hereto as Exhibit “A” and incorporated by reference, and being more particularly described on the legal description contained in Exhibit “B” attached hereto and incorporated by reference, is hereby amended from the CN-P, “Commercial Neighborhood-Pedestrian,” zoning district to Planned Development District No. 69 (“PD-69”).

Section 2. That the concept plan for PD-69 is hereby amended to incorporate the PD-69 Expansion Property, as depicted on the plans attached hereto as Exhibit “C” and incorporated herein by reference.

Section 3. That the development program statement for PD-69 is hereby amended by appending to it the “2600 and 2630 Program Statement,” attached hereto as Exhibit “D” and incorporated herein by reference.

Section 4. That to the extent the concept plan and development program statement for PD-69 are not amended herein, they shall remain in full force and effect.

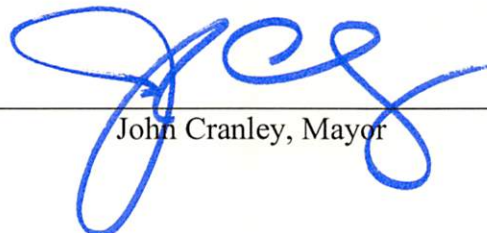
Section 5. That the use and development of the real property designated PD-69, including the PD-69 Expansion Property, shall be governed by the concept plan and development program statement for PD-69, as amended herein, for so long as PD-69 remains effective.

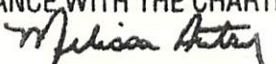
Section 6. That should the approval of PD-69 lapse pursuant to Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the PD-69 Expansion Property shall revert to the CN-P, "Commercial Neighborhood-Pedestrian," zoning district in effect immediately prior to the effective date of this ordinance.

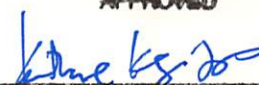
Section 7. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to provide for the continued development of residential and mixed-use buildings to meet student demand from the University of Cincinnati and account for the delays in construction, permitting, and predevelopment activities that have been impacted by the ongoing COVID-19 pandemic.

Passed: August 5, 2020

Attest: 
Clerk


John Cranley, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 275-2020
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 8-18-2020

CLERK OF COUNCIL

CITY PLANNING COMMISSION
July 17, 2020
APPROVED

DIRECTOR OF CITY PLANNING