



# City of Cincinnati

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## An Ordinance No. 410

- 2023

**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."

WHEREAS, Medpace, Inc., an Ohio corporation ("Medpace"), owns or controls an approximately 34.241-acre site at the southeast corner of Madison Road and Red Bank Expressway in the Madisonville neighborhood, which property Council rezoned to Planned Development District No. 73, ("PD-73") pursuant to Ordinance No. 320-2015 adopted on October 7, 2015; and

WHEREAS, the concept plan and development program statement for PD-73 was subsequently amended by Ordinance No. 205-2017, adopted on June 28, 2017, to enlarge PD-73 and change the density and uses permitted in the planned development, including a revised street network and related infrastructure improvements; and

WHEREAS, Medpace, or an affiliate or subsidiary thereof, owns or controls approximately 1.672 acres of real property immediately adjacent to PD-73 at 5401 Hetzel Street ("Expansion Property"); and

WHEREAS, Medpace, which has sufficient control over the PD-73 property and the Expansion Property to affect its proposed plan, has petitioned the City to approve a major amendment to the PD-73 concept plan and development program statement to include the Expansion Property and to modify the future land uses and development regulations that will govern the development within PD-73, including the Expansion Property; and

WHEREAS, the enlargement of PD-73 will enhance the planned development by providing for up to 15,000 square feet of office, 25,000 square feet of warehouse, 35,000 square feet of research and development space; and

WHEREAS, at its regularly scheduled meeting on October 20, 2023, the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development project statement for PD-73; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development project statement for PD-73 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the general public's health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development project statement for PD-73 is consistent with Plan Cincinnati (2012), including its “Compete” action step to “target investment to geographic areas where there is already economic activity,” as described on page 116; and

WHEREAS, Council considers the major amendment to the PD-73 concept plan and development program statement to be in the best interest of the City and the general 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 located at 5401 Hetzel Street (Hamilton County Auditor Parcel No. 036-0001-0013)--(“PD-73 Expansion Property”), shown on the map attached hereto as Attachment A and incorporated by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated by reference, is hereby amended from the MG, “Manufacturing General,” zoning district to Planned Development District No. 73 (“PD-73”).

Section 2. That the concept plan for PD-73, as approved by Ordinance No. 320-2015 and amended by Ordinance No. 205-2017, is hereby further amended and supplemented to incorporate the PD-73 Expansion Property, as indicated on the concept plan attached hereto as Attachment C and incorporated herein by reference.

Section 3. That the development program statement for PD-73, as approved by Ordinance No. 320-2015 and amended by Ordinance No. 205-2017, is hereby further amended and supplemented to incorporate the PD-73 Expansion Property, as indicated on the development program statement attached hereto as Attachment D and incorporated herein by reference.

Section 4. That, to the extent the concept plan and development program statement for PD-73 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-73, including the PD-73 Expansion Property, shall be governed by the concept plan and development program statement for PD-73, as amended herein, for so long as PD-73 remains effective.

Section 6. That, should the approval of PD-73 lapse pursuant to Cincinnati Municipal Code Chapter 1429, Planned Development Districts, the PD-73 Expansion Property shall revert to the MG, "Manufacturing General," zoning district in effect immediately prior to the effective date of this ordinance.

Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: December 6, 2023

Attest: [Signature]  
Clerk

[Signature]  
Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 410-2023  
WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 12/19/2023  
[Signature]  
CLERK OF COUNCIL