

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally located at 220 William Howard Taft Road in the Corryville neighborhood from the RMX, “Residential Mixed,” and the OG, “Office General,” zoning districts to Planned Development District No. 99, “Peoples Church.”

WHEREAS, Peoples Church Cincinnati (“Petitioner”) seeks to redevelop, over multiple phases, approximately 3.758 acres of real property in the Corryville neighborhood generally located at 220 William Howard Taft Road (“Property”) into a mixed-use six-level structure containing up to approximately 66,000 square feet of assembly, educational, office, residential, and retail space and approximately 290 off-street parking spaces (“Project”); and

WHEREAS, the Petitioner has sufficient control over the Property to affect the Project and has petitioned the City to rezone the Property from the RMX, “Residential Mixed,” and the OG, “Office General,” zoning districts to Planned Development District No. 99, “Peoples Church” (“PD-99”), to undertake the Project; and

WHEREAS, the Petitioner has submitted a concept plan and development program statement for PD-99, which documents describe the land use and development regulations that will govern the development and conform with the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on March 15, 2024, the City Planning Commission approved the rezoning of the Property from the RMX, “Residential Mixed,” and the OG, “Office General,” zoning districts to PD-99, upon a finding that: (i) the Petitioner’s concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the Property at the time of the Petitioner’s application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Project is consistent with Plan Cincinnati (2012), particularly a goal of the Live Initiative Area to “[b]uild a robust public life” as described on page 153, and the strategy to “[c]reate a welcoming civic atmosphere” as described on page 149; and

WHEREAS, Council considers the establishment of PD-99 to be in the best interests 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 Council hereby adopts as its own independent findings the Department of City Planning and Engagement's and the Cincinnati Planning Commission's findings that the planned development proposed by Peoples Church Cincinnati, an Ohio nonprofit corporation, for the real property generally located at 220 William Howard Taft Road in the Corryville neighborhood as shown on the map attached hereto as Attachment A and incorporated herein by reference conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the shape and area of the City's official zoning map in the location of the real property shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description attached hereto as Attachment B and incorporated herein by reference, is hereby amended from the RMX, "Residential Mixed," and the OG, "Office General," zoning districts to Planned Development District No. 99, "Peoples Church" ("PD-99").

Section 3. That the development program statement, attached hereto as Attachment C and incorporated herein by reference, and that the concept plan, attached hereto as Attachment D and incorporated herein by reference, are hereby approved. The approved concept plan and development program statement shall govern the use and development of the subject property during the effective period of PD-99.

Section 4. That, should PD-99 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the RMX,

“Residential Mixed,” and the OG, “Office General,” zoning districts in effect immediately prior to the effective date of PD-99.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk