

September 4, 2025

To: Mayor and Members of City Council 202501606
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Rezoning property at 3425 Burnet Avenue in Avondale from RMX-T, “Residential Mixed” and CN-M-T, “Commercial,” to Planned Development District No. 105.

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105.

The City Planning Commission recommended approval of the zone change at its August 1, 2025 meeting.

Summary

Steiner + Associates, in partnership with Civitas Development Group, Continental Development Ventures, and Uptown Consortium Inc., has submitted an application for a Zone Change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale. This request is to facilitate the construction of “Burnet Square,” a seven-story residential complex with ground-floor retail space and garage parking, as Phase 1 of the “Burnet Quarter” development.

The City Planning Commission recommended the following on August 1, 2025 to City Council:

ACCEPT the Concept Plan and Development Program Statement as submitted; and

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

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