

September 1, 2021

To: Mayor and Members of City Council

202102654

From: Paula Boggs Muething, City Manager

Subject: **Emergency Ordinance – Amendment to DD Map 1411-05**

Transmitted is an Ordinance captioned:

MODIFYING Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by AMENDING the provisions of Chapter 1411, “Downtown Development Districts,” to modify the Downtown Use Subdistrict Overlay Map to include certain additional real property within the DD-A, “Downtown Core,” Subdistrict.

Summary

The subject property, known as the Gwynne Building, is located at 602 Main Street and is within the Main Street Local Historic District. The property is currently zoned Downtown Development (DD) with Use Subdistrict C: Downtown Support (DD-C). The applicant, NuovoRE is proposing to renovate the building into a hotel to be known as the Pendry Cincinnati. The hotel will contain approximately 167 rooms, 6,500 square feet of meeting space including a 3,000 square foot ballroom, a fitness center, lounges, a restaurant, rooftop beer garden and café, along with renovating the existing retail bays. The project is expected to be completed in 2023.

Hotels are not a permitted use in the DD-C, so the applicant has been working with staff on a text amendment to the Cincinnati Zoning Code to allow for hotels to be permitted in the DD-C Use Subdistrict, which was part of a larger package of text amendments that originally went before the City Planning Commission on June 4, 2021. The City Planning Commission held the item until a future meeting so more education and engagement could be done. To avoid potential delays, the applicant is asking for the change to Downtown Use Subdistrict Overlay Map 1411-05 to make this area Subdistrict A – Downtown Core (DD-A), in which hotels are a permitted use. The subject property currently abuts the DD-A to the immediate south.

The reason for the emergency is immediate need to allow the petitioner to proceed with its development plans so that the City may receive and enjoy the corresponding benefits at the earliest possible date.

The zone changes are consistent with both *Plan Cincinnati* (2012) and the proposed hotel is consistent with the existing surrounding built environment and adjacent zoning subdistricts.

The Administration recommends Approval of this Ordinance.

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