



EMERGENCY

City of Cincinnati

CHM

EESW/PAH

- 2023

An Ordinance No. 54

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by East Seymour Avenue to the north, Langdon Farm Road to the south, and Reading Road to the west in the Bond Hill neighborhood from the CG-A, “Commercial General – Auto-Oriented,” zoning district to Planned Development District No. 96, “Midpointe Crossing.”

WHEREAS, the Port of Greater Cincinnati Development Authority (“Port”) owns certain real property in the Bond Hill neighborhood generally bound by East Seymour Avenue to the north, Langdon Farm Road to the south, and Reading Road to the west, which property contains approximately 27.32 acres (the “Property”); and .

WHEREAS, the Property consists of vacant land that Kean Ventures, LLC, an Ohio limited liability company (“Developer”), in collaboration with the Port, seeks to redevelop into approximately 250 to 450 multi-family dwelling units, 5,000 to 15,000 square feet of commercial space, and 15,000 to 60,000 square feet of office, restaurant, multi-family, and commercial outlot development over multiple phases (“Project”); and

WHEREAS, Developer has sufficient control over the Property to effect the proposed plan and has petitioned the City to rezone the Property from the CG-A, “Commercial General – Auto-Oriented,” zoning district to Planned Development District No. 96, “Midpointe Crossing,” (“PD-96”) to permit it to carry out the Project; and

WHEREAS, Developer has submitted a concept plan and development program statement for PD-96, which concept plan and development program statement describe the land use and development regulations that will govern the development, which documents meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on January 20, 2023, the City Planning Commission approved the rezoning of the Property from the CG-A, “Commercial General – Auto-Oriented,” zoning district to PD-96, upon a finding that: (i) Developer’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 Developer’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 the *Bond Hill + Roselawn Plan* (2019), which plan includes the goal to “[r]evitalize and maintain the Reading Road corridor” (page 16); and

WHEREAS, the Project is consistent with *Plan Cincinnati* (2012), particularly goal three of the Live Initiative Area strategy to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” (page 164); and

WHEREAS, the Council considers the establishment of PD-96 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 the 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 Kean Ventures, LLC, an Ohio limited liability company (“Developer”), for the approximately 27.32 acres of real property located in the Bond Hill neighborhood in the area generally bound by East Seymour Avenue to the north, Langdon Farm Road to the south, and Reading Road to the west (“Property”) 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 Property is hereby amended from the CG-A, “Commercial General – Auto-Oriented,” zoning district to Planned Development District No. 96, “Midpointe Crossing,” (“PD-96”). The Property is identified on the map attached hereto as Exhibit “A” and made a part hereof, and it is more particularly described on Exhibit “B,” attached hereto and made a part hereof.

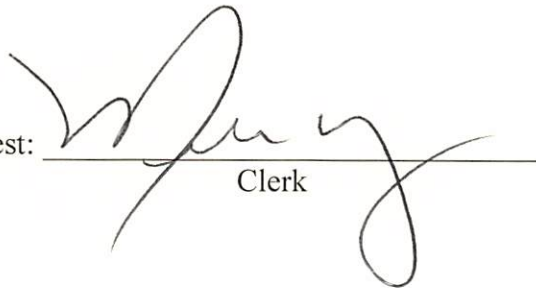
Section 3. That the development program statement, attached hereto as Exhibit “C” and made a part hereof, and that the concept plan, attached hereto as Exhibit “D” and made a part hereof, are hereby approved. The approved concept plan and development program statement

shall govern the use and development of the Property during the effective period of Planned Development District No. 96.

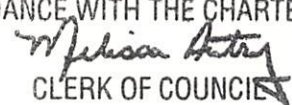
Section 4. That, should Planned Development District No. 96 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the CG-A, "Commercial General – Auto-Oriented," zoning district in effect immediately prior to the effective date of Planned Development District No. 96.

Section 5. 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 immediate need to allow Developer to proceed with its development plans so that the City may receive and enjoy the corresponding benefits at the earliest possible date.

Passed: February 15, 2023

Attest: 
Clerk


Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 54-2023
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 2/20/2023

CLERK OF COUNCIL