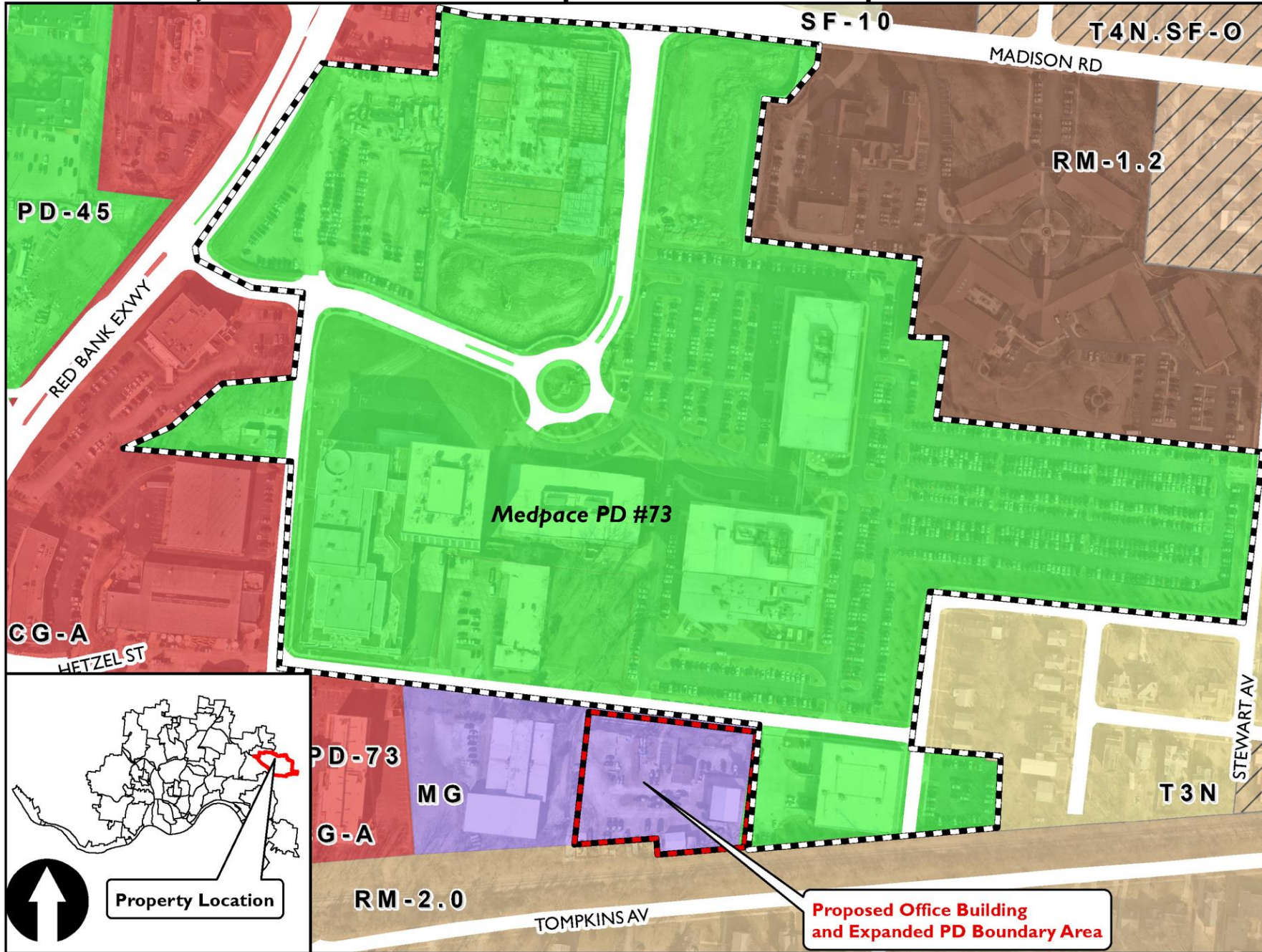
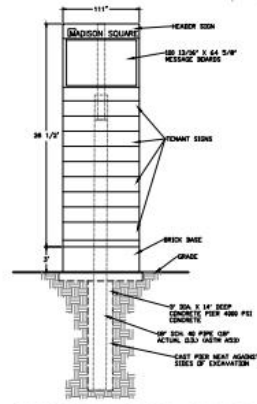
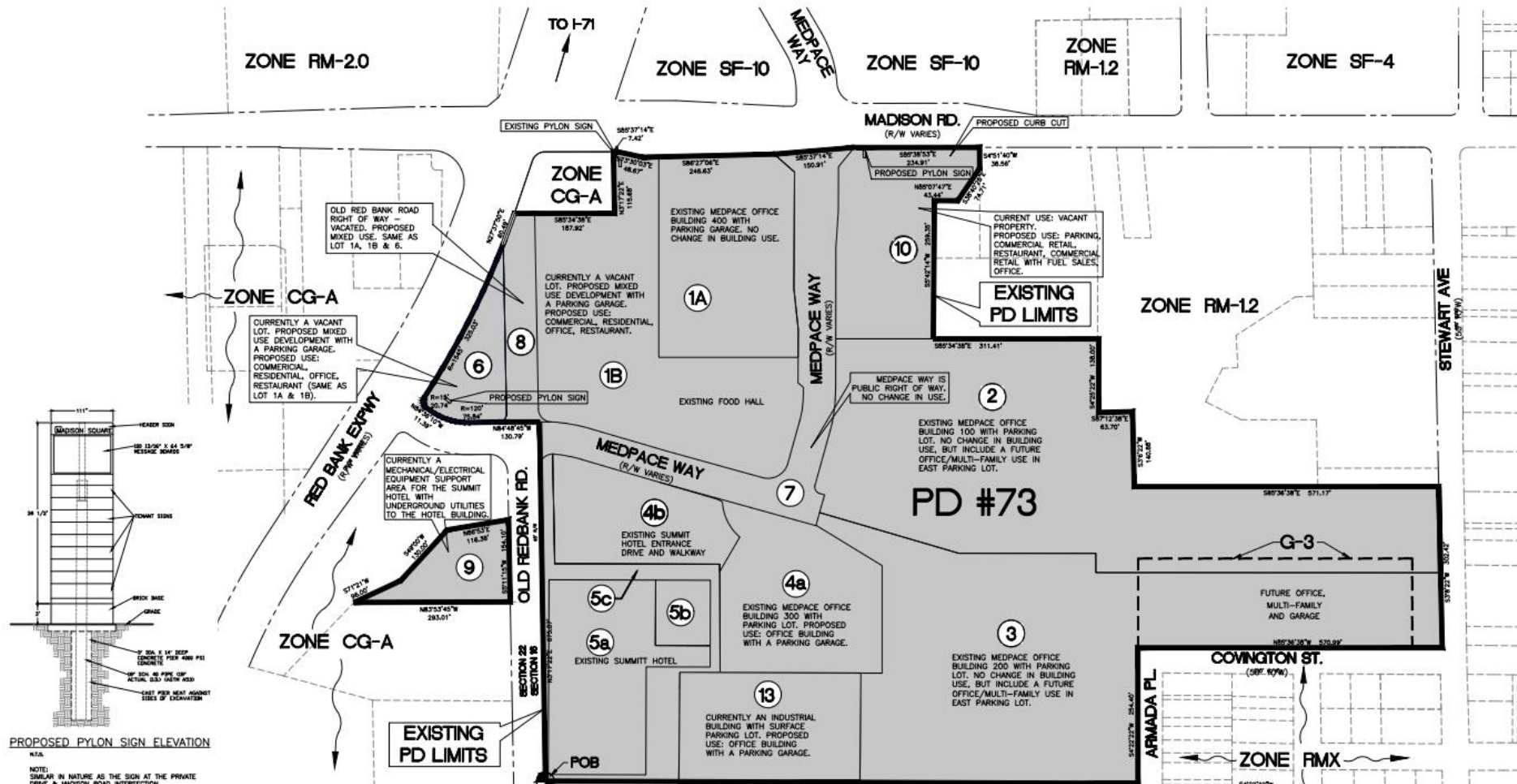


Proposed Zone Change and Major Amendment for PD-73, Medpace in Madisonville

Equitable Growth and Housing Committee |
December 5, 2023

Major Amendment to Concept Plan - PD #73 Medpace in Madisonville





NOTE: PYLON SIGN TO MATCH EXISTING SIGN
 @PRIVATE NORTH-SOUTH DRIVEWAY AT MADISON ROAD

LEGEND

EXISTING PD AREA

PROPOSED UPDATED TO PD

5-15-2023
 11-11-2022
 7-13-2022
 8-25-2021
 Revisions: 9-16-2016
 Issue Date: 9-7-2016

RBM DEVELOPMENT

CINCINNATI, OHIO
PROPERTY AND ZONING MAP

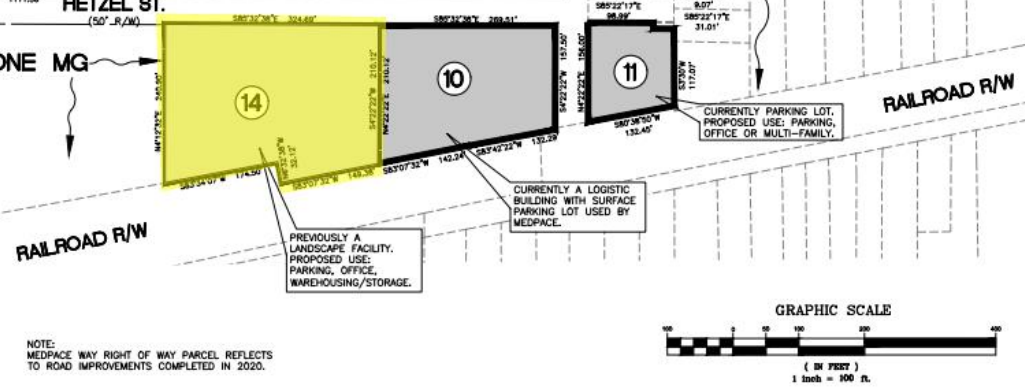
Project No.

13100

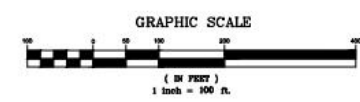
1

3

Plan ID #	Parcel ID	Record Document	Name	Area (Ac)
1A	036-0001-0323 (ground)	O.R. 11275 Pg 1564	Port of Greater Cincinnati Development Authority	2.21
1B	036-0001-0326	O.R. 12402 PG 2203	400 Medpace Way LLC	3.566
2	036-0001-0321	O.R. 11551 Pg 1447	100 Medpace Way LLC	7.06
3	036-0001-0303	O.R. 11742 Pg 1329	200 Medpace Way LLC	6.914
4a	036-0001-0309	O.R. 11742 Pg 1336	300 Medpace Way LLC	1.850
4b	036-0001-0310	O.R. 13119 Pg 1776	Port of Greater Cincinnati Development Authority	1.265
5a	036-0001-0319 (garage)	O.R. 13119 Pg 1776	700 Medpace Way LLC	1.699
5b	036-0001-0311 (hotel)		Port of Greater Cincinnati Development Authority	0.287
5c	036-0001-0313 (ground)		Port of Greater Cincinnati Development Authority	0.87
6	051-0008-0018	O.R. 12275 Pg 1564	400 Medpace Way LLC	0.613
7	036-0001-0332		City of Cincinnati	1.941
(Portion of Medpace Way R/W*)				
8	036-0001-0329		400 Medpace Way LLC	0.529
9	051-0008-0019	Plat Book 350 Pg 92	Port of Greater Cincinnati Development Authority	0.605
10	036-0001-0328	Plat Book 11 Pg 56	Medpace INC	1.165
11	036-0001-0327	Plat Book 11 Pg 56	Medpace INC	0.41
12	036-0001-0322	O.R. 13579 Pg 1693	Madison Road Real Estate LLC	1.659
13	036-0001-0008	O.R. 13243 Pg 2785	Madison Road Real Estate LLC	1.598
14	036-0001-0013		Endless Earth Enterprises LLC	1.672
Total				35.913

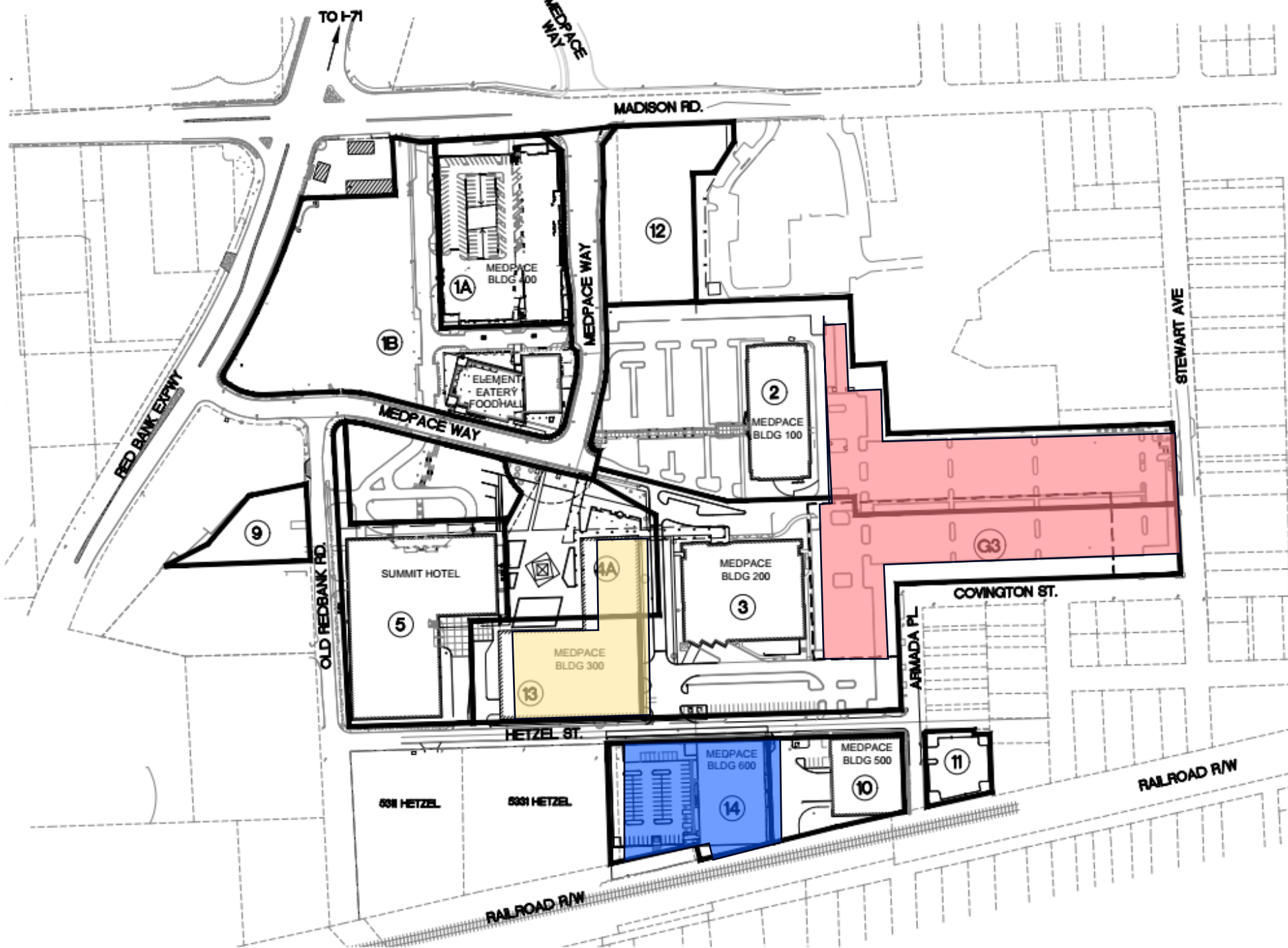


NOTE: MEDPACE WAY RIGHT OF WAY PARCEL REFLECTS TO ROAD IMPROVEMENTS COMPLETED IN 2020.



BACKGROUND

- Medpace conducts clinical trials for Biotechnology, Pharmaceutical, and Medical Device Companies
- Site includes Medpace office uses, Summit Hotel and Conference Center, Elements Eatery
- PD-73 approved in 2015, expanded in 2017
- Current Request
 - Change zoning to PD at 5401 Hetzel Street, adding 1.859 acres to development, construct new 85,000 sf office building with 66 parking spaces
 - Amend Concept Plan to demolish industrial building at 5340 Hetzel Street and office building at 5355 Medpace Way and construct one new 485,000 sf building and plaza with green space, 310 parking spaces, removal of fuel sales as a permitted use
 - Amend Concept Plan to construct 1,300 space garage on eastern portion of site



PROPERTY ADDRESS

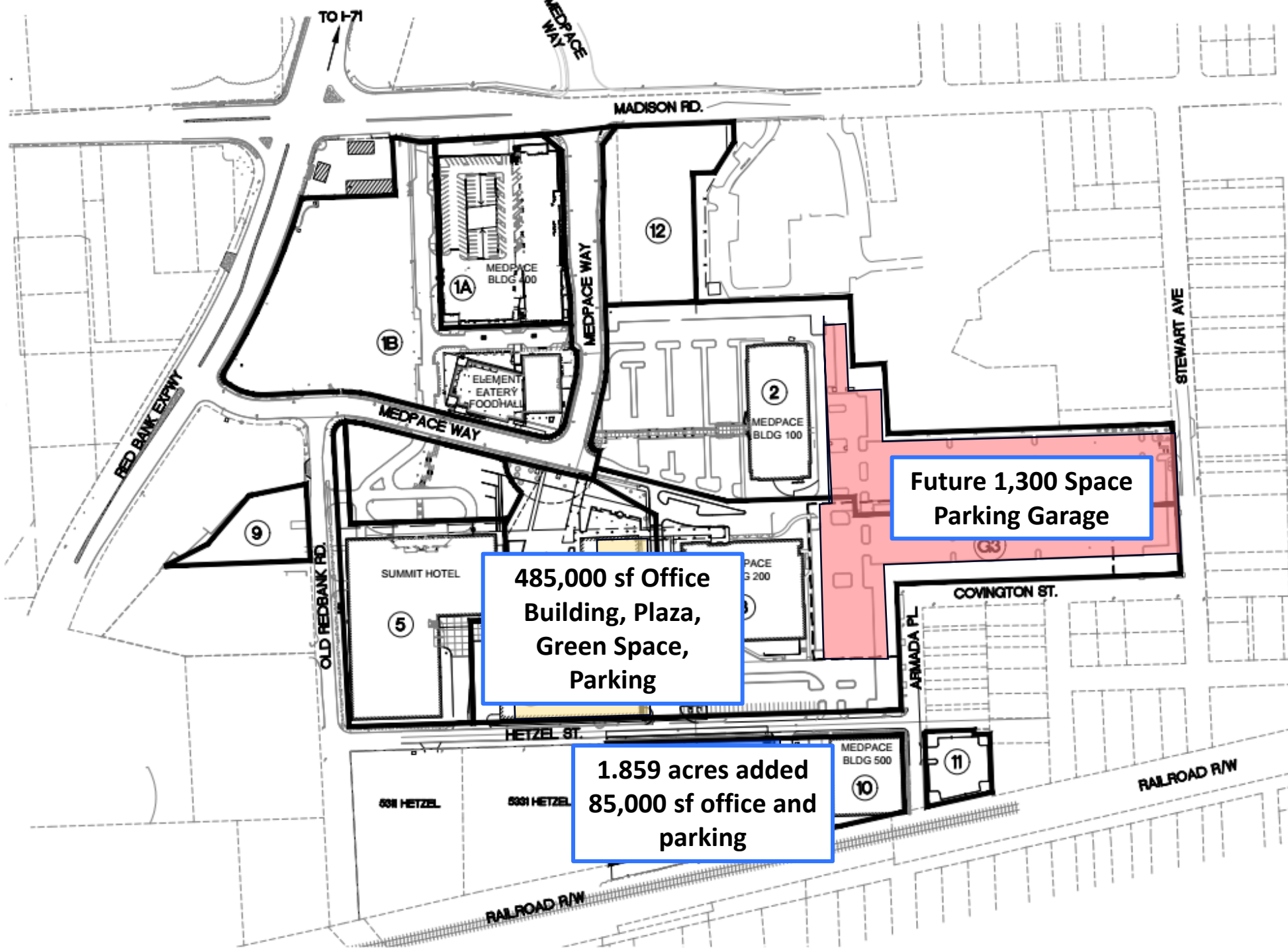
1A	5400 MEDPACE WAY
1B	5350 MEDPACE WAY
2	5375 MEDPACE WAY
3	5365 MEDPACE WAY
4A	5355 MEDPACE WAY
5	5345 MEDPACE WAY
10	5425 HETZEL STREET
12	5401 MEDPACE WAY
13	5340 HETZEL STREET
14	5401 HETZEL STREET

Revisions:
Issue Date: 8-18-2023

**RBM DEVELOPMENT/
MEDPACE**

CINCINNATI, OHIO

**MEDPACE
CAMPUS MAP**



PROPERTY ADDRESS

1A	5400 MEDPACE WAY
1B	5350 MEDPACE WAY
2	5375 MEDPACE WAY
3	5365 MEDPACE WAY
4A	5355 MEDPACE WAY
5	5345 MEDPACE WAY
10	5425 HETZEL STREET
12	5401 MEDPACE WAY
13	5340 HETZEL STREET
14	5401 HETZEL STREET

Revisions:
Issue Date: 8-18-2023

**RBM DEVELOPMENT/
MEDPACE**

CINCINNATI, OHIO

**MEDPACE
CAMPUS MAP**

PUBLIC COMMENT AND NOTIFICATION

- Staff conference – August 2023
- Property owners and representatives of Madisonville Community Council (MCC) attended
- Questions – no concerns
- Letter of support from MCC

COORDINATED SITE REVIEW

- CSR meeting in June 2023
- Applicant working with City Departments – Any issues are being worked out

ANALYSIS

- Medpace has had successful expansions in the past – continued growth
- Proposal will not negatively impact the existing character of the surrounding area
- Continued contribution to local employment, tax base, and neighborhood amenities
- Medpace maintains good relationship with Madisonville Community

CONSISTENCY WITH PLANS

Consistent with *Plan Cincinnati* (2012)

- Compete Initiative Area
 - “Grow our own” strategy focuses on retention and expansion of existing businesses (p. 104)
 - Strategy to “Target investment where there is already economic activity.” (p. 115)

RECOMMENDATION

The City Planning Commission voted on October 20, 2023 to recommend that the City Council take the following actions:

APPROVE the proposed change in zoning for the south side of Hetzel Street, 5401 Hetzel Street, Lot 14, from Manufacturing General (MG), to PD-73 and;

APPROVE the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #73, Medpace