



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Economic Growth & Zoning Committee

Vice Mayor Christopher Smitherman, Chairperson
Councilmember Steven Goodin, Vice-Chair
Councilmember Betsy Sundermann, Member
Councilmember Liz Keating, Member
Councilmember Jan Michele Lemon Kearney, Member

Tuesday, September 28, 2021

11:00 AM

Council Chambers, Room 300

PUBLIC HEARING

AGENDA

1. [202102651](#) **ORDINANCE** submitted by Paula Boggs Muething, City Manager, on 9/1/2021, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood from the MG, "Manufacturing General," zoning district to the CG-A, "Commercial General Auto-Oriented," zoning district to provide for the establishment of new commercial uses, including retail sales and daycare uses.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

2. [202102654](#) **ORDINANCE** submitted by Paula Boggs Muething, City Manager, on 9/1/2021, **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.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

3. [202102755](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 9/15/2021, MODIFYING Title V, "Traffic Code," of the Cincinnati Municipal Code by REPEALING Section 507-1-E8, "East Hollister Street, west from Auburn Avenue to Vine Street," to convert the portion of East Hollister Street located between Auburn Avenue and Vine Street from a one-way street to a two-way street.
- Attachments:** [Transmittal](#)
[Ordinance](#)
4. [202102773](#) MOTION, dated 09/13/2021, submitted by Councilmember Landsman, Finding Sensible Solutions to the Operation of Plasma Centers in Already-Vulnerable Communities. WE MOVE that the Administration look into the potential of updating Cincinnati's zoning code to allow for sensible limitations on where plasma centers are able to operate* in recognition of decades of research showing the industry's unfortunate history of exploiting financially insecure neighborhoods and at-risk populations. WE FURTHER MOVE that these findings and ensuring recommendations are reported back to Council as soon as possible, so to allow us to move forward with doing our part to protect already-vulnerable populations from further harm. (STATEMENT ATTACHED).
- Sponsors:** Landsman
- Attachments:** [Motion](#)
5. [202102781](#) PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 9/28/2021, regarding the presentation for a proposed Zone Change at 4325 - 4329 Red Bank Road in Madisonville.
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)
[Presentation](#)
6. [202102802](#) PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 9/28/2021, regarding an amendment to Downtown Development (DD) District Map 1411-05: Downtown Use Subdistrict Overlay Map for the Economic Growth & Zoning Committee.
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)
[Presentation](#)

SMALL BUSINESS SUBCOMMITTEE

Pete Blackshaw, Cintrifuse

ADJOURNMENT

September 1, 2021

To: Mayor and Members of City Council 202102651
From: Paula Boggs Muething, City Manager
Subject: Zone Change at 4325 - 4329 Red Bank Avenue in Madisonville

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood from the MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” zoning district to provide for the establishment of new commercial uses, including retail sales and daycare uses.

The City Planning Commission recommended approval of the amendment at its August 20, 2021, meeting.

Summary

The Myers Y. Cooper Company submitted an application seeking the rezoning of 4325-4329 Red Bank Road from the Manufacturing General (MG) zone to Commercial General Auto-Oriented (CG-A) zone in the Madisonville neighborhood. No new development is proposed; the rezoning would allow for more flexibility, regarding the permitted uses. More specifically, the zone change would permit retail sales and daycare uses that occupy 5,000 square feet or more of building space within the existing development at the current building square footage. The proposed zone change would allow uses that are consistent with adjacent properties along the Red Bank Expressway which contains a major commercial corridor, extending from Madison Road to Red Bank Road.

The proposed zone change has received a letter of support from the Madisonville Community Urban Redevelopment Corporation.

The Administration recommends passage of the Ordinance.

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

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood from the MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” zoning district to provide for the establishment of new commercial uses, including retail sales and daycare uses.

WHEREAS, The Myers Y. Cooper Company (“Petitioner”) has petitioned to rezone the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood (“Property”) from the MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” zoning district; and

WHEREAS, the current MG, “Manufacturing General,” zoning district does not permit retail sales uses that occupy 5,000 square feet or more of building space and rezoning the Property to the CG-A, “Commercial General Auto-Oriented,” zoning district would allow the Petitioner to make full use of the existing buildings on the Property for retail sales and daycare uses; and

WHEREAS, the proposed zone change would allow for the Property to be developed and operated in a manner that is consistent with adjacent properties along the Red Bank Expressway, a major commercial corridor that extends from Madison Road to Red Bank Road; and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), particularly the plan’s goal to “target investment to geographic areas where there is already economic activity” (page 141) and the goal to “strategically select areas for new growth” (page 118); and

WHEREAS, at its regularly scheduled meeting on August 20, 2021, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” zoning district; 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 rezoning the Property, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the MG, “Manufacturing General,” zoning district to the CG-A, “Commercial General Auto-Oriented,” zoning district, finding it to be in the interest of 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 shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the MG, "Manufacturing General," zoning district to the CG-A, "Commercial General Auto-Oriented," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2021

John Cranley, Mayor

Attest: _____
Clerk

**Honorable City Planning Commission
Cincinnati, Ohio**

SUBJECT: A report and recommendation on a proposed zone change from Manufacturing General (MG) to Commercial General-Auto-oriented (CG-A) at 4325-4329 Red Bank Road in Madisonville.

GENERAL INFORMATION:

Location: 4325-4329 Red Bank Road, Cincinnati, Ohio 45227
Petitioner: The Myers Y. Cooper Company
Petitioner’s Address: 9301 Montgomery Road # 2B, Cincinnati, Ohio 45242

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Application
- Exhibit C Legal Description
- Exhibit D Zone Plat
- Exhibit E Zoning Survey
- Exhibit F Coordinated Site Review Letter
- Exhibit G Letter from Madisonville Community Urban Redevelopment Corporation
- Exhibit H Site Photos

BACKGROUND:

The petitioner, The Myers Y. Cooper Company, requests a zone change at 4325, 4327, and 4329 Red Bank Road in Madisonville from Manufacturing General (MG) to Commercial General-Auto-oriented (CG-A) to permit mixed-uses for the existing development at the subject property. The subject property is 2.569 acres and located just north of the intersection of Red Bank Road and Brotherton Road. The area is characterized by a mix of retail, institutional, and office uses.

The subject property is currently zoned Manufacturing General (MG). The MG zone is intended to identify, create, preserve, and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. The proposed zone is Commercial General – Auto-oriented (CG-A). The CG-A zone is intended to maintain, support and create areas of the City that serve as region-drawing centers of activity. These areas should reflect a mix of commercial, office, recreation and entertainment and arts that reflect the regional importance of the area. Auto-oriented is intended for areas that provide for easy automobile access. Large buildings are located on the site with parking on the front. Out lots associated with shopping centers often contain auto-oriented businesses. Performance standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.

ADJACENT LAND USE AND ZONING:

The subject properties are currently zoned MG (Manufacturing General) as shown on the attached map (Exhibit A). The zoning and land uses surrounding the subject properties are as follows:

North:

Zoning: Manufacturing Limited (ML)
Existing Use: Commercial Office

East:

Zoning: Residential Multi-family (2,000 sq. ft/unit) (RM-2.0)

Existing Use: Commercial Apartments

South:

Zoning: Manufacturing General (MG)

Existing Use: Commercial Retail

West:

Zoning: Manufacturing General (MG)

Existing Use: Public Utility

COORDINATED SITE REVIEW:

The petitioner submitted their proposed zone change for Coordinated Site Review as a Preliminary Design Review in June 2021. The Department of City Planning and Engagement recommended the petitioner engage with the Madisonville Community Council.

Other City Departments provided feedback and requirements to fulfill prior to permitting. All departmental comments can be seen in the feedback letter (Exhibit F).

PUBLIC COMMENT AND NOTIFICATION:

The petitioners presented the proposed zone change to the Madisonville Community Council (MCC) on July 15, 2021. Attendees asked questions about whether the petitioner planned to re-develop the property, in lieu of the proposed zone change, and how they could indicate support of the request. The petitioner stated no interest in redevelopment at this time. MCC voted in favor for providing a letter of support.

The Department of City Planning and Engagement held a virtual public staff conference on the proposed zone change on July 22, 2021. Notices were sent to property owners within a 400-foot radius of the subject properties, the MCC, and the Madisonville Community Urban Redevelopment Corporation (MCURC). There were two members of the petitioner’s team present and a representative from MCURC, in addition to one community member. Generally, attendees were supportive. Questions included additional clarification of the intended future use of the subject property, pending zone change approval. A member of the petitioner’s team shared anticipation of retail sale and daycare uses, limitations of allowable square footage for retail sale uses of the adjacent Manufacturing Limited (ML) zoning district, and the contact between MCURC and MCC that occurred, prior to the submission of the request.

All property owners within a 400-foot radius of the subject properties, MCC, and MCURC, and public staff conference attendees were mailed notice of the City Planning Commission meeting on August 5, 2021. MCURC submitted a letter of support for the proposed zone change (Exhibit G). Staff has not received any additional correspondence on the proposed zone change to-date.

CONSISTENCY WITH PLANS:

The proposed zone change is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012), specifically the Goal “Strategically select areas for new growth” (p. 118). It will help focus retail uses nearby a “*GO Cincinnati Plan*” area, located at the Madison Road and Red Bank Expressway intersection. While the Red Bank Road Corridor may have been previously expected by the community to sustain a focus primarily on industrial uses (*Madisonville Industrial Corridor Urban Renewal Plan* [1991]), the effects of increased commercial development made along the Madison Road Growth Opportunity (GO) Corridor have branched into new growth of commercial and residential uses along Red Bank Expressway. The proposed zone change will permit retail sale uses of 5,000 square feet and above. Additionally, the subject property is located within the walkable one-mile radius of the Neighborhood Business District.

ANALYSIS:

The Department of City Planning and Engagement reviewed the zone change request and analyzed several zoning districts to determine the most appropriate zoning designation that would allow for more flexibility of commercial uses within the existing development. The zoning designations analyzed were Manufacturing Limited (ML) and Commercial General – Auto-oriented (CG-A).

The current MG zone and the adjacent ML zone does not permit retail sale uses that occupy 5,000 square feet and above. The petitioner has asked for the CG-A zoning designation to permit mixed uses for the existing development. This would allow the petitioner to lease space within the existing development at current building square footages for, both, retail sale and daycare uses.

The proposed zone change would increase the extent of CG-A zoning districts, along the Red Bank Expressway Corridor. In the neighborhood, Red Bank Expressway contains a major commercial corridor that extends from Madison Road to south of Red Bank Road. Supporting commercial density near Red Bank Expressway in these areas will help support the corridor and the CG-A District, located within 0.25 miles of the subject property.

Based on staff analysis, it was determined that the Commercial General – Auto-oriented (CG-A) zoning district would be an appropriate zoning designation for the site to allow the anticipated uses. Additionally, the petitioner has the support of MCURC and MCC, entities intimately familiar with the needs of the neighborhood and its residents.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and existing zoning districts along the Red Bank Expressway Corridor.
2. It is consistent with *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the Goal to, “Strategically select areas for new growth.”

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed zone change from Manufacturing General (MG) to Commercial General – Auto-oriented (CG-A) at 4325-4329 Red Bank Road in Madisonville.

Respectfully submitted:

Approved:

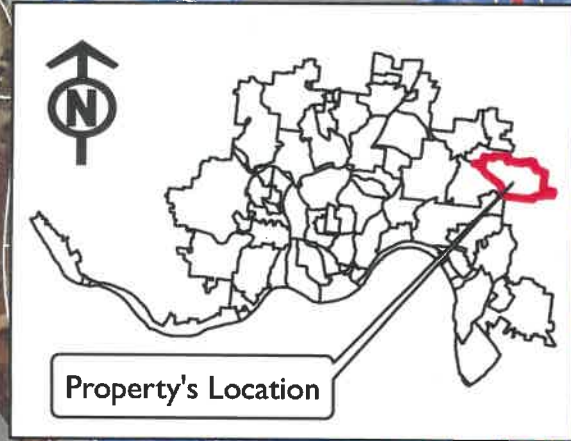
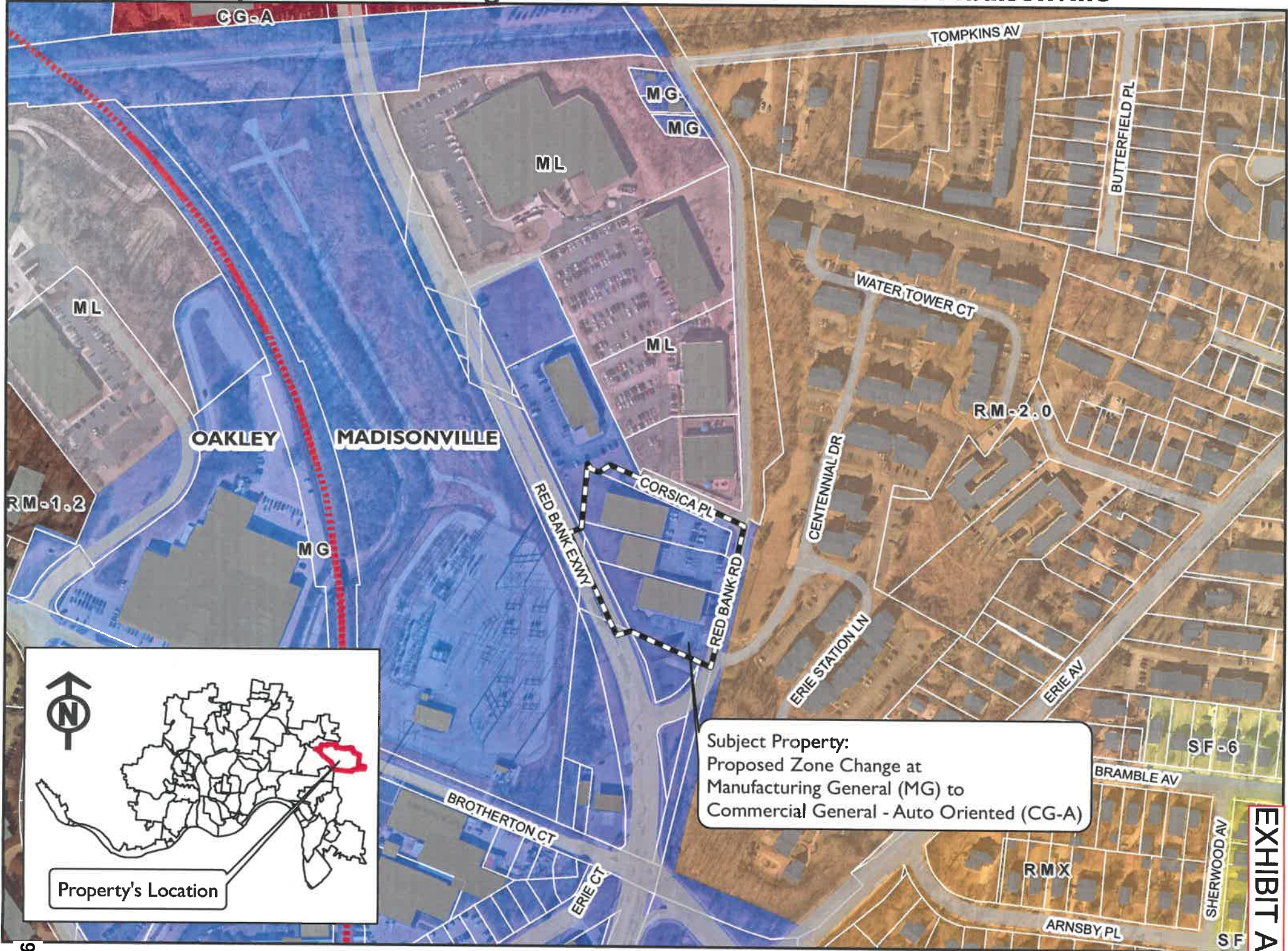


Ashlee Dingler-Marshall, City Planner
Department of City Planning and Engagement



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

Proposed Zone Change at 4325-29 Red Bank Road in Madisonville



**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: June 16, 2021

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the MG Zone District to the CG-A Zone District.

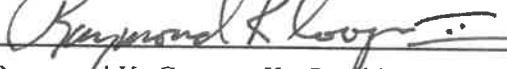
Location of Property (Street Address): 4325, 4327 & 4329 Red Bank Rd. Cincinnati, OH 45227

Auditor parcels: 036-0006-0330-00, 036-0006-0326-00, 036-0006-0327-00, 036-0006-0181-00

Area Contained in Property (Excluding Streets): 1.966 acres

Present Use of Property: Mixed use: retail, office, health and juvenile therapy.

Proposed Use of Property & Reason for Change: Zone change request from MG to GC-A for this three parcel development to accommodate additional commercial uses in keeping with the community needs and corridor growth. Current MG zoning restricts a variety of business uses and sizes...specifically retail and day care.

Property Owner's Signature: 
Raymond K. Cooper, II - President

Name Typed: The Myers Y. Cooper Company

Address: 9301 Montgomery Rd., Suite 2B, Cinti., OH 45242 Phone: 513-248-8350

Agent Signature: _____

Name Typed: _____

Address: _____ Phone: _____

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X



803 Compton Road, Suite A
Cincinnati, Ohio 45231-3819
(513) 521-4760
Fax (513) 521-2439
bobtrenkamp@tgraham.com

June 30, 2021


Legal Description: Zone Change
MG to CG-A (2.569 Acres)

Situated in Section 16, Town 4, Range 2, Miami Purchase, City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows:

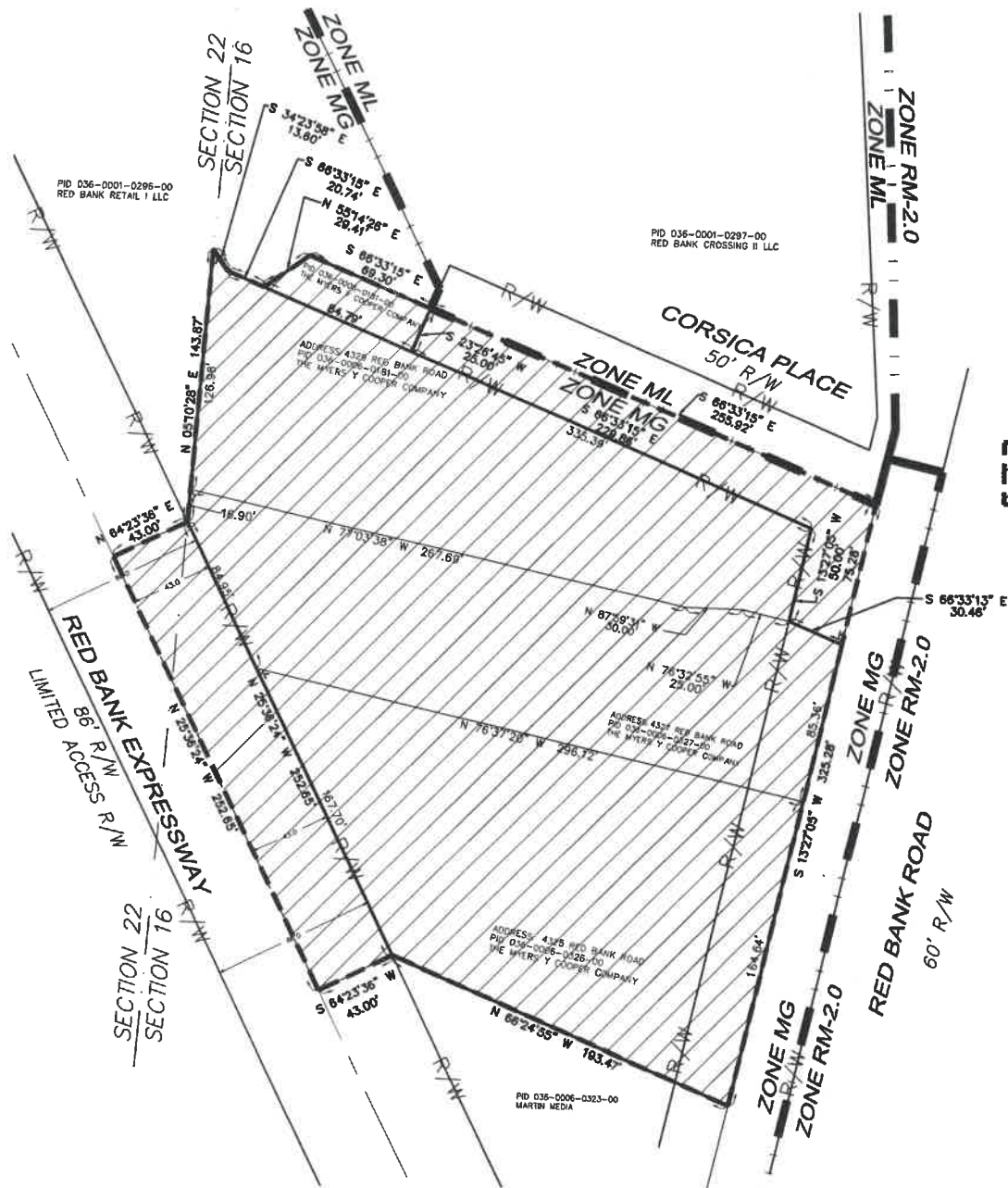
Beginning at the centerline intersection of Red Bank Road and Corsica Place, thence with the centerline of Red Bank Road, South 13° 27' 05" West, 325.28 feet; thence departing the said centerline of Red Bank Road, North 66° 24' 55" West, 193.47 feet to the existing East right-of-way line of Red Bank Expressway, thence departing the said existing East right-of-way of Red Bank Expressway, South 64° 23' 36" West, 43.00 feet to the centerline of Red Bank Expressway; thence with the said centerline of Red Bank Expressway, North 25° 36' 24" West, 252.65 feet; thence departing the said centerline of Red Bank Expressway, North 64° 23' 36" East, 43.00 feet to the existing East right-of-way of Red Bank Expressway and the East line of Section 16, thence departing the said existing East right-of-way of Red Bank Expressway with the said East line of Section 16, North 05° 10' 28" East, 143.87 feet; thence departing the said East line of Section 16, South 34° 23' 58" East, 13.60 feet; thence South 66° 33' 15" East, 20.74 feet; thence North 55° 14' 26" East, 29.41 feet; thence South 66° 33' 15" East, 69.30 feet to the West terminus of the right of way and the centerline of Corsica Place; thence departing the said West terminus of right of way with the centerline of Corsica Place, South 66° 33' 15" East, 255.92 feet to the centerline intersection of Red Bank Road and Corsica Place and the point of beginning. The above-described tract contains 2.569 acres of land and is subject to all easements and restrictions of record.

This description was prepared from existing records and is not the result of a field survey. This description is to be used for rezoning purposes only.

I hereby certify that this description of the property to be rezoned is a complete, proper, and legal description thereof.


Jason L. Kaffenberger, Professional Surveyor #8428 in Ohio





VICINITY MAP
 NOT TO SCALE
 TOTAL AREA OWNED BY MYERS Y. COOPER COMPANY
 GROSS AREA 2.138 ACRES - AREA IN R/W 0.172 ACRES = NET AREA 1.966 ACRES

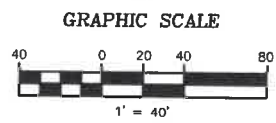
MG ZONE DISTRICT TO CG-A ZONE DISTRICT
 TOTAL AREA TO BE RE-ZONED = 2.569 ACRES

EXISTING ZONE LINE

BASIS OF BEARINGS
 BEARINGS BASED ON PLAT OF SURVEY
 RECORDED IN PLAT BOOK 274, PAGE 2
 HAMILTON COUNTY RECORDER'S OFFICE

DEED REFERENCE
 D.B. 5040 PG. 1587
 HAMILTON COUNTY RECORDER'S OFFICE
 P.B. 274 PAGE 2
 HAMILTON COUNTY RECORDER'S OFFICE

SHEET INDEX
 1 ZONE PLAT
 2 SITE PLAN



tga
THOMAS GRAHAM ASSOCIATES, INC.
 • Engineers
 • Surveyors

803 Compton Road
 Cincinnati, Ohio 45231
 513-521-4760
 Fax # 521-2439

Date: JUNE 30, 2021

Scale: 1" = 40'

Job No: 7520

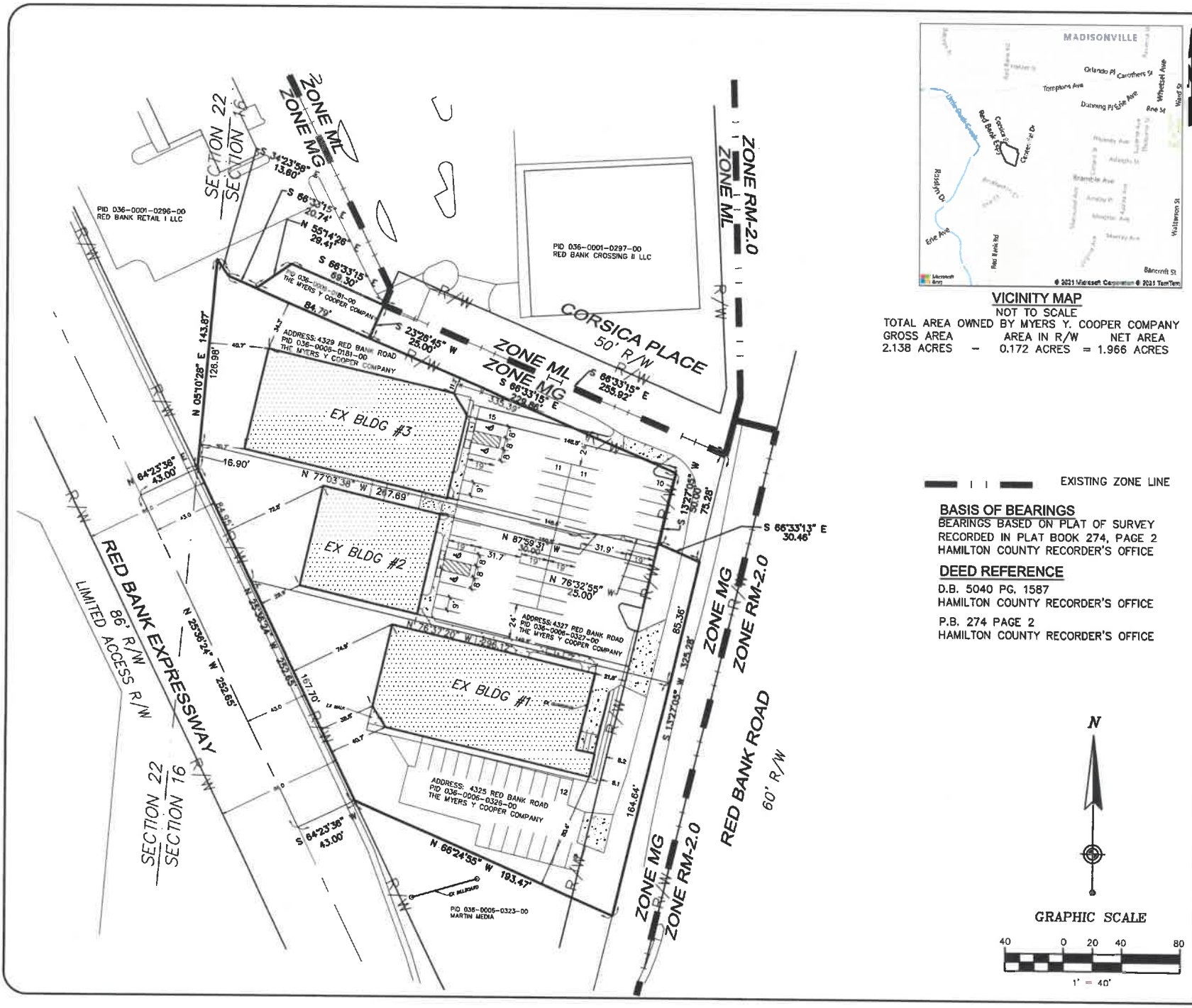
Revisions	
No.	Date

ZONE PLAT
 SECTION 16 TOWN 4 RANGE 2
 MIAMI PURCHASE
 CITY OF CINCINNATI
 COUNTY OF HAMILTON
 STATE OF OHIO



Jason L. Kaffenberger
1 OF 2
 Drawn By: *J.KAFFENBERG*
 Job No: 7520-2021

20-ZONE.DWG
EXHIBIT D

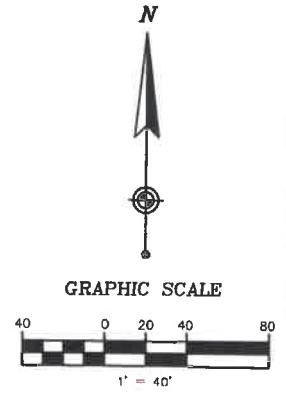


VICINITY MAP
 NOT TO SCALE
 TOTAL AREA OWNED BY MYERS Y. COOPER COMPANY
 GROSS AREA AREA IN R/W NET AREA
 2.138 ACRES - 0.172 ACRES = 1.966 ACRES

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No.	Date

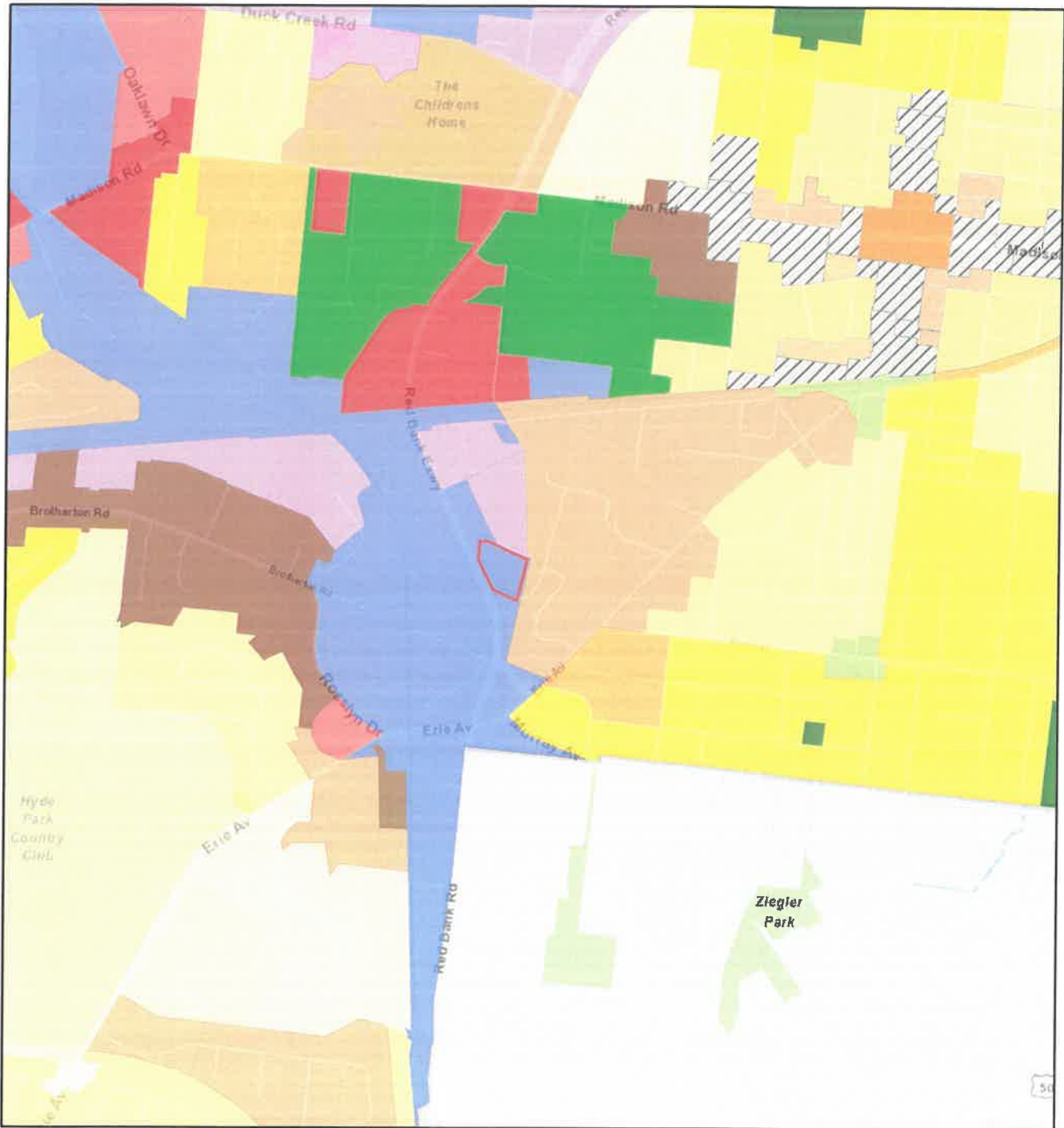
SITE PLAN
 SECTION 16 TOWN 4 RANGE 2
 MIAMI PURCHASE
 CITY OF CINCINNATI
 COUNTY OF HAMILTON
 STATE OF OHIO



Jason L. Kaffenberger
2 OF 2
 Drawn By: **J.KAFFENBERGER**
 Job No: **7520-2021**

ACAD FILENAME: 7520_ZONE.DWG

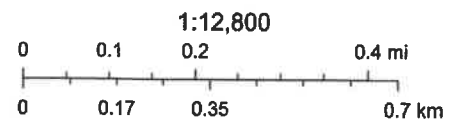
Zoning Map



6/24/2021, 10:27:40 AM

- Override 1
- Zoning Designation (Cincinnati Only)
- CC-A Commercial Community - Auto
- CC-M Commercial Community- Mixed
- CG-A Commercial General
- CN-M Commercial Neighborhood - Mixed
- CN-P Commercial Neighborhood - Pedestrian

- MG Manufacturing General
- ML Manufacturing Limited
- OL Office Limited



CAGIS

The Myers Y. Cooper Company
 CAGIS |



July 8, 2021

Mr. Jeff Baumgarth
 The Myers Y. Cooper Company
 9301 Montgomery Road, Suite 2B
 Cincinnati, Ohio 45242

Re: 4325, 4327 & 4329 Red Bank Road | Merchants of Red Bank (P) – (CPRE210061) Initial
 Comments and Recommendations

Dear Mr. Baumgarth,

This **Preliminary Design Review** letter is to inform you that our Advisory-TEAM has reviewed your proposed project located at **4325, 4327 & 4329 Red Bank Road** in the Community of Madisonville. This project may need to be returned to us for either a Development Design Review or Technical Design Review due to the need for a zone change. Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning and Engagement Department

Immediate Requirements to move forward with project:

1. **A Zone Change from the existing Manufacturing General (MG) zoning district will be required to move the project forward. The applicant has already submitted an application for the zone change.**

Requirements to obtain Permits:

1. Zone Change must be approved prior to applying for permits.

Recommendations:

1. The Department of City Planning and Engagement recommends that the applicant engage with the Madisonville Community Council to discuss the project.

Contact:

- **Ashlee Dingler-Marshall** | City Planning and Engagement | 513-352-4854 | ashlee.dingler-marshall@cincinnati-oh.gov

Buildings & Inspections – Zoning

Immediate Requirements to move forward with project:

1. What are the existing uses on the site? Analysis of the existing uses needs to be performed to determine if the existing uses would be non-conforming under the proposed zoning district.

Requirements to obtain Permits:

1. Note that future change of uses would be required to conform to parking requirements.

Recommendations:

- None

Contact:

- **Wes Munzel** | ZPE | 513-352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None at this time

Requirements to obtain Permits:

- None at this time

Recommendations:

- None at this time

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate requirements to move forward with project:

- None at this time

Requirements to obtain Permits:

- None at this time

Recommendation:

- None at this time

Contact:

- **Rob Goodpaster** | SMU | 513-581-0893 | robert.goodpaster@cincinnati-oh.gov

Water Works

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Rick Roell** | Water Works | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. None. Hydrants closest to property are:
 - 4321 Red Bank Rd.
 - 4410 Red Bank Rd.
 - 4403 Corsica Pl.

Requirements to obtain Permits:

- None

Recommendations:

1. No further recommendations needed at this time, as the project develops the Cincinnati Fire Department reserves the right to make additional recommendations per the Ohio Fire Code, NFPA, or the Cincinnati Fire Prevention Code.

Contact:

- **Maurice Byrd** | Fire Dept. | 513-806-9403 | maurice.byrd@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Howard Miller** | OES | 513-352-6999 | howard.miller@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Robin Hunt** | Urban Forestry. | 513-861-9070 | robin.hunt@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. DOTE will need to review and approve any future development of the site.
2. Addresses need to be posted on each building, or individual commercial space, and be visible from Red Bank Rd. Contact DTEaddress@cincinnati-oh.gov for any questions.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Obtain a wrecking permit for each structure removed
2. The lots will need to be consolidated for new construction over existing property lines.

Recommendations:

- None

Contact:

- **Bob Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Law Department

Immediate Requirements to move forward with project:

- No comment at this time.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Roy Hackworth** | DCED | 513-352-6119 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | brandon.kyle@cincinnati-oh.gov

This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,



**Rodney D. Ringer,
Development Manager**

RDR: rdr



6111 Madison Road | Cincinnati, OH 45227
(513) 271-2495 | www.mcurc.org

July 21, 2021

To: City Planning Department
Two Centennial Plaza
805 Central Avenue, Seventh Floor
Cincinnati, Ohio 45202

Cc: Meyers Y Cooper Company

Re: Letter of Support

Planning Staff,

I am writing this letter to offer MCURC's support for Meyers Y Cooper Company's request for zone change for their properties located at 4325-4329 Red Bank Road. Their request is for a zone change from MG to GC-A which will allow them to accommodate additional commercial businesses in their existing structures and support the continued growth and development of the Red Bank Road Business Corridor keeping in line with the desires of the Madisonville neighborhood.

MCURC appreciates your consideration of our support as you work to make staff recommendations regarding this zone change. The Meyers Y Cooper Company has thoughtfully engaged with the community throughout this process, and this request reflects their commitment to having a positive impact on the community.

Thank you,

Elishia Chamberlain

Elishia Chamberlain, MPA
Executive Director

EXHIBIT H



CHRIST HOSPITAL THE
2139 AUBURN AVE Suite 304
CINCINNATI, OH 45219

DUKE ENERGY OHIO INC
C/O TAX DEPARTMENT
550 TRYON ST P.O. Box 1321
CHARLOTTE, NC 28201

JARU REALTY INC
5639 MACEY AVE
CINCINNATI, OH 45227

MARTIN MEDIA
1260 EDISON DR
CINCINNATI, OH 45216

MYERS Y COOPER CO THE
9301 MONTGOMERY RD Suite 2B
CINCINNATI, OH 45242

NAP ERIE LLC
212 E 3RD ST Suite 300
CINCINNATI, OH 45202

RED BANK CROSSING LTD
2135 DANA AVE Suite 200
CINCINNATI, OH 45207

SUNSHINE PLUS INC
4220 ORDERS RD
GROVE CITY, OH 43123

SUTTON HOLLAND M
& ROSEMARIE S
4239 ERIE AVE
CINCINNATI, OH 45227

Madisonville Community Council
P.O. Box 9514
Cincinnati, OH 45209

Madisonville Community Urban Redevelopment
Corporation
6111 Madison Rd.
Cincinnati, OH 45227

September 1, 2021

Cincinnati City Council
Council Chambers, City Hall
801 Plum Street
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4325-4329 Red Bank Road in the Madisonville neighborhood from the MG, "Manufacturing General," zoning district to the CG-A, "Commercial General Auto-Oriented," zoning district to provide for the establishment of new commercial uses, including retail sales and daycare uses.

Summary:

The Myers Y. Cooper Company submitted an application seeking the rezoning of 4325-4329 Red Bank Road from the Manufacturing General (MG) zone to Commercial General Auto-oriented (CG-A) zone in the Madisonville neighborhood. No new development is proposed; the rezoning would allow for more flexibility, regarding the permitted uses. More specifically, the zone change would permit retail sales and daycare uses that occupy 5,000 square feet or more of building space within the existing development at the current building square footage. The proposed zone change would allow uses that are consistent with adjacent properties along the Red Bank Expressway which contains a major commercial corridor, extending from Madison Road to Red Bank Road.

The proposed zone change has received a letter of support from the Madisonville Community Urban Redevelopment Corporation.

The City Planning Commission recommended the following on August 20, 2021 to City Council:

APPROVE the proposed zone change from Manufacturing General (MG) to Commercial General Auto-oriented (CG-A) at 4325-4329 Red Bank Road in Madisonville.

Motion to Approve:	Mr. Eby	Ayes:	Mr. Eby Mr. Juech Ms. McKinney Mr. Samad Ms. Sesler Mr. Smitherman
Seconded:	Ms. Sesler		

THE CITY PLANNING COMMISSION

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

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

EMERGENCY

DBS

- 2021

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.

WHEREAS, PWWG Architects (“Petitioner”) has petitioned to amend the Downtown Use Subdistrict Overlay Map of Cincinnati Municipal Code Chapter 1411, “Downtown Development Districts,” to include the real property located at the northwest corner of Sixth Street and Main Street within the DD-A, “Downtown Core,” Subdistrict; and

WHEREAS, the Petitioner intends to remodel the historic Gwynne Building located on the Property into a hotel with approximately 168,883 square feet, 163 rooms and approximately 9,500 square feet of commercial space (“Development”); and

WHEREAS, the Property is currently located in the DD-C, “Downtown Support,” Subdistrict which does not permit hotel uses; and

WHEREAS, the Property is located immediately adjacent to the DD-A, “Downtown Core,” Subdistrict, and the Development is consistent with the use, nature, and scale of development typically found in the DD-A, “Downtown Core,” Subdistrict; and

WHEREAS, at its regularly scheduled meeting on August 20, 2021, the City Planning Commission reviewed the proposed text amendment and recommended its approval, finding it to be in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, a committee of Council held a public hearing on the proposed text amendment following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the proposed text amendment; and

WHEREAS, the text amendment is in accordance with the Plan Cincinnati (2012) “Compete” goal to “build a streamlined and cohesive development process” (p. 111) and the goal to “preserve our natural and built history” (p. 193); and

WHEREAS, the Council finds the proposed text amendment 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 shape and area of the Downtown Use Subdistrict Overlay Map of Cincinnati Municipal Code Chapter 1411, "Downtown Development Districts," is hereby amended to include the real property located at the northwest corner of Sixth Street and Main Street in the DD-A, "Downtown Core," Subdistrict. The Downtown Use Subdistrict Use Overlay Map is attached hereto as Exhibit A and incorporated by reference.

Section 2. That the existing Downtown Use Subdistrict Overlay Map of Cincinnati Municipal Code Chapter 1411, "Downtown Development Districts," is hereby repealed.

Section 3. 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 the petitioner to proceed with its development plans so that the City may receive and enjoy the corresponding benefits at the earliest possible date.

Passed: _____, 2021

Mayor

Attest: _____
Clerk

August 20, 2021

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed modification to Downtown Use Subdistrict Overlay Map 1411-05 to change the permitted uses of 602 Main Street from Subdistrict C – Downtown Support (DD-C) to Subdistrict A – Downtown Core (DD-A) in the Central Business District.

GENERAL INFORMATION:

Location: 602 Main Street, Cincinnati, OH 45202

Petitioner: Andreas Lange
PWWG Architects
432 Evanswood Place
Cincinnati, OH 45220

Owner : Michael Everett
602 Main Street LLC
11711 Princeton Pike Ste 341 #189
Cincinnati, OH 45226

Request: To amend Downtown Use Subdistrict Overlay Map 1411-05 to change the permitted uses of 602 Main Street from Subdistrict C – Downtown Support (DD-C) to Subdistrict A – Downtown Core (DD-A) in order to allow for the Gwynne Building, located at 602 Main Street, to be converted into a hotel.

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A – Location Map
- Exhibit B – Petition for Change of Zoning to modify Downtown Use Subdistrict Overlay Map 1411-05
- Exhibit C – Letter of Support from the Cincinnati Arts Association

BACKGROUND:

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).

On November 30, 2020, Cincinnati City Council passed Ordinance 332-2020 to authorize a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with 602 Main Street, LLC for a 15-year tax exemption for 100% of the value of improvements connection with the remodeling of the Gwynne Building at 602 Main Street into an approximately 168,883 square foot hotel with 163 rooms and approximately 9,500 square feet of commercial space. The Ordinance stipulated that the remodeling shall be completed in compliance with Leadership in Energy and Environmental Design (LEED) Silver, Gold or Platinum standards or Living Building Challenge standards, at a total remodeling cost of approximately \$53,718,163.

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.

PROPOSED DEVELOPMENT:

The applicant 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.

ADJACENT LAND USE AND ZONING:

The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Downtown Development – Support (DD-C)
Existing Use: Surface parking lot

East:

Zoning: Downtown Development – Support (DD-C)
Existing Use: St. Xavier Church

South:

Zoning: Downtown Development – Core (DD-A)
Existing Use: John Weld Peck Federal Building

West:

Zoning: Downtown Development – Support (DD-C)
Existing Use: Mixed-Use buildings with first floor retail

ANALYSIS:

The proposed change to Downtown Use Subdistrict Overlay Map 1411-05 will allow for the historic Gwynne Building, which was built in 1914, to be preserved by being renovated into a hotel. The developer, NuovoRE, based out of Denver, Colorado, specializes in redeveloping historic properties. Cincinnati City Council has already approved a key financing piece of the project, so the last legislative piece of converting this property into a hotel is modifying the Downtown Use Subdistrict Overlay Map 1411-05 to DD-A to allow for the hotel to be permitted in this location.

PUBLIC COMMENT:

The Department of City Planning and Engagement held a Virtual Public Staff Conference on the requested zoning change on August 2, 2021. Notice was sent to all property owners within a 400-foot radius of the subject property along with the Downtown Residents Council. Eight people attended the meeting, but only two people attended outside of City staff and the applicant team. Outside of a question from the Downtown Residents Council as to what the differences were between the DD-A and DD-C Downtown Use Subdistricts, both attendees were in support of the project as this project will be an improvement to a downtown building.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The modification to Downtown Use Subdistrict Overlay Map 1411-05 is consistent with the Sustain Initiative Area of *Plan Cincinnati* (2012), within the Goal to “Preserve our natural and built history” (page 193), the Strategy to “Preserve our built history” (page 197). This proposal will renovate and preserve an existing historic asset within the Main Street Local Historic District and the Central Business District.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement recommends a modification to Downtown Use Subdistrict Overlay Map 1411-05 to change the permitted uses of 602 Main Street from Subdistrict C – Downtown Support (DD-C) to Subdistrict A – Downtown Core (DD-A) in the Central Business District for the following reasons:

1. Cincinnati City Council has approved tax abatements for a hotel at this location.
2. The uses and development standards of the DD-A district are compatible with the surrounding uses and built environment of 602 Main Street.
3. The recommended modification to Downtown Use Subdistrict Overlay Map 1411-05 is consistent with *Plan Cincinnati* (2012).

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

- 1) **APPROVE** the modification to Downtown Use Subdistrict Overlay Map 1411-05 to change the permitted uses of 602 Main Street from Subdistrict C – Downtown Support (DD-C) to Subdistrict A – Downtown Core (DD-A) in the Central Business District.

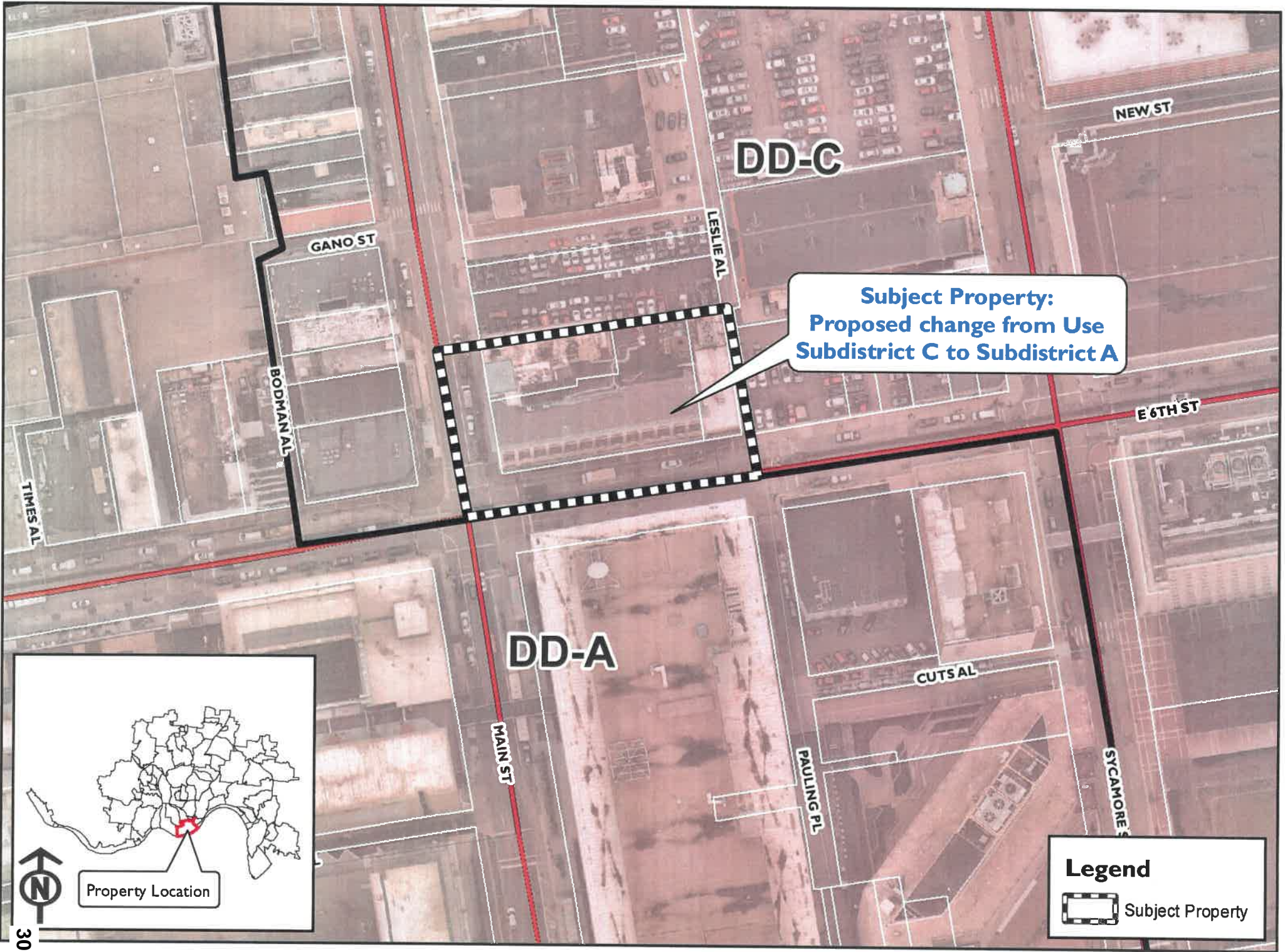
Respectfully submitted:

James Weaver, AICP, Senior City Planner
Department of City Planning and Engagement

Approved:

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

Ex.A: Proposed Changes to Cincinnati Zoning Code: Table I 41 I-05 at 602 Main Street in the CBD



July 15, 2021

Mr. Alex Peppers
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Re: Gwynne Building – Zone Change Application

Dear Mr. Peppers:

We wish to apply for a Zone Change for the Gwynne Building, located at 602 Main Street. The owners wish to develop the property into a hotel. The property is currently zoned DD-C, which does not allow hotel use. We request a change of zone to DD-A, which does allow hotel use and will allow our project to move forward.

The project was recently awarded State Tax Credits and will comply with NPS Standards for Rehabilitation along with local Main Street Historic District overlay requirements. The building is also on the National Register of Historic Places.

We have had several meetings with City Zoning Staff regarding zoning. We believe a zone change meets the spirit of the zoning code since the property is centrally located in the CDB and several properties adjacent to the site are zoned DD-A. We were advised by Staff that pursuing a zone change is our clearest path forward for compliance.

PWWG is the Architect of Record for the project and is acting as the Agent for this application. All communication about this zone change can be directed to me and I can distribute as needed.

Thank you for your help.

Sincerely,



Andreas Lange, AIA LEED AP
Senior Associate

PENDRY

HOTELS & RESORTS

FOR IMMEDIATE RELEASE

**PENDRY HOTELS & RESORTS ANNOUNCES PENDRY CINCINNATI
TO DEBUT IN 2023**

Pendry Cincinnati to Reimagine Historic Beaux-Arts Gwynne Building, Awarded a \$5 Million Ohio Historic Preservation Tax Credit by the Ohio Services Development Agency to Create Vibrant New Community Gathering Place

ORANGE COUNTY, CALIF. (June 30, 2021) – Pendry Hotels & Resorts in partnership with NuovoRE, today announced plans for Pendry Cincinnati, located within the historic Gwynne Building, at the intersection of Main Street and East 6th Street in downtown Cincinnati. The historic office building that for decades housed Procter & Gamble Company’s global headquarters was awarded a \$5 million historic tax credit by the Ohio Services Development Agency. This is a large step forward in the rehabilitation of the property and will preserve the unique history of the building while also providing an array of new offerings and opportunities for the Cincinnati community. Upon completion, the renovation and refurbishment of the 1913 Beaux-Arts building will be transformed into Pendry Cincinnati when it emerges in 2023.

“We are incredibly proud to bring the Pendry brand to the city of Cincinnati, and to work with our partners to revitalize this incredible building,” said Alan J. Fuerstman, Founder, Chairman and CEO, Montage International. “Like the historic renovations that made way for our Sagamore Pendry Baltimore and Pendry Chicago properties, the refurbishment of the Gwynne Building as Pendry Cincinnati will allow us to contribute to the well-being of the Cincinnati community and bring travelers in to discover a piece of its history. We look forward to becoming a gathering place for locals and travelers alike and to bringing our signature Pendry programming and style of service to the city.”

Pendry Cincinnati will feature approximately 168 guestrooms, including spacious suites, four unique lounge, restaurant and bar experiences—including a rooftop beer garden and café. The hotel includes 6,500 square feet of indoor meetings and event space, including a 3,000-square-foot ballroom. The hotel will also feature fitness center equipped with Peloton and Technogym, and will have Spa Pendry Cincinnati, a progressive spa experience, featuring treatment rooms and multiple facilities that provide a healing and restorative journey—a spa experience unlike any other in the city. Spa Pendry will draw inspiration from the Seven Hills of Cincinnati, and its lineage and ties to Rome.

Exhibit B

“Pendry Cincinnati will be a place for the community—a catalyst for living one’s life fully, for meeting others with shared interests, for recharging and recentering, and for celebration with friends and family,” said Michael Fuerstman, Co-Founder and Creative Director, Pendry Hotels & Resorts. “We are energized by the city of Cincinnati—the spirit of the city is undeniable, and we look forward to bringing new culinary and entertainment offerings to the destination.”

With the hotel’s proximity to attractions and transportation, Pendry Cincinnati will be well-situated in downtown to serve leisure visitors, families, business travelers and beyond, creating a revitalized and vibrant hub in the heart of Cincinnati’s urban core. The hotel’s design will pay homage to its Beaux-Arts setting with a palette of warm woods, elegant natural stone, and other impactful accents with Pendry Hotels & Resorts’ signature perspective on art, design, innovation, and the fostering of community.

For more information, please visit www.pendry.com and follow @pendryhotels on social.

For historic images of the Gwynne Building, click [here](#) (password: CC6vgPMH2EXk)

###

About Pendry Hotels & Resorts

Pendry Hotels & Resorts is a new luxury hospitality brand from Montage International. Pendry combines inspired design with a celebration of culture and authentic service tailored to today’s cultured world traveler. Founders Alan J. Fuerstman and Michael Fuerstman’s well-seasoned experience in the hospitality industry serves as the foundation for the brand. Each property is injected with a unique perspective on contemporary style, and an emphasis on the arts and local community in the city it calls home. The portfolio of hotels includes [Pendry San Diego](#), [Sagamore Pendry Baltimore](#), [Pendry West Hollywood](#) and [Pendry Chicago](#). Opening in 2021 is, [Pendry Manhattan West](#), and [Pendry Park City](#). Opening in 2022 is [Pendry La Quinta](#), [Pendry Natirar](#), and [Pendry Washington D.C. – The Wharf](#). Opening in 2023 is [Pendry Cincinnati](#). Pendry Hotels & Resorts is a member of Preferred Hotels & Resorts. For more information on Pendry Hotels & Resorts, follow @pendryhotels or visit www.pendry.com.

About NuovoRE

[NuovoRE](#) develops historic properties into transformative experiences through adaptive reuse. As a socially and environmentally conscious group, we utilize a hyper-local approach to creating culturally relevant destinations and economic benefits for the communities in which we work.

Media Contacts:

Pendry Hotels & Resorts Brand Contact:

Kacey Bruno, Vice President, Communications, (949) 715-6117
kacey.bruno@montage.com

Pendry Hotels & Resorts Media Contact:

Marrissa Mallory, J Public Relations, (619) 255-7069
mmallory@jpublicrelations.com

PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: 7/2/2021

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the DD-C Zone District to the DD-A Zone District.

Location of Property (Street Address): 200-218 SIXTH STREET, 600-610 MAIN STREET

Area Contained in Property (Excluding Streets): 0.4396 ACRES

Present Use of Property: OFFICE, RETAIL

Proposed Use of Property & Reason for Change: HOTEL

Property Owner's Signature: Mike Everett

Name Typed: Michael Everett

Address: 11711 Princeton Pike Ste 341 #189, Cincinnati, OH 45246 Phone: 720-232-6838

Agent Signature: 

Name Typed: Andreas Lange, AIA, PWWG Architects

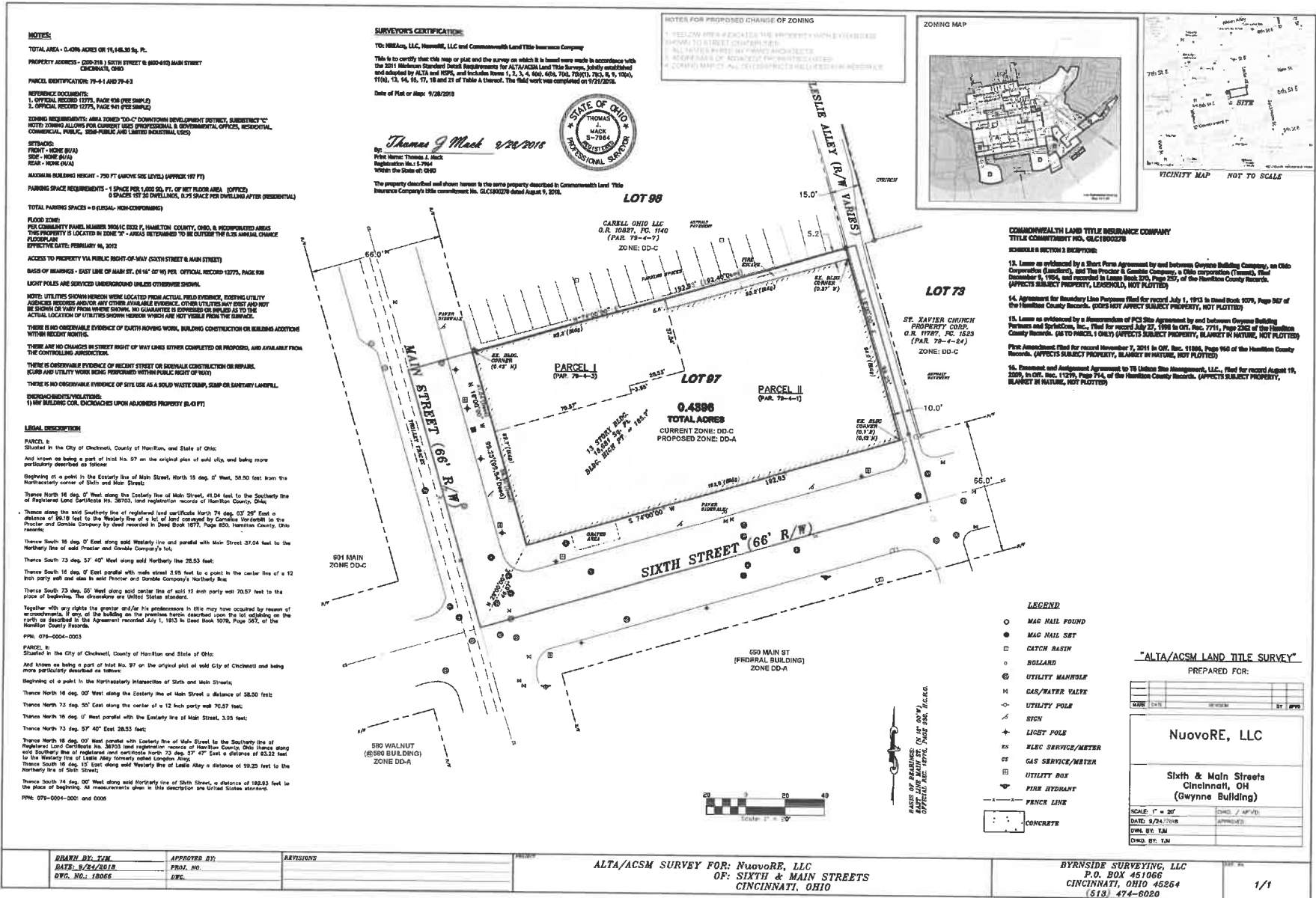
Address: PWWG, 1432 Elm, Unit 1A, Cincinnati, OH 45220 Phone: 513.762.0289

Please Check if the Following Items are Attached

Application Fee

Copies of Plat X

Copies of Metes and Bounds





July 27, 2021

Mr. James Weaver, AICP
Senior City Planner
Department of City Planning and Engagement
805 Central Avenue
Suite 720
Cincinnati, OH 45202

Dear Mr. Weaver,

I have received your notice of Virtual Public Staff Conference regarding the proposed changes to zoning for 602 Main Street, Cincinnati, OH 45202. Unfortunately, I am unable to participate in the meeting.

I would like to be on record as supporting this change to further progress the redevelopment of the Gwynne Building. We believe that the reuse to a hotel will support the need for accommodations for Broadway touring companies, nationally recognized performing artists, and visitors to the Aronoff Center for the Arts. We encourage City staff and surrounding neighbors to advance this request as it will add to the vibrancy of the Main Street area.

Sincerely,

A handwritten signature in cursive script that reads "Todd Duesing".

Todd Duesing
Vice President & Chief Operating Officer



September 1, 2021



Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

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.

Motion to Approve: Mr. Smitherman

Ayes:

Mr. Juech
Mr. Smitherman
Ms. McKinney
Mr. Eby
Mr. Stallworth
Mr. Samad

Seconded: Mr. Juech

THE CITY PLANNING COMMISSION

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

KKJ: jmw

Encl.: Staff Report, Ordinance

Date: September 15, 2021

To: Mayor and Members of City Council 202102755
From: Paula Boggs Muething, City Manager
Subject: ORDINANCE – HOLLISTER STREET TWO-WAY CONVERSION

Attached is an ordinance captioned as follows:

MODIFYING Title V, “Traffic Code,” of the Cincinnati Municipal Code by REPEALING Section 507-1-E8, “East Hollister Street, west from Auburn Avenue to Vine Street,” to convert the portion of East Hollister Street located between Auburn Avenue and Vine Street from a one-way street to a two-way street.

Stakeholders in the Mt. Auburn community requested the City convert East Hollister Street between Vine Street and Auburn Avenue from a one-way street to a two-way street as outlined in the Auburn Avenue Corridor Strategic Development Plan. City Planning Commission approved the change on June 18, 2021.

The Administration recommends passage of the attached ordinance.

cc: John S. Brazina, Director, Transportation and Engineering

City of Cincinnati

JRS

AWB

An Ordinance No. _____ - 2021

MODIFYING Title V, “Traffic Code,” of the Cincinnati Municipal Code by **REPEALING** Section 507-1-E8, “East Hollister Street, west from Auburn Avenue to Vine Street,” to convert the portion of East Hollister Street located between Auburn Avenue and Vine Street from a one-way street to a two-way street.

WHEREAS, Cincinnati Municipal Code Section 507-1-E8, “East Hollister Street, west from Auburn Avenue to Vine Street,” requires traffic to move in a westbound direction on the portion of East Hollister Street located between Auburn Avenue and Vine Street; and

WHEREAS, stakeholders in the Mount Auburn community requested the City convert the portion of East Hollister Street from a one-way street to a two-way street, consistent with the recommendations of the *Auburn Avenue Corridor Strategic Development Plan (2017)* approved by City Council; and

WHEREAS, the City Planning Commission, having the authority to approve the change in use of streets, approved the conversion of the portion of East Hollister Street located between Auburn Avenue and Vine Street from a one-way street to a two-way street at its meeting on June 18, 2021; and

WHEREAS, Council considers the conversion of the portion of East Hollister Street located between Auburn Avenue and Vine Street from a one-way street to a two-way street 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 Section 507-1-E8, “East Hollister Street, west from Auburn Avenue to Vine Street,” of the Cincinnati Municipal Code is hereby repealed.

Section 2. That the proper City officials are hereby authorized to take all necessary and proper actions to carry out the provisions and intent of this ordinance, including the fabrication and installation of street signage in accordance with the Department of Transportation and Engineering’s policies and procedures.

Section 3. That this ordinance shall take effect and be in force from and at the earliest period allowed by law.

Passed: _____, 2021

John Cranley, Mayor

Attest: _____
Clerk



Greg Landsman
Councilmember

202102773

September 13th, 2021

MOTION

Finding Sensible Solutions to the Operation of Plasma Centers in Already-Vulnerable Communities

We move that the Administration look into the potential of updating Cincinnati's zoning code to allow for sensible limitations on where plasma centers are able to operate* in recognition of decades of research showing the industry's unfortunate history of exploiting financially insecure neighborhoods and at-risk populations.¹ We further move that these findings and ensuing recommendations are reported back to Council as soon as possible, so to allow us to move forward with doing our part to protect already-vulnerable populations from further harm.

STATEMENT

There are health risks to donating plasma.

Short-term — fatigue, stress, poor nutrition, anemia, and passing out (some regular donors report passing out while driving) — and long-term — plasma donors frequently have fewer proteins in their blood (putting them at risk for liver and kidney disorders) and many plasma centers use sodium citrate in the donation process (which can lead to depleted calcium levels and other serious health-care issues).²

Because of these risks, the plasma industry is highly regulated in other countries.

In every other place in the world, you're only allowed to donate fortnightly and are banned from giving plasma more than once a week out of concerns for donors' health.³ In the U.S., people can permit up to two plasma donations a week, every week, despite health concerns. Despite this, for-profit centers often talk up the safety of donating so that many donors assume they are partaking in a "safety guaranteed" way of making money.

The lack of regulations for the plasma industry in our country makes it financially beneficial for plasma centers to give high-cash incentives to those willing to donate more often (despite the danger to their health),⁴ who they can reliably find in more financially-disadvantaged neighborhoods.

¹ <https://www.nytimes.com/2019/02/01/sunday-review/blood-plasma-industry.html>

² <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3001115/>

³ <https://www.theatlantic.com/health/archive/2014/05/blood-money-the-twisted-business-of-donating-plasma/362012/>

⁴ <https://www.theatlantic.com/business/archive/2018/03/plasma-donations/555592/>

* (eg. similar to the specific zoning codes created for adult clubs)

City of Cincinnati



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Greg Landsman
Councilmember

According to a study that examined 40 years of data collection on plasma centers across the country, plasma companies disproportionately locate their collection centers in more destitute neighborhoods — where populations of people may be so desperate for fast cash they put themselves at risk of illness (*if* they are even told of the risks) — with a researcher even commenting, “They’re surgically placing these.”⁵ And while there are technical requirements for donors (such as disallowing donations from those who are homeless, alcoholic, addicted to drugs, or have suffered head injuries), statistics show that many of these folks in at-risk populations are able to circumvent the onboarding process; in a study of over 700 folks experiencing addiction due to intravenous drug use, 27.1% had donated blood or plasma, and 82.2% of those folks donated after they had started using intravenous drugs.

Considering the well-documented risk to already-vulnerable populations when plasma donation centers are placed in financially-disadvantaged neighborhoods, we believe Administration should look into any potential zoning changes that could sensibly restrict the operation of plasma centers to certain areas.

Councilmember Greg Landsman

Note: This issue is was brought to our attention by community-members in East Westwood, who are concerned about a plasma center being opened directly across the street from a child care center and near existing identified “hot spots” for gun-violence.

⁵ <http://chrp.org/wp-content/uploads/2019/01/PFC-presentation-web-version.pdf>

Additional Sources:

- <https://www.businessinsider.com/plasma-donation-industry-vulnerable-health-2021-3>
- https://www.salon.com/2017/12/14/medical-companies-are-making-money-from-poor-peoples-blood_partner/
- https://www.universitystar.com/opinions/plasma-donation-centers-exploit-college-students-and-the-poor/article_1311e7af-c0ba-5e88-b970-fe78e1d445f.html
- <https://www.chicagotribune.com/news/ct-xpm-2008-11-19-081118058e-story.html>
- <https://pubmed.ncbi.nlm.nih.gov/1969502/>

September 28, 2021

202102781

TO: Economic Growth and Zoning Committee

FROM: Paula Boggs Muething, City Manager

SUBJECT: Presentation – Zone Change at 4325 - 4329 Red Bank Road in Madisonville

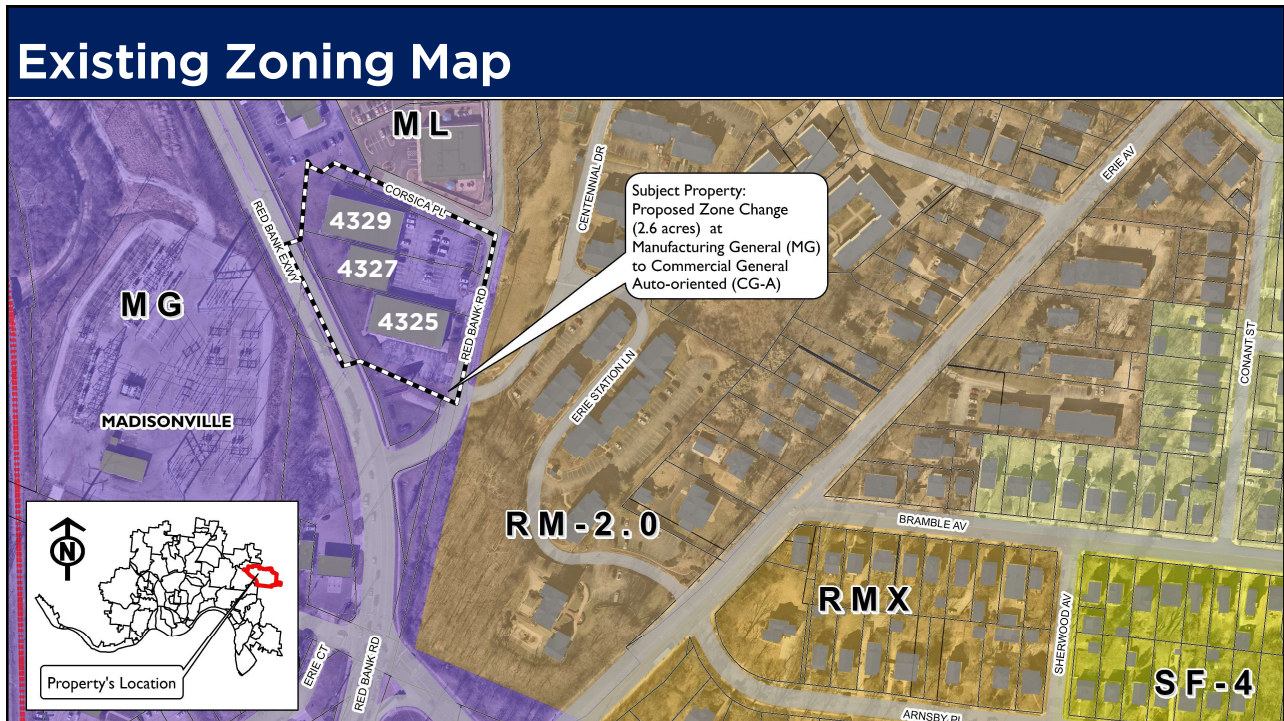
Attached is the presentation for a proposed Zone Change at 4325 - 4329 Red Bank Road in Madisonville.

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

Proposed Zone Change at 4325-4329 Red Bank Road in Madisonville

Economic Growth & Zoning Committee | September 28, 2021

1



2

Zone Change Request



View from Red Bank Road, facing westward



View from Red Bank Expressway and Red Bank Road, facing northward

- **June 2021** - Applicant requested a zone change to allow mixed-uses at the subject property, in keeping with the community needs and corridor growth.
- No new development.

3

Zoning Districts Studied

Manufacturing Limited

(ML)

Zoning district immediately adjacent to the subject property.

Some commercial uses, including retail sales are limited (square footage).

Commercial General Auto-oriented

(CG-A)

Permits retail sales 5,000 sq. ft or more and daycare uses.

Increases extent of existing nearby CG-A

Concentrates commercial density along Red Bank Expressway, a major commercial corridor

Permits retail sales and a daycare nearby a Growth Opportunity area, (Plan Cincinnati [2012])

4

Coordinated Site Review

July 2021: Preliminary Design Review

- **To move the project forward**, a Zone Change identified as required, from the existing Manufacturing General (MG) zoning district
- **Engagement recommendation** was made to the applicant to get feedback from the Madisonville Community Council (MCC)
 - *Petitioner had already begun engagement coordination efforts with MCC and Madisonville Community Urban Redevelopment Corporation (MCURC).*

5

Public Comment and Engagement

1. **Presentation** of proposal to the MCC on July 15, 2021
 - MCC vote of support
2. **Virtual Staff Conference** held on July 22, 2021
 - Support for the project
 - Questions/concerns about future use and potential for development at the subject property
3. **Letter of Support** received from MCURC on July 21, 2021 (Exhibit G)

6

Consistency with *Plan Cincinnati* (2012)

Compete Initiative Area

- **Goal 2:** “Cultivate our position as the most vibrant and economically healthiest part of our region.”
- **Strategy:** “Strategically select areas for new growth”



Map: *GO Cincinnati: Growth Opportunities Study for the City of Cincinnati*, Department of Community and Economic Development, September 2009

7

Conclusion

The proposed zone change is **consistent** with:

1. The existing surrounding built environment with regards to allowable uses, building scale, massing, and existing zoning districts.
2. *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the Goal to, “Cultivate our position as the most vibrant and economically healthiest part of our region.”
3. Permitted retail and daycare uses 5,000 sq. ft. or more.

8

Recommendation

The City Planning Commission recommends that City Council take the following action:

APPROVE the proposed zone change from Manufacturing General (MG) to Commercial General - Auto oriented (CG-A) at 4325-4329 Red Bank Road in Madisonville.

September 28, 2021

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager

202102802

Subject: Presentation – Amendment to DD Map 1411-05

Attached is the presentation for an amendment to Downtown Development (DD) District Map 1411-05: Downtown Use Subdistrict Overlay Map for the Economic Growth & Zoning Committee.

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



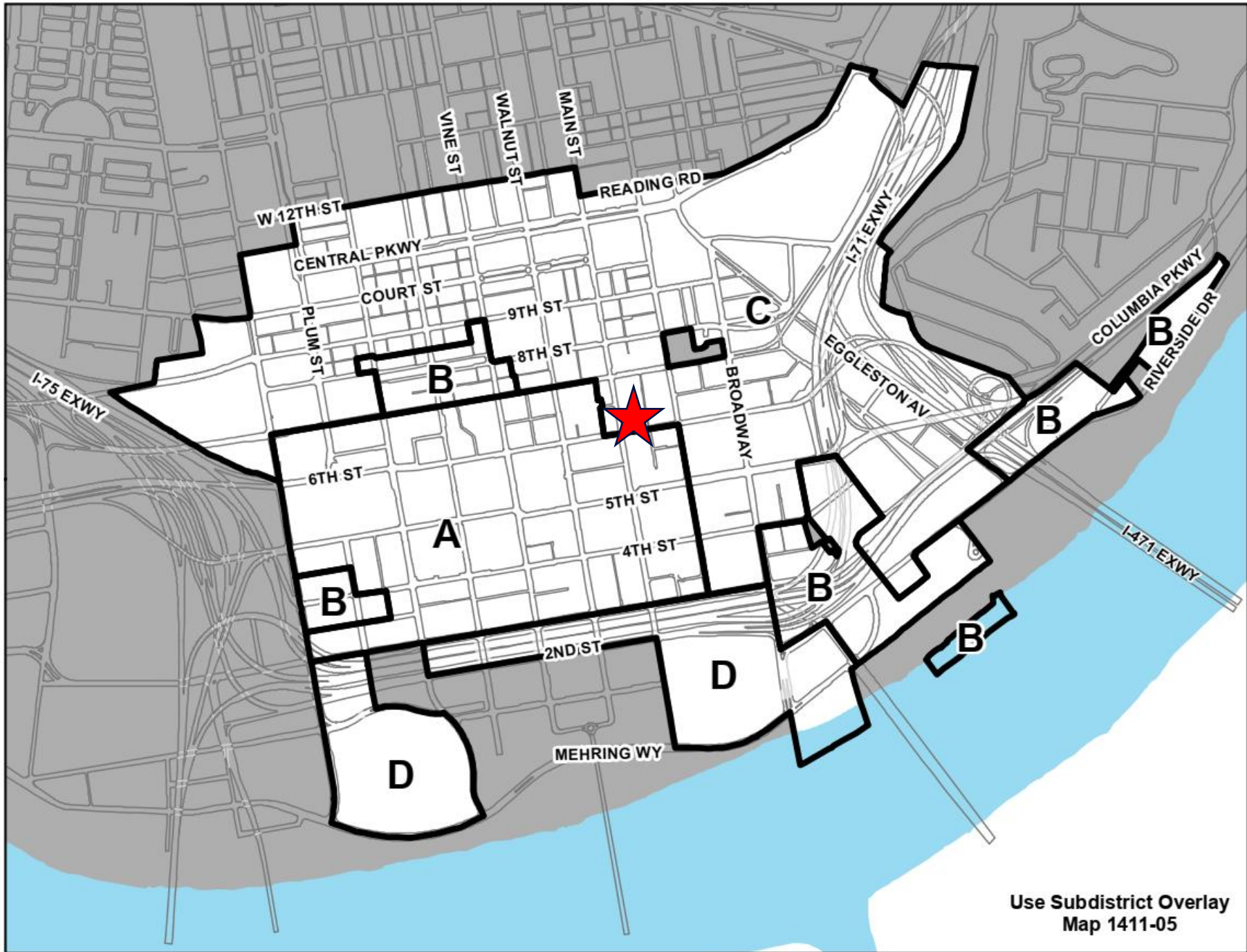
PROPOSED MODIFICATION TO DOWNTOWN USE SUBDISTRICT OVERLAY MAP 1411-05

Economic Growth & Zoning Committee | September 28, 2021

BACKGROUND

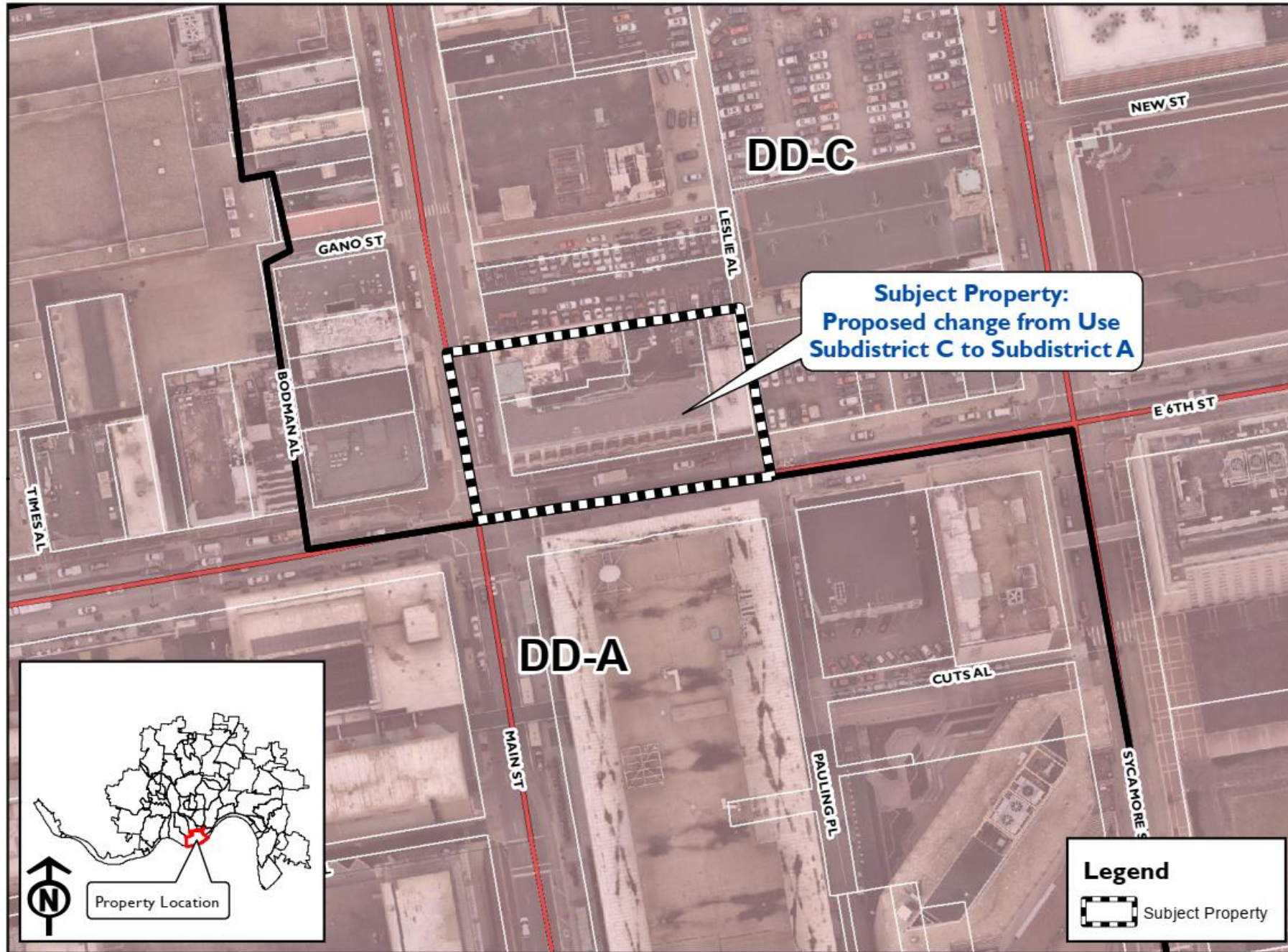
- On November 30, 2020 – Cincinnati Council approved tax abatements for the renovation of the Gwynne Building, located at 602 Main Street into a hotel
 - The Pendry Cincinnati, planned to open in 2023
- Located in the Downtown Use Subdistrict DD-C: Downtown Support
 - Within the Main Street Local Historic District
- The DD-C: Downtown Support Use Subdistrict does not permit hotels





Use Subdistrict Overlay
Map 1411-05

Proposed Changes to Cincinnati Zoning Code: Table I41 I-05 at 602 Main Street in the CBD



PROPOSAL

- The applicant is requesting a change to Downtown Development Use Subdistrict Map 1411-05 from DD-C to DD-A to permit the use of a hotel at 602 Main Street (The Gwynne Building)
 - ~167 rooms
 - 6,500 square feet of meeting space, including 3,000 square foot ballroom, 9,500 square feet of renovated ground floor retail space
 - Fitness center
 - Lounges, restaurant, rooftop beer garden and café
 - ~ \$54,000,000 investment

PUBLIC COMMENT

- Notices sent to property owners within a 400-foot radius and Downtown Residents Council (DRC)
- Letter of support from Downtown Residents Council
- Virtual Staff Conference held on August 2, 2021
 - Members of the applicant team and City Staff
 - Two members of the public who were in support
 - One question about the difference between DD-C and DD-A

CONSISTENCY WITH *PLAN CINCINNATI* (2012)

SUSTAIN INITIATIVE AREA

- **Goal 2:** Preserve our natural and built history”
- **Strategy:** “Preserve out built history”

CONCLUSIONS

- Cincinnati City Council has approved tax abatements for a hotel at this location
- The uses and development standards of the DD-A district are compatible with the surrounding uses and built environment of 602 Main Street
- The Downtown Residents Council supports this change
- The recommended modification to Downtown Use Subdistrict Overlay Map 1411-05 is consistent with *Plan Cincinnati* (2012)

RECOMMENDATION

The City Planning Commission recommends that City Council take the following action:

APPROVE the modification to Downtown Use Subdistrict Overlay Map 1411-05 to change the permitted uses of 602 Main Street from Subdistrict C – Downtown Support (DD-C) to Subdistrict A – Downtown Core (DD-A) in the Central Business District