

Honorable City Planning Commission  
Cincinnati, Ohio

October 20, 2023

**SUBJECT:** A report and recommendation on a proposed zone change and a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #73 (PD-73), Medpace to include additional property and revise the Concept Plan and Development Program Statement.

**GENERAL INFORMATION:**

**Owner:** Medpace Inc.  
5375 Medpace Way  
Cincinnati, OH 45227

**Applicant:** Brandstetter Carroll Inc.  
308 E. Eight Street  
Cincinnati, OH 45202

**Developer:** Skanska  
201 E. 5<sup>th</sup> Street, Suite 2020  
Cincinnati, OH 45202

**Request:** The City Planning Commission will review a proposed zone change and a Major Amendment to the Concept Plan and the Development Program Statement for Planned Development #73 (PD-73), Medpace, in Madisonville.

**ATTACHMENTS:**

Provided in addition to this report are:

- Attachment A – Location Map
- Attachment B – Site Plans
- Attachment C – Site Plan
- Attachment D – Zoning Plat
- Attachment E – Major Amendment to Concept Plan and Development Program Statement
- Attachment F – Addendums to Development Program Statement
- Attachment H – Coordinated Site Review Letter
- Attachment I – Letter of Support from the Madisonville Community Council
- Attachment J – Legal description

**BACKGROUND:**

In 2015, the City Planning Commission recommended approval of a change in zoning to City Council to create Planned Development #73 (PD-73, Medpace). City Council approved the zone change, Concept Plan, and Development Program Statement as Ordinance 320-2015 on October 7, 2015. An additional 3.002 acres were added to the Planned Development by way of a Major Amendment to the Concept Plan and Development Program Statement in 2017 (Ordinance 000-2017).

A Final Development Plan was filed for each portion of the approved Concept Plan that the petitioner proposed to construct. Since the establishment of the Planned Development, the City

Planning Commission reviewed and approved six Final Development Plans between May 2016 and December 2019. Since these approvals, an additional 1.859 acres of land south of Hetzel Street has been acquired, which the petitioner is requesting to add to PD-73.

**ADJACENT LAND USE AND ZONING:**

- North:** Single-family Residential (SF-10); School and single-family residential
- East:** Residential Multi-family (RM-1.2) and T3 Neighborhood (T3N); Church, multi-family residential, and single-family residential
- West:** Commercial General-Auto (CG-A) and PD-45; Mixed-use development including residential and office
- South:** Commercial General-Auto (CG-A), Manufacturing General (MG), and Residential Multi-family (RM-2.0); Hotel, light manufacturing, multi-family residential, and single-family residential

**DESCRIPTION OF PROJECT AND PROPOSED CHANGES TO CONCEPT PLAN:**

The applicant, Brandstetter Carroll, Inc., is asking the City Planning Commission to consider a Major Amendment to the Concept Plan and Development Program Statement to expand the boundary of PD-73, set the development parameters of the expansion area, and revise the existing development parameters. The expansion includes 1.859 acres on the south side of Hetzel Street, 5401 Hetzel Street, Lot 14, to construct a future office building (Building 600) for the Clinical Pharmacology Unit. Building 600 will have two-stories and a basement with 70,000 square feet.

Also, the existing office building, building 300, 5340 Hetzel Street, Lot 4a and 13, will be demolished and a new larger building will be built featuring a new plaza and green space. In addition to the proposed new Building 300, a future parking garage is proposed on the existing surface parking lot north of Covington Street and west of Stewart Avenue, lot G3; it will contain 1,300 parking spaces. The applicant also proposes removal of fuel sales as a permitted use.

**§ 1429-12 AMENDMENTS TO A PLANNED DEVELOPMENT CONCEPT PLAN:**

The Cincinnati Zoning Code allows for amendments to a Concept Plan. Amendments that change the uses allowed or change the density of the development by more than ten percent must be approved by the City Planning Commission and Council as a zoning map amendment. Concept Plans may be amended as follows:

*(a) Minor Amendments.* The Director of City Planning may approve minor amendments provided that they do not change building heights by more than ten percent, floor area by more than five percent, decrease parking spaces by more than ten percent or allow buildings or accessory uses closer to the perimeter property lines.

*(b) Major Amendments.* Amendments to any Concept Plan other than a minor amendment must be approved by the City Planning Commission. Amendments that change the uses allowed or change the density of the development by more than ten percent require approval of the City Planning Commission and Council as a zoning map amendment.

A Major Amendment to the Concept Plan and the Development Program Statement has been requested for approval to expand the boundary of the PD along the south side of Hetzel Street, construct two new offices buildings and the removal of fuel sales as a permitted use.

**§ 1429-13 FINAL DEVELOPMENT PLAN:**

Pursuant to §1429-13, a Final Development Plan must be submitted for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and the Planned Development (PD) designation by City Council. Separate Final Development Plans will be filed for review by the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop; it must substantially conform to the approved Concept Plan and Development Program Statement.

**§ 1429-16 CONCURRENT APPROVAL OF CONCEPT PLAN, DEVELOPMENT PROGRAM STATEMENT AND FINAL DEVELOPMENT PLAN:**

The City Planning Commission may review and approve the Concept Plan, Development Program Statement and the Final Development Plan concurrently, provided that the applicant meets the submission requirements of both the Concept Plan and the Final Development Plan. The Planning Commission's approval of the Final Development Plan is contingent on the applicant obtaining City Council's approval of the Planned Development map amendment without changes. Consideration of the Final Development for this portion of the Concept Plan is **Item X** on the October 20, 2023 City Planning Commission Agenda.

**PUBLIC COMMENT AND NOTIFICATION:**

The Department of City Planning and Engagement held a virtual public staff conference on the proposed Major Amendment to the Concept Plan and the Development Program Statement on August 22, 2023. Notice of the public staff conference was mailed out 14 days in advance to property owners within 400-feet of the boundary of PD-73, as well as the Madisonville Community Council. Notice was also posted on the Department of City Planning and Engagement's Facebook and X (formerly known as Twitter) accounts. A website was also created with more information about the proposed project. In addition to the applicant, only two community members attended to learn more about the proposal. The Madisonville Community Council submitted a letter of support (Attachment I).

**COORDINATED SITE REVIEW:**

The applicant participated in the City's Coordinated Site Review (CSR) process in June 2023. The CSR process is designed to help developers identify any regulatory conditions that may affect their project. That meeting addressed the proposed Major Amendment. The CSR letter to the petitioner with City Department feedback is included as **Exhibit X**; it outlines additional requirements needed to be met before permits are obtained. The petitioner has continued working with the various City departments to address their requirements. The CSR team will review plans for each Final Development Plan that is submitted. The final CSR letter is attached (Attachment H).

**CITY PLANNING COMMISSION ACTION:**

According to Section §1429-11(a) of the Cincinnati Zoning Code, City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;

*The proposal is consistent with the Compete Initiative Area of Plan Cincinnati (2012). It is compatible with the approved surrounding development as it is bound in part by commercial*

*and residential uses.*

2. The PD 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;

*The Concept Plan and the Development Program Statement propose a design that allows for a mix of uses; the site can be maximized by taking advantage of the MG zoning area allowing more freedom to continue the expansion developing new office space in character of other buildings within the Medpace campus.*

3. Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement;

*The property, if allowed to expand the boundary to the south on Hetzel Street by including the MG Manufacturing General Zoning District, would allow expansion for Medpace to include additional office development in the PD.*

4. The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design and building location.

*All aspects are covered in the Concept Plan and Development Program Statement as submitted, including insight from the CSR letter in Attachment H.*

### **ANALYSIS:**

The staff of the Department of City Planning and Engagement supports the proposed Major Amendment to the Concept Plan and the Development Program Statement for the next expansion of PD-73, Medpace. PD-73 was originally approved in 2015 and since that time has successfully developed a former light manufacturing site with new commercial uses such as office, hotel and restaurant. The proposed amendment is a continuation and expansion of these uses and includes the necessary elements of Section 1429-09- Concept Plan and Development Program Statement.

Medpace makes a positive contribution to the economy and tax base of the City of Cincinnati. Their company is expanding at a fast pace to continue their contribution to the pharmaceutical industry through this \$265,000,000 investment.,

Medpace has fostered a good relationship with their neighbors in the Madisonville Community. Each expansion has incorporated feedback from the community, included sufficient parking, and the development has not had a negative impact on the existing built character of the Madisonville Community.. The proposal is consistent with *Plan Cincinnati* (2012).

### **CONSISTENCY WITH PLANS:**

*Plan Cincinnati* (2012)

The proposed Major Amendment is consistent with the Compete Initiative Area as it meets the strategy to “grow our own” by focusing on retention, expansion and relocation of existing businesses (page 104) and the strategy to “Target investment to geographic areas where there is already economic activity” (page 115).

Supporting the expansion of the Medpace campus is crucial for the retention and expansion of this existing business. This also helps target additional investment where there is already economic activity at the intersection of Red Bank Expressway and Madison Road in Madisonville.

**DIVERSITY AND ECONOMIC INCLUSION:**

400 Medpace LLC is committed to achieving 20% diverse business participation (which will include MBE, WBE, and SBE in aggregate). They are also conducting outreach efforts, including trade contractor events, in order to achieve this goal.

**FINDINGS:**

It is the opinion of the staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement for PD-73 is in compliance with the requirements of §1429-12 - Amendments to a Planned Development Concept Plan of the Cincinnati Zoning Code. The proposal is consistent with the purpose of the Planned Development District Regulations. The applicant has successfully met all basic requirements of the Planned Development District. The Major Amendment will not negatively impact the existing character of the surrounding area.

**CONCLUSIONS:**

The staff of the Department of City Planning and Engagement supports the proposed Major Amendment to the Concept Plan and Development Program Statement for the expansion and future development of Medpace in PD-73 as per Section 1429-11(a) as it is addressed on pages 3-4 of this report and for the following reasons:

1. This was a logical transition from Manufacturing uses to Planned Development with new commercial uses such as office, hotel and restaurant uses within the city.
2. Supporting the expansion of the Medpace campus is crucial for the retention and expansion of this existing business.
3. This helps target additional investment where there is already economic activity at the intersection of Red Bank Expressway and Madison Road in Madisonville.
4. The proposal for the Medpace expansion will not negatively impact the existing character of the surrounding area;
5. The proposal will provide additional high paying jobs, increase the tax base, and assist the economy with the \$265,000,000 investment in the City;
6. The proposal is supported by the Madisonville Community Council; and
7. The proposal 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 proposed change in zoning for the south side of Hetzel Street, 5401 Hetzel Street, Lot 14, from Manufacturing General (MG), to PD-73 finding that the proposal satisfies as outlined in §1429-11 as outlined in this report on pages 2-5 and;

2. **APPROVE** the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #73, Medpace, as amended and outlined in this report and;
3. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 5 of this report.

Respectfully submitted:



Caroline Hardy Kellam, Senior City Planner  
Department of City Planning and Engagement

Approved:



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