



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda

### Equitable Growth & Housing

*Chairperson, Mark Jeffreys*  
*Vice Chair, Victoria Parks*  
*Councilmember, Meeka Owens*  
*Councilmember, Jeff Cramerding*  
*Councilmember, Anna Albi*  
*Vice Mayor, Jan-Michele Kearney*  
*Councilmember, Scotty Johnson*  
*Councilmember, Seth Walsh*  
*Councilmember Evan Nolan*

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Tuesday, October 7, 2025

1:00 PM

Council Chambers, Room 300

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### PRESENTATIONS

#### Delinquent Tax Relief Program Update

Jill Schiller, Hamilton County Treasurer

#### Proposed Major Amendment to Planned Development PD #79, Uptown Gateway in Avondale

Jesse Urbancsik, Senior City Planner

#### Proposed Zone Change to Planned Development at 3425 Burnet Avenue in Avondale

Gabrielle Couch, City Planner

### AGENDA

#### Start of Public Hearing

1. [202501861](#) **PRESENTATION** submitted by Mark Jeffrey regarding Delinquent Tax Relief Tax Program.  
Sponsors: Jeffreys  
Attachments: [Presentation](#)
2. [202501821](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 10/7/2025, regarding a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.  
Sponsors: City Manager  
Attachments: [Transmittal](#)  
[Presentation](#)

3. [202501681](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/10/2025, **APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 79, "Uptown Gateway," to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, "Commercial Community Auto," RM-0.7, "Residential MultiFamily," OG, "Office General," ML, "Manufacturing Limited," and IR, "Institutional Residential," zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood. (Subject to the Temporary Prohibition List <<[<<https://www.cincinnati-oh.gov/law/ethics/city-business>>](https://www.cincinnati-oh.gov/law/ethics/city-business)>>).
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Attachment A](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)
4. [202501826](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 10/7/2025, regarding the rezoning property at 3425 Burnet Avenue in Avondale from RMX-T "Residential Mixed" and CN-M-T "Commercial Neighborhood Mixed" to Planned Development District No. 105.
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)  
[Presentation](#)
5. [202501606](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, "Residential Mixed Transportation Corridor," and the CN-M-T, "Commercial Neighborhood Mixed - Transportation Corridor," zoning districts to Planned Development District No. 105.
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Attachment I](#)  
[Attachment II](#)  
[Attachment III](#)  
[Attachment IV](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)

**End of Public Hearing**

## ADJOURNMENT

# Delinquent Tax Relief Program



## Partners



## Program Goals

- ✓ Eliminate delinquent property taxes for over 200 homeowners
- ✓ Preventing foreclosure + fresh start for 2026
- ✓ Supporting long-term financial health
- ✓ Remove barriers to accessing home repair programs and other housing opportunities



# Delinquent Tax Relief Program



## Criteria

- Reside in the City of Cincinnati
- Live in an owner-occupied single- or two-family home
- Market value \$100,000 or less
- Owe \$10,000 or less

## Process

- Mail letters to eligible homeowners
- Apply through WIN
- Participate in financial counseling and make 1/5 payment into escrow account
- Sell tax lien to HC Landbank for discounted rate
- Write off remaining debt

## Results

- 250 letters mailed
- Contact from 60 homeowners
- 20 undeliverable
- Total debt approx. \$760,000
- Scheduled to eliminate \$230,000 so far

# Delinquent Tax Relief Program



Neighborhood	Total by Neighborhood	Amount Owed	Responses
South Fairmount	32	\$ 76,572.48	6
East Price Hill	29	\$ 90,272.59	6
Westwood	19	\$ 55,996.43	3
West Price Hill	18	\$ 64,094.29	2
Avondale	17	\$ 56,569.11	4
North Fairmont	13	\$ 37,092.27	3
Bond Hill	12	\$ 45,778.71	5
Carthage	12	\$ 42,670.11	
Evanston	11	\$ 38,709.21	4
Riverside	10	\$ 21,211.98	3
Sedamsville	10	\$ 11,768.48	1
East Westwood	8	\$ 15,809.78	2
College Hill	6	\$ 16,656.58	
Kennedy Heights	6	\$ 26,630.59	1
South Cumminsville	6	\$ 17,381.88	
Spring Grove Village	5	\$ 16,430.83	
Lower Price Hill	4	\$ 14,159.06	1

Neighborhood	Total by Neighborhood	Amount Owed	Responses
Northside	4	\$ 16,769.24	2
Hartwell	3	\$ 12,217.18	1
Sayler Park	3	\$ 8,399.23	
Walnut Hills	3	\$ 11,366.65	1
West End	3	\$ 9,753.60	1
East End	2	\$ 7,600.44	
Madisonville	2	\$ 9,518.53	1
Millvale	2	\$ 3,383.19	2
Mt Airy	2	\$ 4,833.09	
Clifton	1	\$ 5,442.07	1
Linwood	1	\$ 5,406.52	1
Mt Auburn	1	\$ 2,503.15	
Mt Washington	1	\$ 4,354.17	
North Avondale	1	\$ 2,088.87	
Over the Rhine	1	\$ 3,587.97	
Roselawn	1	\$ 3,742.52	

# Addressing Property Tax Issues



1. **Expanding the Homestead Program:** Raising the income threshold for qualification to allow more seniors and disabled Ohioans benefit
2. **Eliminating the Non-Business Tax Credit and Expanding the Owner-Occupancy Credit:** Refocusing tax benefits towards owner-occupied residential properties - rather than non-residential or for-profit entities
3. **Limiting Revenue Growth Due to Reappraisal Changes:** Placing a cap on how much school districts can increase property tax revenue as a result of rising valuations
4. **Creating a Menu of Targeted Relief Options:** Offering deferrals, credits, and abatements based on a resident's long-term ability to pay

**October 7, 2025**

TO: Members of the Equitable Growth & Housing Committee

FROM: Sheryl M. M. Long, City Manager

SUBJECT: Presentation – Ordinance for the Major Amendment to PD-79, “Uptown Gateway”  
in Avondale

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Attached is the presentation for a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

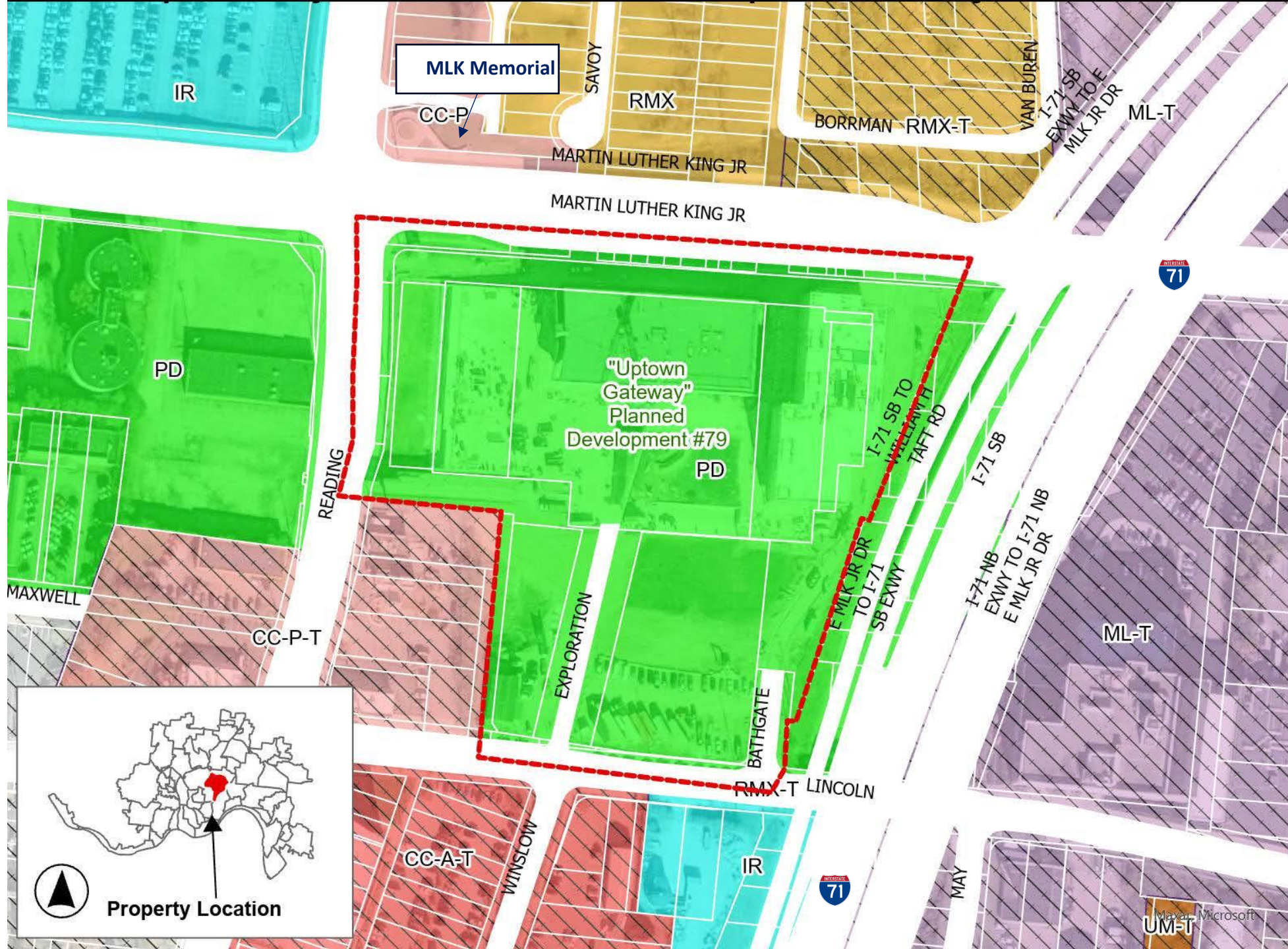
cc: Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement



# **Proposed Major Amendment to Planned Development PD #79, Uptown Gateway, in Avondale**

Equitable Growth and Housing Committee  
**October 7, 2025**









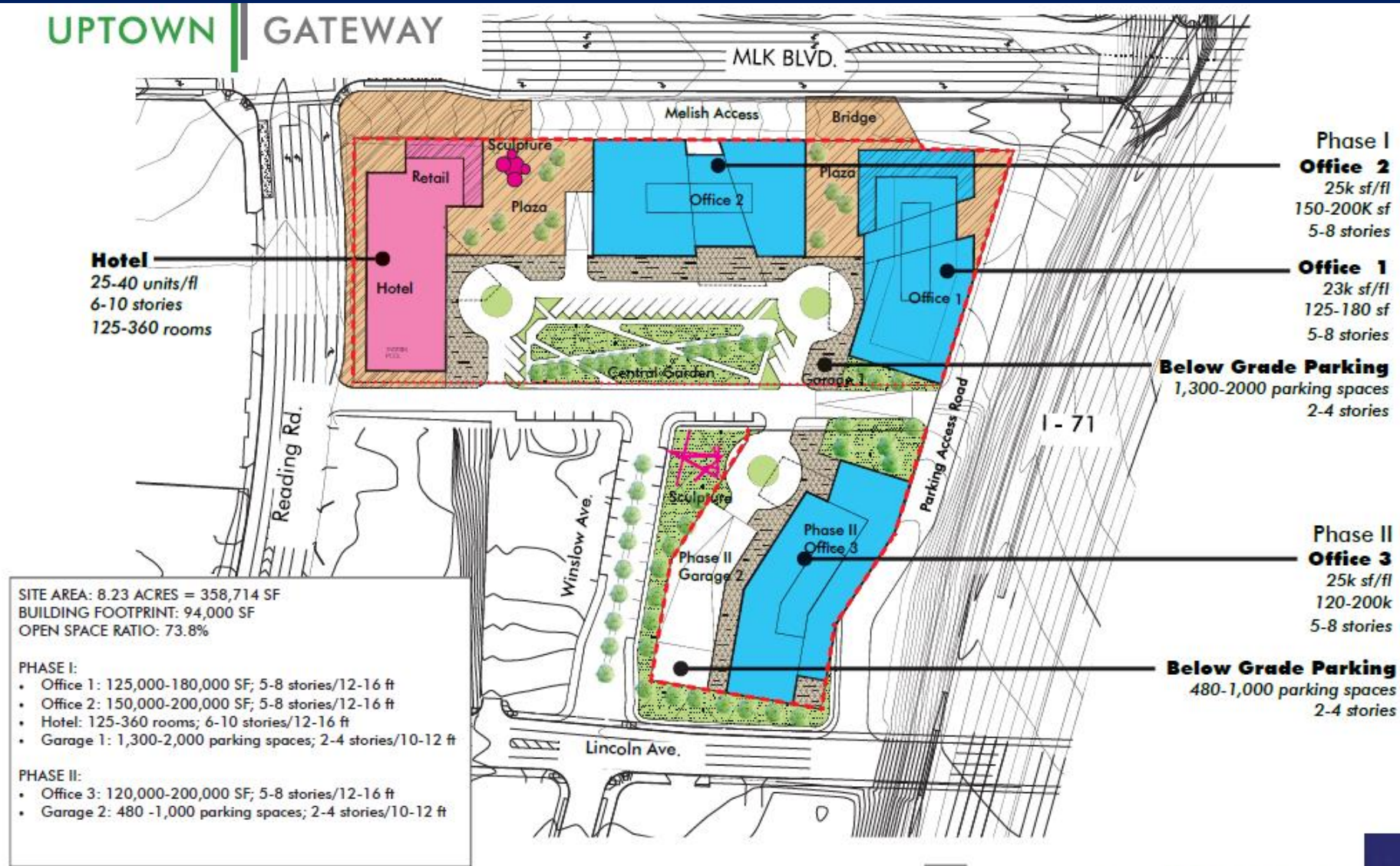
# Request

## **Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC is requesting the following:**

- Major Amendment to PD-79
- Update the permitted uses
- Concurrent Final Development Plan Approval (Item 5)
  - §1429-16 Concurrent Approval of Concept Plan, Development Program Statement and Final Development Plan



# Concept Plan



# Community Engagement

## Staff Conference

- September 3, 2025 via Zoom
  - Applicant + City staff in attendance
- Mailed Notification for City Planning Commission
  - Property owners within 400' of subject property
  - Avondale Community Council

## City Planning Commission – 9/5/25



### Department of City Planning & Engagement

Notice of a Virtual Public Staff Conference and City Planning Commission on a Proposed Major Amendment to Planned Development #79

Please be advised of the following upcoming meetings. You have received this notice because you are either the applicant, Community Council, or own property within 400 feet of the proposed amendment.

**Subject:** Proposed Major Amendment to Planned Development #79, "Uptown Gateway" for Use Changes in Avondale

**Location:** 3020-3090 Exploration Avenue, Cincinnati, OH 45206  
**Applicant:** Terrex Development & Construction

#### Public Staff Conference:

**Date:** Wednesday, September 3<sup>rd</sup>, 2025  
**Time/Location:** 4:00pm via Zoom

#### City Planning Commission:

**Date:** Friday, September 5, 2025  
**Time/Location:** 9:00am in City Hall Chambers or via Zoom

To register for the meeting and for more information: <https://www.cincinnati-oh.gov/planning/projects/active/>

Any written statement to the Department of City Planning and Engagement is welcome. Please direct written statements, requests, and other communications to the office listed to the right:

Jesse Urbancsik, Senior City Planner  
Department of City Planning and Engagement  
805 Central Avenue, Suite 720  
Cincinnati, Ohio 45202  
513-352-4843 (Phone)  
[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov) (Email)

*The City of Cincinnati is committed to equal access during meetings and at facilities by providing reasonable accommodations for individuals with disabilities upon request.*

# Analysis

- Helps support the neighborhood business districts and surrounding commercial uses.
- Will allow for easier business attraction to the development and help retain existing tenants.
- Not changing the boundary of PD-79, building forms, parking, and open space requirements - simply changing the permitted uses.

# Consistency with Plan Cincinnati

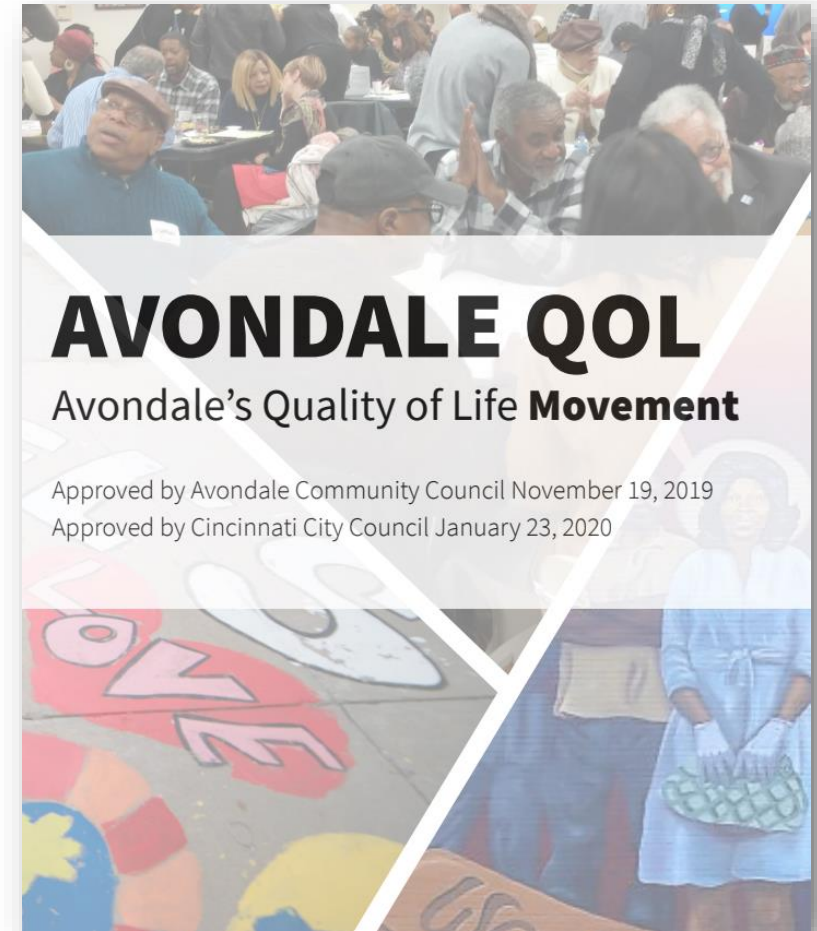
- **Compete Goal** “Cultivate our position as the most vibrant and economically healthiest part of our region.”
  - “Target investment to geographic areas where there is already economic activity” and to “strategically select areas for new growth”
- **Guiding Geographic Principle** “Focus revitalization on existing centers of activity.”
- **Guiding Geographic Principle** “Increase our population”
  - “Be aggressive and strategic in future growth and development”



# Consistency with Other Plans

## *Avondale Quality of Life Plan (2020)*

- “Youth in Avondale are connected with education, employment, and career opportunities and resources that will lead to gainful employment and prepare the future generation for a competitive workforce”
- “Residents have access to quality jobs at good local and regional businesses. Barriers to employment are addressed/removed”



# Recommendation

**City Planning Commission recommends City Council take the following action:**

- 1. ADOPT** the Department of City Planning and Engagement Findings; and
- 2. APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

September 10, 2025

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance – Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

202501681

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Transmitted is an Ordinance captioned:

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 79, “Uptown Gateway,” to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood.

The City Planning Commission recommended approval of the designation at its September 5, 2025, meeting.

Summary

Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC, has petitioned the City to approve a major amendment to the PD-79 concept plan and development program statement to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts.

The City Planning Commission recommended the following on September 5 2025, to City Council:

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

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

## **EMERGENCY**

**DBS**

**-2025**

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 79, “Uptown Gateway,” to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood.

WHEREAS, Uptown SEQ Holdings, LLC, owns or controls certain real property in the Avondale neighborhood located at 3020-3090 Exploration Avenue (“Property”), which property Council rezoned to Planned Development District No. 79 (“PD-79”), pursuant to Ordinance No. 280-2017 adopted on October 5, 2017; and

WHEREAS, the Property currently contains an underground parking structure, one six-story building consisting of approximately 185,000 square feet, one six-story building consisting of approximately 180,000 square feet, and a prepared building pad that is configured for a hotel use; and

WHEREAS, Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC, has petitioned the City to approve a major amendment to the PD-79 concept plan and development program statement to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts; and

WHEREAS, the proposed major amendment to the PD-79 concept plan and development program statement will not impact the existing physical attributes of the Property including the buildings, landscaping, parking, and other development associated with the Property and will afford greater flexibility for future uses on the Property to attract new business and retain existing tenants; and

WHEREAS, Section 1429-12(b) of the Zoning Code provides that changes in the uses allowed under an approved concept plan constitute a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on September 5, 2025 the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-79; and



WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-79 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-79 is in accordance with Plan Cincinnati (2012), and the "Compete" initiative area with the goals to "[c]ultivate our position as the most vibrant and economically healthiest part of our region" (p. 114) and "[t]arget investment to geographic areas where there is already economic activity" (p. 115); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-79 is in accordance with Goal 4 of the Avondale Quality of Life Plan (2020), that "[y]outh in Avondale are connected with education, employment, and career opportunities and resources that will lead to gainful employment and prepare the future generation for a competitive workforce" (p. 39) and Goal 6 that "[r]esidents have access to quality jobs at good local and regional businesses. Barriers to employment are addressed/removed" (p. 41); and

WHEREAS, Council considers the major amendment to the PD-79 concept plan and development program statement to be in the best interest of the City and the general public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning and Engagement and the Cincinnati Planning Commission's findings that the major amendment to Planned Development District No. 79 ("PD-79") further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the concept plan and development program statement for PD-79 are hereby amended to incorporate the concept plan amendment and development program statement amendment, attached hereto as Attachment A and incorporated herein by reference.

Section 3. That, to the extent the concept plan and development program statement for PD-79 are not amended herein, they shall remain in full force and effect.

Section 4. 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 to allow future and current tenants with the requisite certainty that they will be permitted to operate within the planned development and allow planning and discussion for other future uses and development to proceed.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

**AMENDMENT #1**  
**CONCEPT PLAN & DEVELOPMENT PROGRAM STATEMENT**  
**PLANNED DEVELOPMENT DISTRICT No. 79**  
**Located at**  
**SOUTHEAST CORNER OF READING RD & MLK BLVD**

**1. APPLICANT/PETITIONER:**

Uptown SEQ Holdings, LLC (via the developer, Terrex Uptown Investor, LLC "Developer")  
3200 Madison Road, Suite 2B  
Cincinnati, OH 45209

As may be subsequently assigned.

**2. SUMMARY OF REQUEST**

Applicant is requesting to amend the permitted uses within the approved City of Cincinnati Planned Development District No. 79 ("Development") that was previously approved by City of Cincinnati through Ordinance No. 280-2017 on or about October 5, 2017.

When originally approved, the Development was described as a "mixed-use" project and listed specific assets that were to be developed. This Amendment is intended to clarify the permitted uses within the Development to allow for the original vision to be successfully executed. The permitted uses for which Applicant seeks approval include office, research and development, laboratory, hotel, multifamily, retail, restaurant, entertainment, colleges, schools, parking and those uses specifically permitted under current City of Cincinnati zoning regulations for CC-A zoning districts as outlined in Section 1409-07, RM-0.7 zoning districts as outlined in Section 1405-05, Office General zoning districts as outlined in Section 1407-05, ML zoning districts as outlined in Section 1413-05 and IR zoning districts as outlined in Section 1417-03.

**3. PROJECT SUMMARY & PHASING**

When completed, the Proposed Development will include multiple buildings and below grade structured parking. Today, these buildings include an underground parking garage, one six-story building consisting of approximately 185,000 sft that is leased to UC (Digital Futures Building), one six-story building consisting of approximately 180,000 sft and a prepared building pad that is configured for a hotel concept, but this area could include or be utilized for other uses when developed. Future buildings within the Development will need to be approved through the Final Development Plan process with the City of Cincinnati.

**4. TIMING**

The major improvements in Phase I of the Development have been completed, as outlined above. Construction and development of future buildings and/or phases will continue as tenants/purchasers are identified for the remainder of the developable property within the Development.

**5. SITE PLAN & SUMMARY**

The Development is the initial project intended to be a large-scale, catalytic redevelopment of the area surrounding the new Martin Luther King Blvd. interchange with I-71 and has already resulted in large private and public investment. Generally, this area, including the Development, is currently being developed as the "Cincinnati Innovation District" ("CID") and will spur additional private and public investment in surrounding areas throughout the CID and Uptown neighborhoods.

The Development has and will continue to create a mixed-use, walkable environment where a mix of uses, a mix of types of users/industries and the other improvements in the CID are intended to create a place where research and innovation

is fostered among a diverse group of companies, people and institutions. Cincinnati is working to continue its work to be a place where companies come to spur innovation and to garner access to top-level talent and this Development is part of that effort.

The catalysts for this innovation ecosystem in Uptown include the existing institutions in the area that count Cincinnati Children's Hospital, Cincinnati Zoo & Botanical Garden, TriHealth, University of Cincinnati and UC Health among its constituents. This synergy between the Development's users, CID users/occupants and the neighborhood anchor institutions will catalyze both development and job growth in the Uptown area.

The site plan for the Development was previously approved and subsequent improvements will all be required to go through the Final Development Plan process with the City of Cincinnati.

#### 6. ACCESS

The Proposed Development will enjoy three (3) points of access from public rights-of-way. The primary access and main entrance will be from Lincoln Ave. via an extension of the Winslow Ave. alignment into the Proposed Development. Further, there will be another point of access to/from Lincoln Ave. via the Bathgate curb-cut. The final point of access will be from/to Reading Road.

#### 7. UTILITIES & INFRASTRUCTURE

Applicant has installed the utility infrastructure needed for the Development and it is currently serving the Development.

#### 8. COMMUNITY ENGAGEMENT

Applicant has worked with various community groups, including the Avondale Community Council, Avondale Development Corporation and Uptown Consortium, Inc., to inform its planning for the Development.

City of Cincinnati owns property that is currently planned as "PHASE III" of the Development and by approving this Amendment #1 to the Concept Plan & Development Program Statement for Planned Development District No. 79, City of Cincinnati is consenting to this amendment.

APPLICANT:

UPTOWN SEQ HOLDINGS, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

CONSENTING OWNERS:

UPTOWN GATEWAY OFFICE 1, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

UPTOWN GATEWAY ACCESS, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

3090 EXPLORATION AVE, LLC

BY: Children's Hospital Medical Center

By: Maura Moran-Berry  
Maura Moran-Berry

ITS: Asst. VP, Real Estate

**SUBJECT:** A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

**GENERAL INFORMATION:**

Location: 3020-3090 Exploration Avenue  
Cincinnati, OH 45206

Petitioner: Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC  
3200 Madison Road, Suite 2B  
Cincinnati, OH 45209

Request: A proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79 to update the permitted uses to include office, research and development, laboratory, hotel, multi-family, retail, restaurant, entertainment, colleges, schools, parking, and other uses specifically permitted under the Cincinnati Zoning Code for CC-A, RM-0.7, OG, ML, and IR zoning districts.

**ATTACHMENTS:**

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Concept Plan
- Exhibit C – Amended Development Program Statement

**BACKGROUND:**

The Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, was previously approved by City Council through Ordinance No. 280-2017 on October 5, 2017. The Planned Development includes an underground parking structure, one six-story building consisting of approximately 185,000 square feet that is leased to the University of Cincinnati (Digital Futures Building), one six-story building consisting of approximately 180,000 square feet, and a prepared building pad that is configured for a hotel concept. Three Final Development Plans have been approved for this Planned Development and include the parking garage (2019), two office buildings and site improvements (2020), and the signage plan (2021).

The applicant team, Terrex Uptown Investor, LLC, on behalf of the property owner, Uptown SEQ Holdings, LLC, is requesting a Major Amendment to the existing Concept Plan and Development Program Statement. The proposed Major Amendment requests to amend the existing Concept Plan and Development Program Statement to permit additional uses. All other aspects of the Planned Development will remain the same and will not affect any physical attributes of the site.

**ADJACENT LAND USE AND ZONING:**

The site is currently zoned as a Planned Development (PD-79). The adjacent zoning and land uses are as follows:

**North:**

Zoning: CC-P, RMX, and RMX-T  
Use: Vacant land and three single-family homes

**East:**

Zoning: ML-T  
Use: Interstate 71

**South:**

Zoning: CC-A-T and IR  
Use: Surface parking lots and 1819 Innovation Hub – University of Cincinnati

**West:**

Zoning: CC-P-T and CC-P  
Use: Wireless Connection cell phone store, Rally's fast-food restaurant, Avondale Beer Drive Thru and vacant land

**PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:**

The applicant is proposing to update the permitted uses to include office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, colleges, schools, parking, and other uses specifically permitted under the Cincinnati Zoning Code for CC-A, RM-0.7, OG, ML, and IR zoning districts. The request is considered a Major Amendment, which must be approved by Cincinnati Planning Commission, per Section 1429-12. – *Amendments to the Planned Development Concept Plan* of the Cincinnati Zoning Code.

**BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

According to §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD districts and development within PD districts must comply with the following:

- a. ***Minimum Area*** – *The minimum area of a PD must be two contiguous acres.*

Planned Development #79 is 10.0668 acres total.

- b. ***Ownership*** – *Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The owners of the subject properties consist of Uptown Gateway Office 1, LLC, Uptown Gateway Access, LLC, and 3090 Exploration Avenue, LLC (Children's Hospital Medical Center).

- c. ***Multiple Buildings on a Lot*** – *More than one building is permitted on a lot.*

Currently, each of the two constructed buildings (two out of four) is on its own separate parcel. No changes are proposed.

- d. ***Historic Landmarks and Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor does the site contain any historic landmark.

- e. ***Hillside Overlay Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within the Hillside Overlay District.

- f. ***Urban Design Overlay District*** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

### **CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:**

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The applicant team has submitted a proposed Major Amendment to the Concept Plan and Development Program Statement that includes sufficient information regarding the proposed uses.

- b. **Ownership** – *Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The applicant has provided evidence that the three aforementioned owners have sufficient control over the subject tract of land.

- c. **Schedule** – *Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The project has been constructed in multiple phases and previously has had three separate Final Development Plan approvals since the creation of the Planned Development.

- d. **Preliminary Reviews** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

Not applicable to this application.

- e. **Density and Open Space** – *Calculations of density and open space area.*

The project will not change any of the open space provided in the original Concept Plan.

### **MAJOR AMENDMENT:**

The Cincinnati Zoning Code § 1429-12 allows for amendments to the Concept Plan and Development Program Statement. Major Amendments must be approved by the City Planning Commission and City Council. A Major Amendment to the Concept Plan and Development Program Statement has been requested as the petitioner wishes to change the permitted uses of the subject site.

### **PUBLIC COMMENT AND NOTIFICATION:**

A virtual public staff conference is scheduled for September 3, 2025. An update will be shared during the presentation to the City Planning Commission. Notices for the public staff conference and the City Planning Commission meeting were sent out to all property owners within 400-feet of the site and the Avondale Community Council.

### **CONSISTENCY WITH PLANS:**

*Plan Cincinnati (2012)*

The proposal is consistent with multiple goals and principles of *Plan Cincinnati*:



- Compete Goal 2: “Cultivate our position as the most vibrant and economically healthiest part of our region” through the strategies to “Target investment to geographic areas where there is already economic activity” and to “strategically select areas for new growth” (p. 115).
- Guiding Geographic Principle to “Focus revitalization on existing centers of activity” (p. 86).
- It is also consistent with the Guiding Policy Principles to “Increase our population” (p. 74) and to “Be aggressive and strategic in future growth and development” (p. 77).

#### *Avondale Quality of Life Plan (2020)*

The proposal is also consistent with multiple goals of the *Avondale Quality of Life Plan*:

- Goal 4: “Youth in Avondale are connected with education, employment, and career opportunities and resources that will lead to gainful employment and prepare the future generation for a competitive workforce” (p. 39).
- Goal 6: “Residents have access to quality jobs at good local and regional businesses. Barriers to employment are addressed/removed” (p. 41).

#### **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 *Plan Cincinnati* and the *Avondale Quality of Life Plan*.

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 proposal is an amendment to an already approved and established Planned Development district.

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 proposal is an amendment to an already approved and established Planned Development and only requesting a change to the uses permitted.

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 applicable aspects are covered in the submitted Concept Plan and Development Program Statement.

#### **ANALYSIS:**

The proposed Major Amendment to the Concept Plan and Development Program Statement would only change the uses permitted within the Planned Development. The applicant has proposed to update the uses to include office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, colleges, schools, parking, and other uses specifically permitted under the Cincinnati Zoning Code for CC-A, RM-0.7, OG, ML, and IR zoning districts. Approving the Major Amendment will allow for easier business attraction to the buildings and help retain existing tenants.

Updating the permitted uses will not affect any physical attributes of the Planned Development. The building, landscaping, parking and other development associated with the subject building are all staying the same. The proposed permitted uses are compatible with the intent of the overall Planned Development, are consistent with the type of development envisioned by the community of Avondale and are consistent with the aforementioned plans.

**CONCURRENT APPROVAL WITH FINAL DEVELOPMENT PLAN:**

According to §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.

**FINDINGS:**

It is the opinion of the staff of the Department of City Planning and Engagement that the Major Amendment to the Concept Plan and Development Program Statement follows §1429-05 and §1429-09 and satisfies the criteria outlined in §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

**RECOMMENDATION:**

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

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

Respectfully submitted:

Approved:

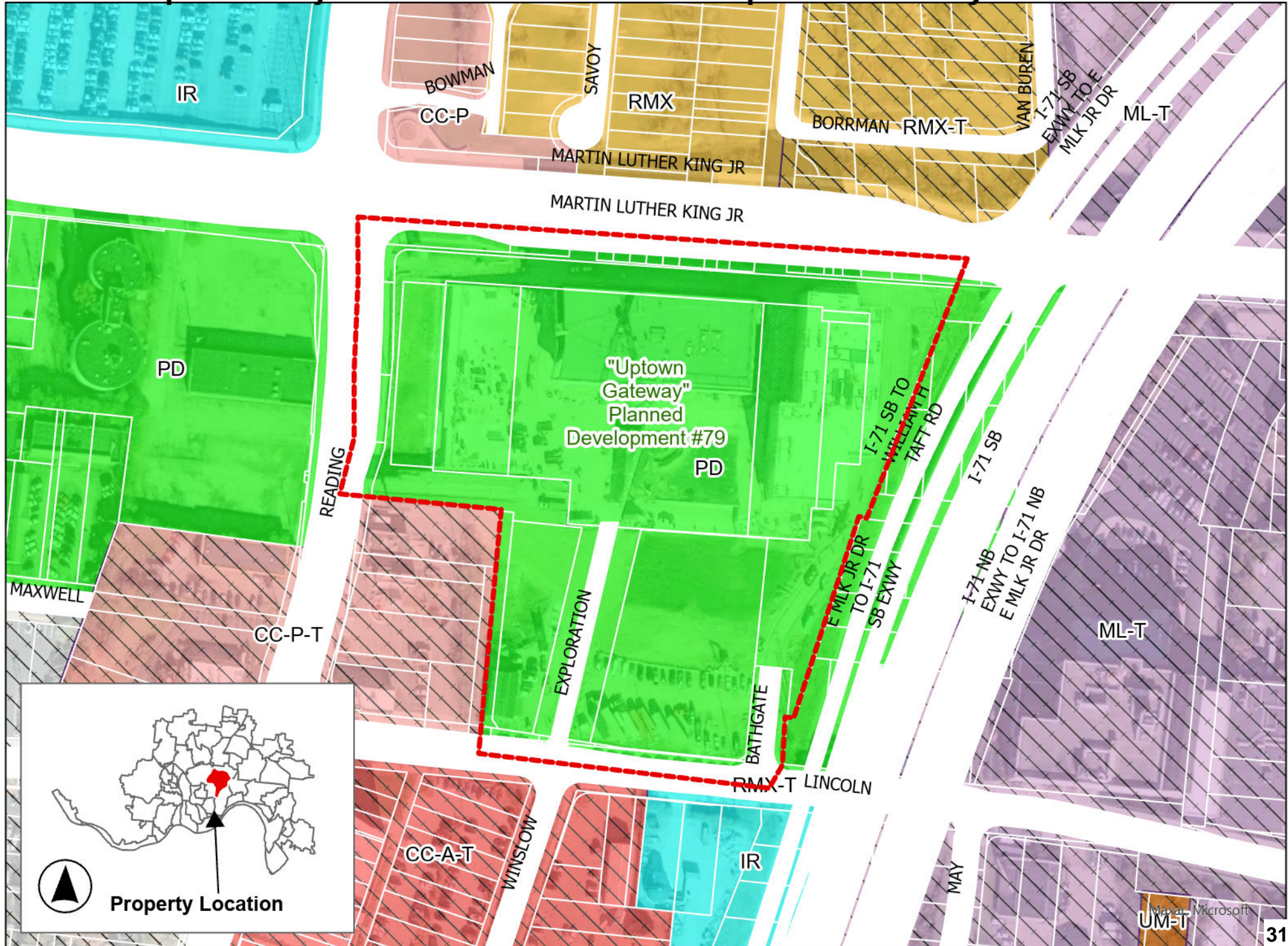


Jesse Urbancsik, Senior City Planner  
Department of City Planning and Engagement



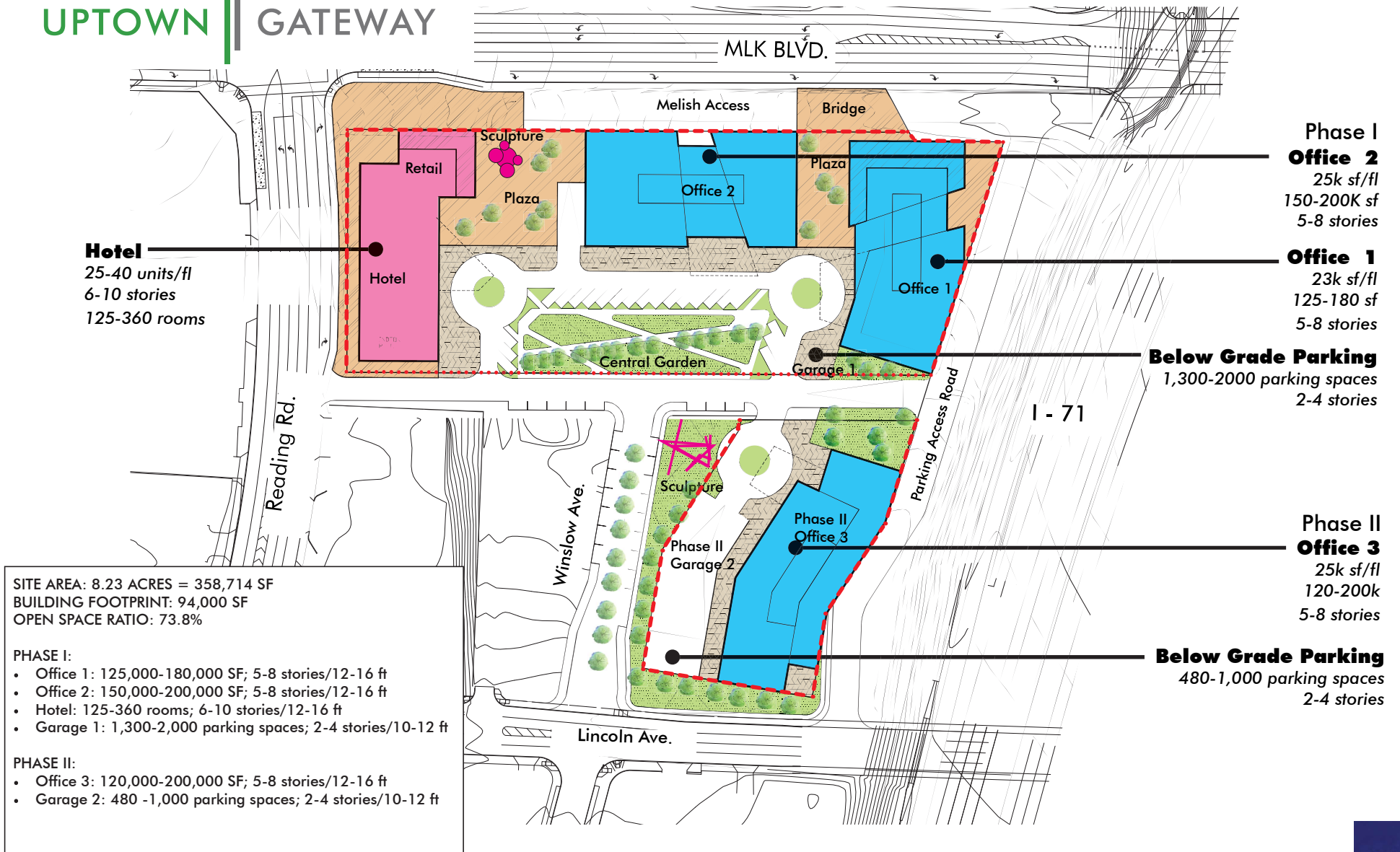
Stacey Hoffman, Division Manager  
Department of City Planning and Engagement

# Proposed Major Amendment to PD-79 "Uptown Gateway" in Avondale





# UPTOWN | GATEWAY



**AMENDMENT #1**  
**CONCEPT PLAN & DEVELOPMENT PROGRAM STATEMENT**  
**PLANNED DEVELOPMENT DISTRICT No. 79**  
**Located at**  
**SOUTHEAST CORNER OF READING RD & MLK BLVD**

**1. APPLICANT/PETITIONER:**

Uptown SEQ Holdings, LLC (via the developer, Terrex Uptown Investor, LLC "Developer")  
3200 Madison Road, Suite 2B  
Cincinnati, OH 45209

As may be subsequently assigned.

**2. SUMMARY OF REQUEST**

Applicant is requesting to amend the permitted uses within the approved City of Cincinnati Planned Development District No. 79 ("Development") that was previously approved by City of Cincinnati through Ordinance No. 280-2017 on or about October 5, 2017.

When originally approved, the Development was described as a "mixed-use" project and listed specific assets that were to be developed. This Amendment is intended to clarify the permitted uses within the Development to allow for the original vision to be successfully executed. The permitted uses for which Applicant seeks approval include office, research and development, laboratory, hotel, multifamily, retail, restaurant, entertainment, colleges, schools, parking and those uses specifically permitted under current City of Cincinnati zoning regulations for CC-A zoning districts as outlined in Section 1409-07, RM-0.7 zoning districts as outlined in Section 1405-05, Office General zoning districts as outlined in Section 1407-05, ML zoning districts as outlined in Section 1413-05 and IR zoning districts as outlined in Section 1417-03.

**3. PROJECT SUMMARY & PHASING**

When completed, the Proposed Development will include multiple buildings and below grade structured parking. Today, these buildings include an underground parking garage, one six-story building consisting of approximately 185,000 sft that is leased to UC (Digital Futures Building), one six-story building consisting of approximately 180,000 sft and a prepared building pad that is configured for a hotel concept, but this area could include or be utilized for other uses when developed. Future buildings within the Development will need to be approved through the Final Development Plan process with the City of Cincinnati.

**4. TIMING**

The major improvements in Phase I of the Development have been completed, as outlined above. Construction and development of future buildings and/or phases will continue as tenants/purchasers are identified for the remainder of the developable property within the Development.

**5. SITE PLAN & SUMMARY**

The Development is the initial project intended to be a large-scale, catalytic redevelopment of the area surrounding the new Martin Luther King Blvd. interchange with I-71 and has already resulted in large private and public investment. Generally, this area, including the Development, is currently being developed as the "Cincinnati Innovation District" ("CID") and will spur additional private and public investment in surrounding areas throughout the CID and Uptown neighborhoods.

The Development has and will continue to create a mixed-use, walkable environment where a mix of uses, a mix of types of users/industries and the other improvements in the CID are intended to create a place where research and innovation

is fostered among a diverse group of companies, people and institutions. Cincinnati is working to continue its work to be a place where companies come to spur innovation and to garner access to top-level talent and this Development is part of that effort.

The catalysts for this innovation ecosystem in Uptown include the existing institutions in the area that count Cincinnati Children's Hospital, Cincinnati Zoo & Botanical Garden, TriHealth, University of Cincinnati and UC Health among its constituents. This synergy between the Development's users, CID users/occupants and the neighborhood anchor institutions will catalyze both development and job growth in the Uptown area.

The site plan for the Development was previously approved and subsequent improvements will all be required to go through the Final Development Plan process with the City of Cincinnati.

#### 6. ACCESS

The Proposed Development will enjoy three (3) points of access from public rights-of-way. The primary access and main entrance will be from Lincoln Ave. via an extension of the Winslow Ave. alignment into the Proposed Development. Further, there will be another point of access to/from Lincoln Ave. via the Bathgate curb-cut. The final point of access will be from/to Reading Road.

#### 7. UTILITIES & INFRASTRUCTURE

Applicant has installed the utility infrastructure needed for the Development and it is currently serving the Development.

#### 8. COMMUNITY ENGAGEMENT

Applicant has worked with various community groups, including the Avondale Community Council, Avondale Development Corporation and Uptown Consortium, Inc., to inform its planning for the Development.

City of Cincinnati owns property that is currently planned as "PHASE III" of the Development and by approving this Amendment #1 to the Concept Plan & Development Program Statement for Planned Development District No. 79, City of Cincinnati is consenting to this amendment.

APPLICANT:

UPTOWN SEQ HOLDINGS, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

CONSENTING OWNERS:

UPTOWN GATEWAY OFFICE 1, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

UPTOWN GATEWAY ACCESS, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

3090 EXPLORATION AVE, LLC

BY: Children's Hospital Medical Center

By: Maura Moran-Berry  
Maura Moran-Berry

ITS: Asst. VP, Real Estate

September 10, 2025

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 79, “Uptown Gateway,” to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood.

Summary:

Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC, has petitioned the City to approve a major amendment to the PD-79 concept plan and development program statement to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts.

The City Planning Commission recommended the following on September 5, 2025, to City Council:

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

Motion to Approve: Mr. Weber

Ayes:

Ms. Beltran  
Mr. Dansby  
Mr. Eby  
Ms. Kearney  
Mr. Samad  
Mr. Weber

Seconded: Mr. Eby



THE CITY PLANNING COMMISSION



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

October 7, 2025

**To:** Members of the Equitable Growth and Housing Committee

**From:** Sheryl M. M. Long, City Manager

**Subject:** Presentation – Ordinance for the rezoning property at 3425 Burnet Avenue in Avondale from RMX-T “Residential Mixed” and CN-M-T “Commercial Neighborhood Mixed” to Planned Development District No. 105.

202501826

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Attached is the presentation for the rezoning property at 3425 Burnet Avenue in Avondale from RMX-T “Residential Mixed” and CN-M-T “Commercial Neighborhood Mixed” to Planned Development District No. 105.

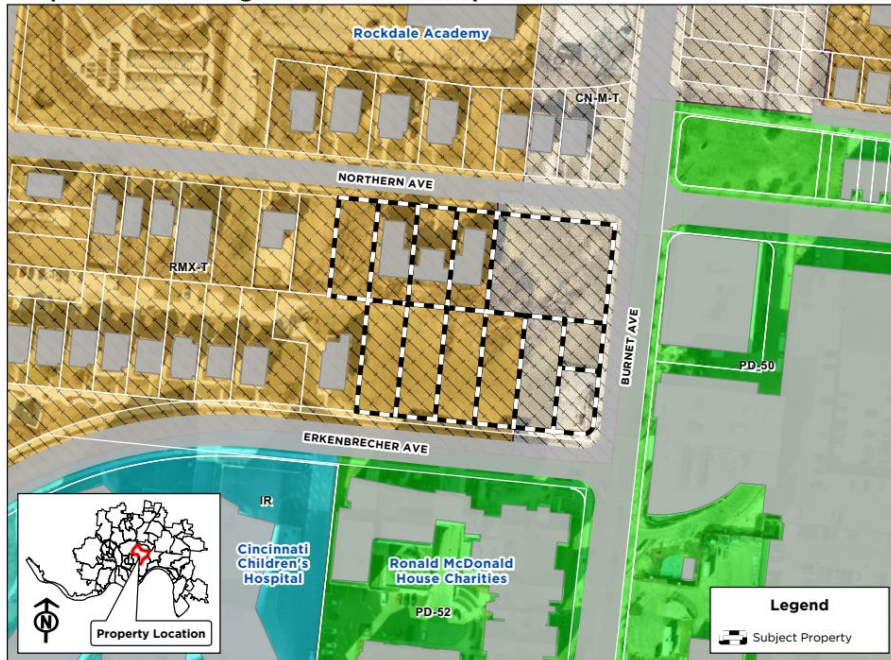
cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

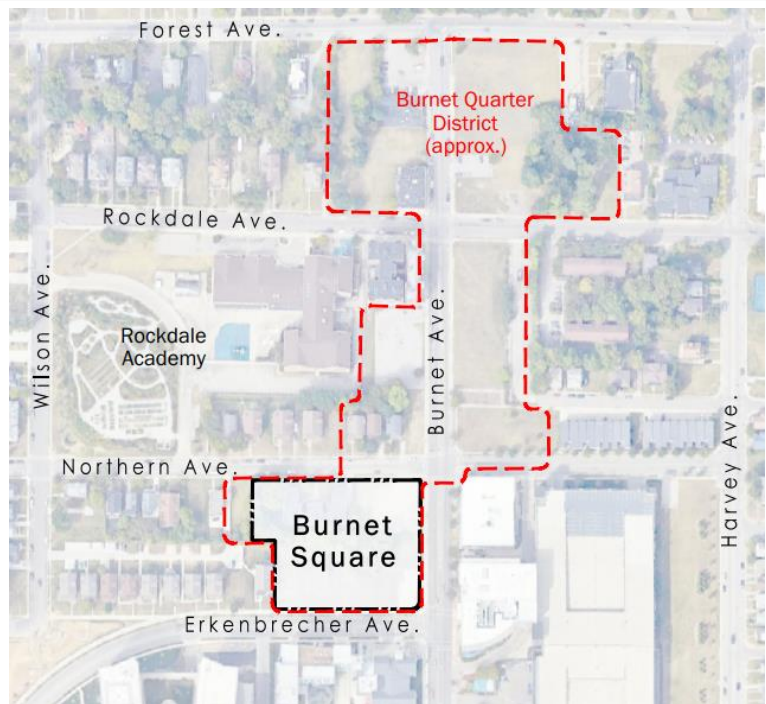
# Proposed Zone Change from RMX-T and CN-M-T to Planned Development at 3425 Burnet Avenue in Avondale

Equitable Growth and Housing Committee

October 7, 2025

Proposed Zone Change to Planned Development at 3425 Burnet Ave in Avondale





# Background

## Applicant

Steiner + Associates  
Civitas Development Group  
Continental Development Ventures  
The Port of Greater Cincinnati



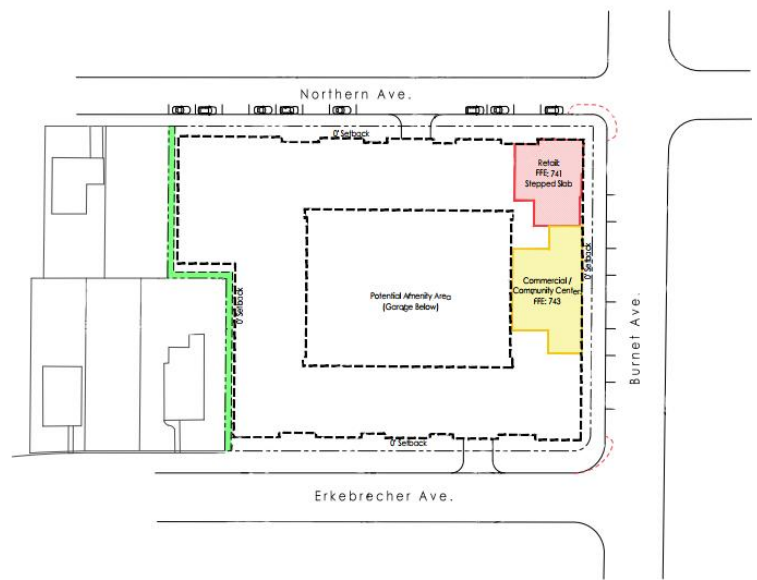
## Request

Zone change to a Planned Development to construct Burnet Square, as Phase 1 of Burnet Quarter.

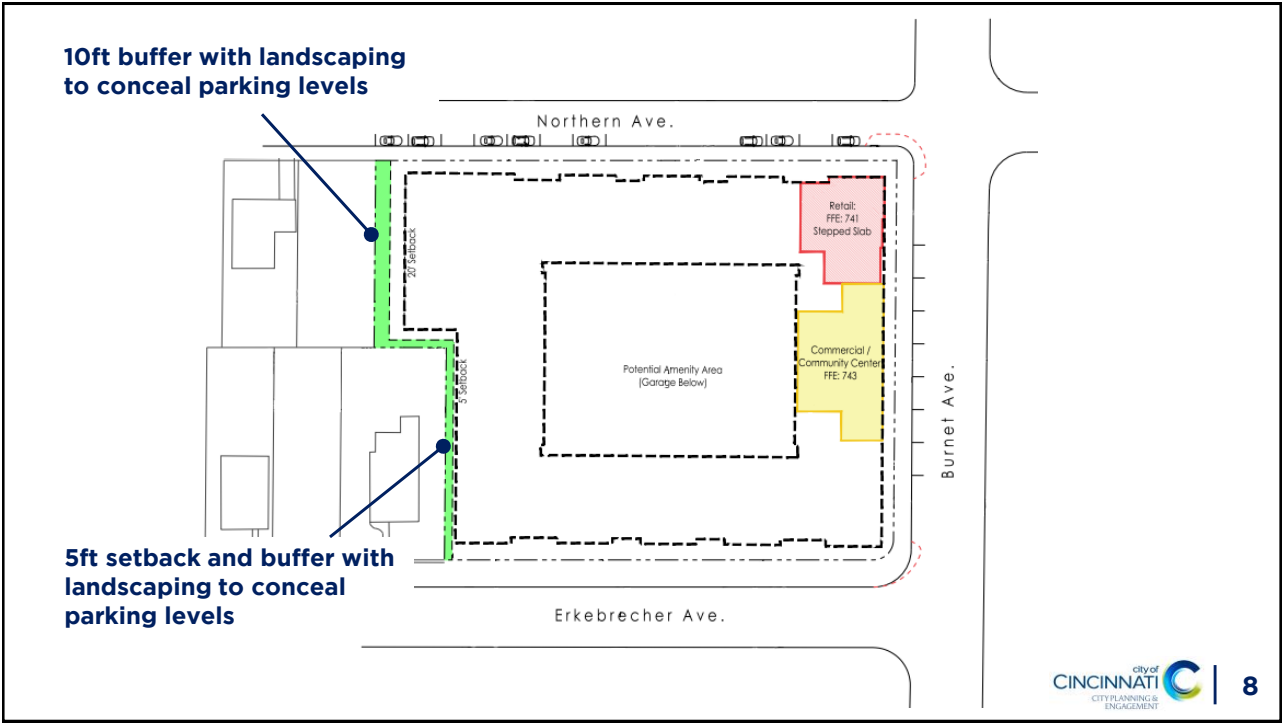
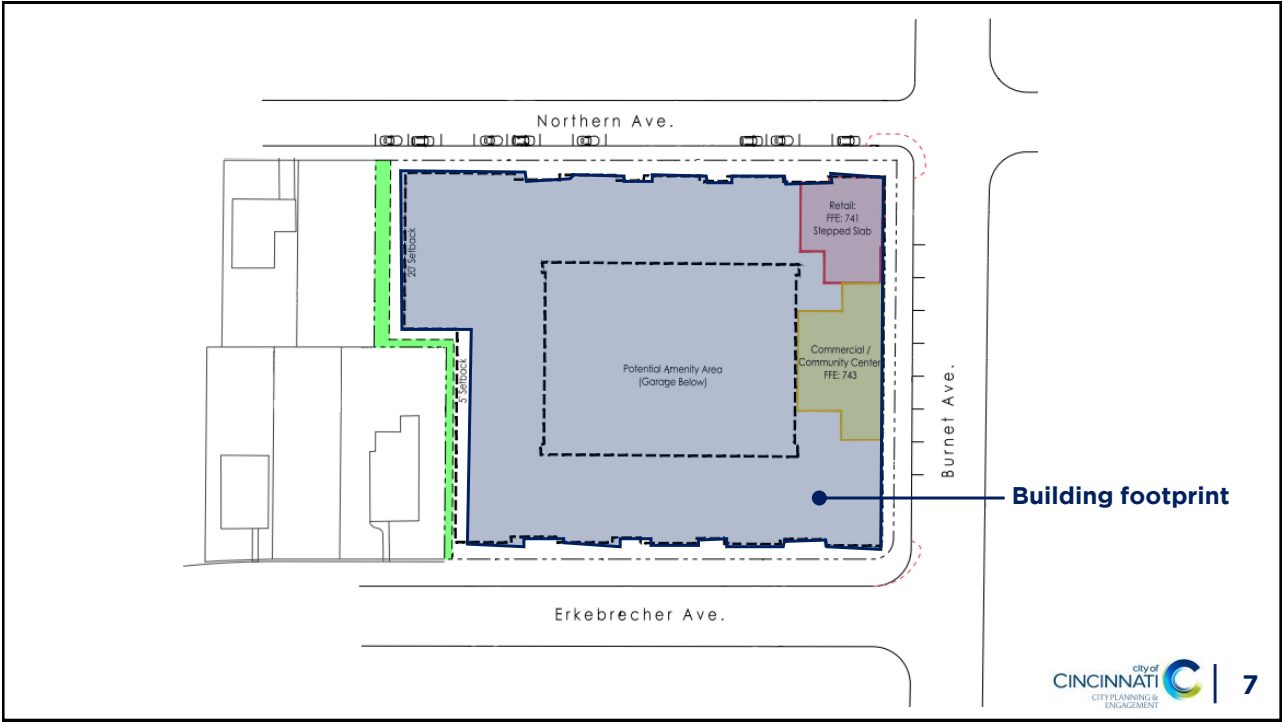
**THE PORT**  
Making Real Estate Work

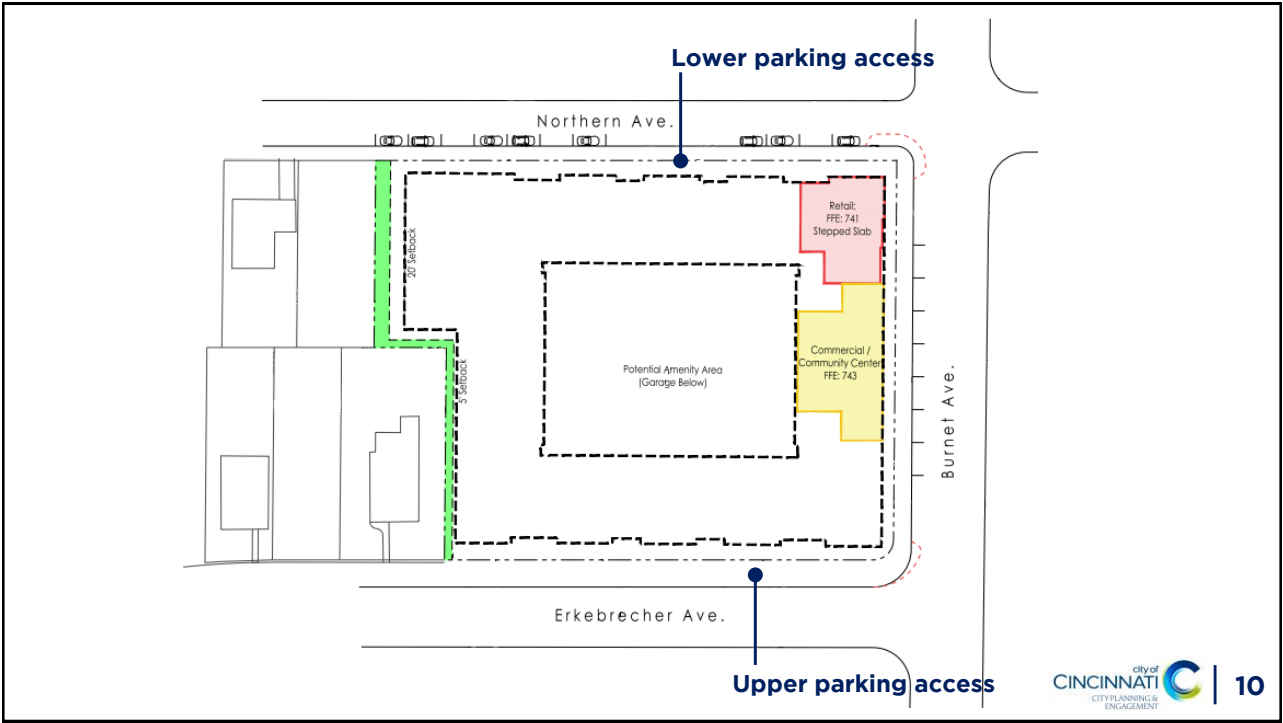
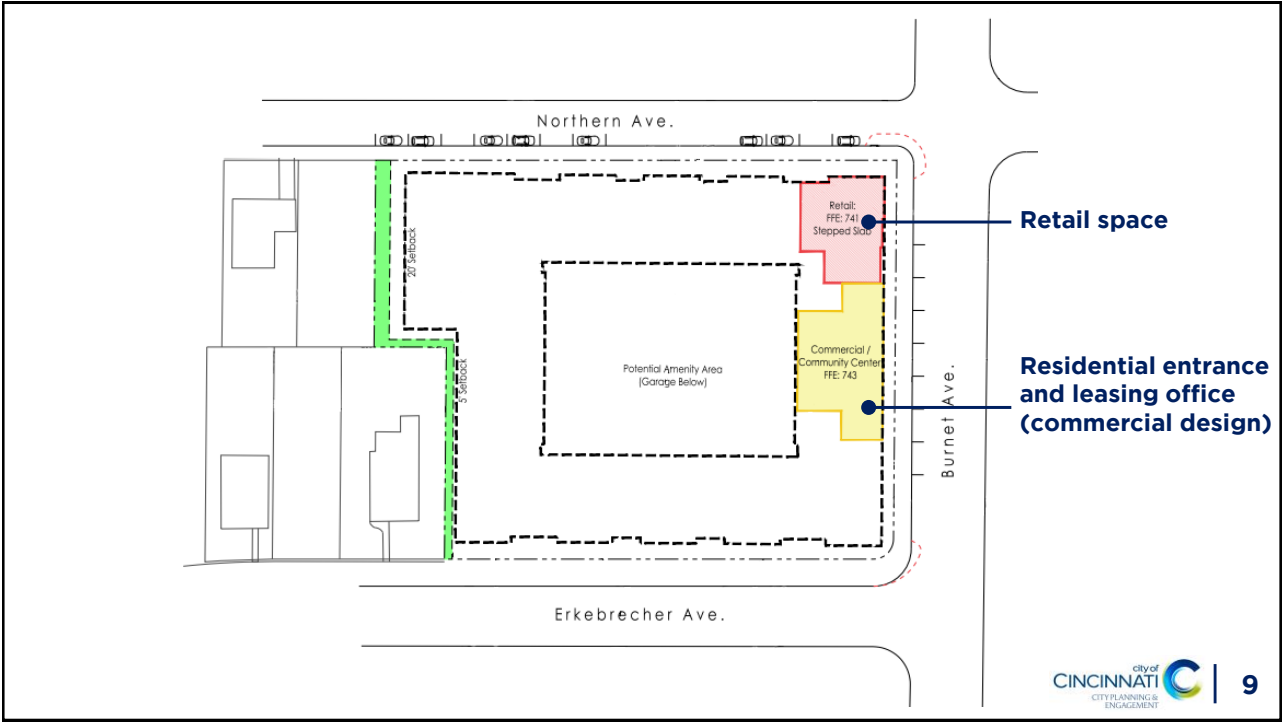
# Proposed Development

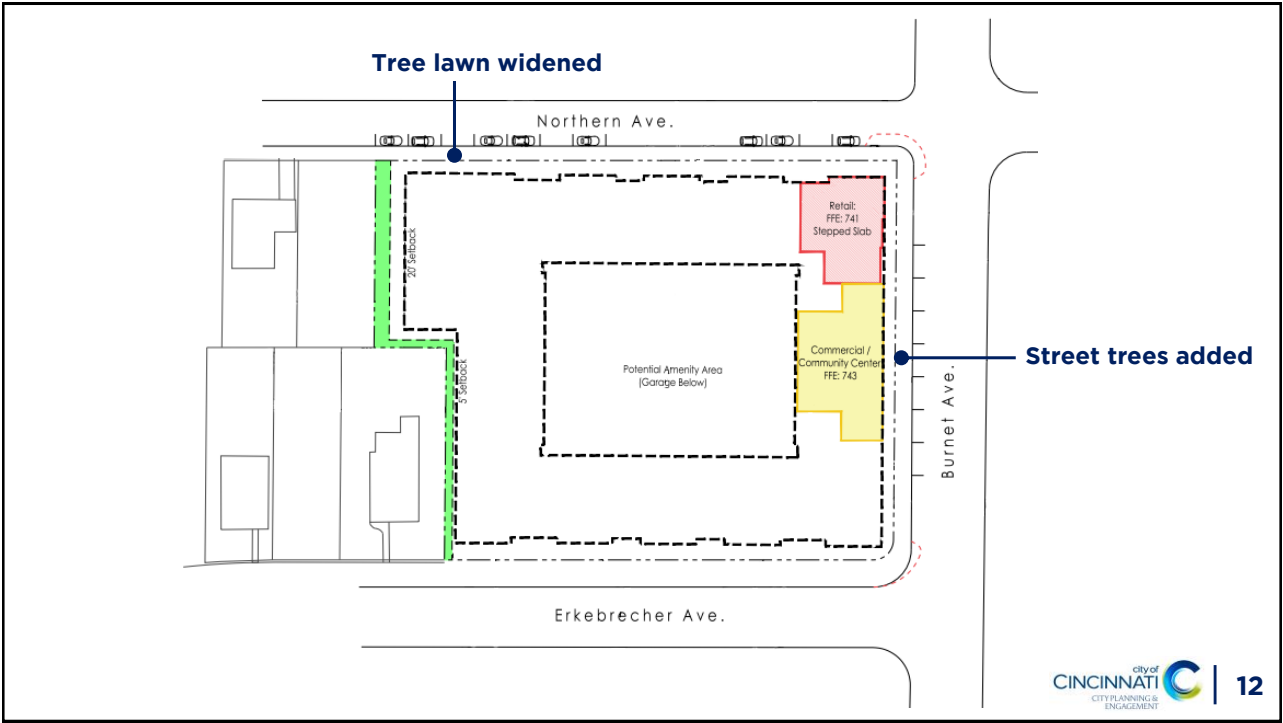
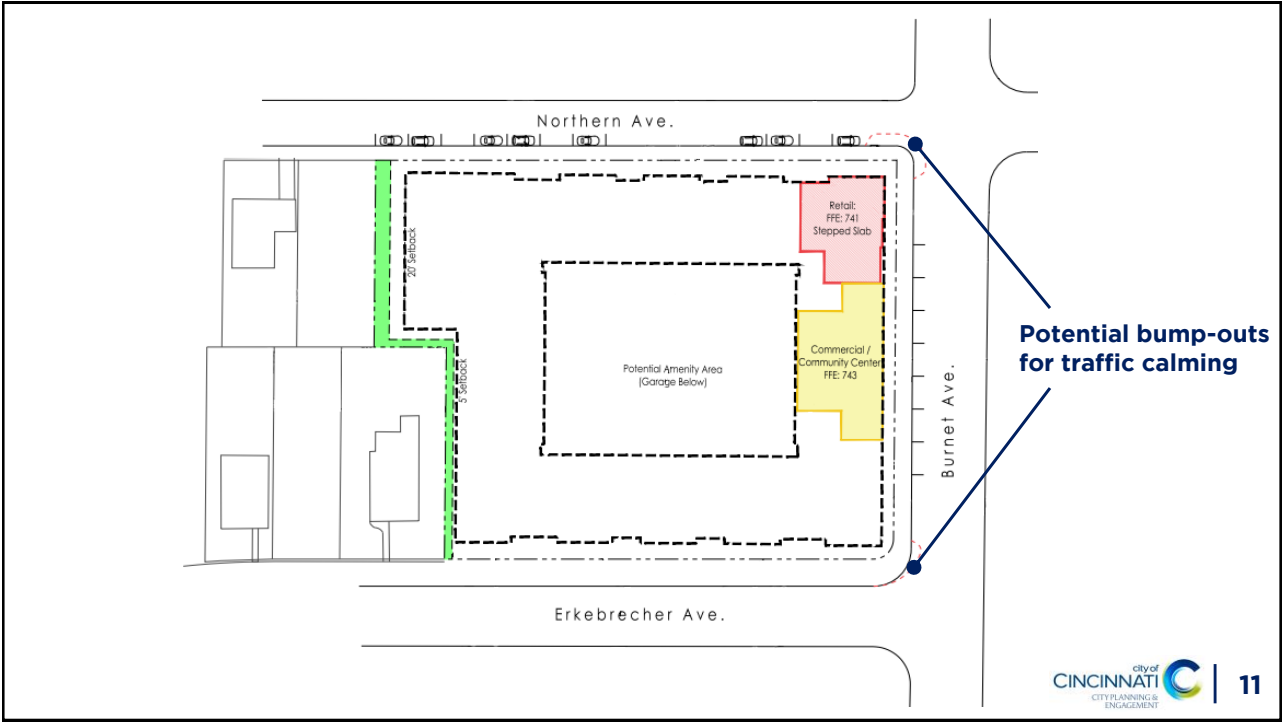
- 1 mixed-use building
- 7 stories total
- Up to 344 residential units
- 2 ground-floor commercial spaces
- 2 levels of parking garage
  - Up to 350 spaces



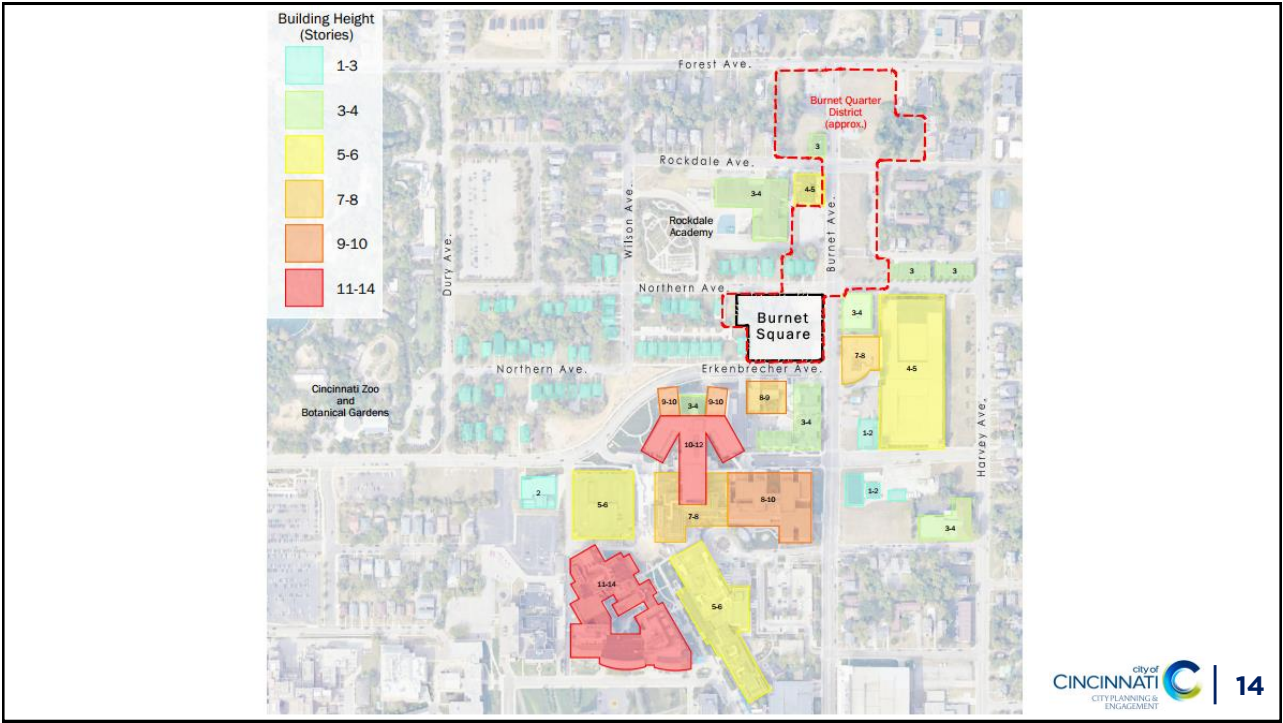
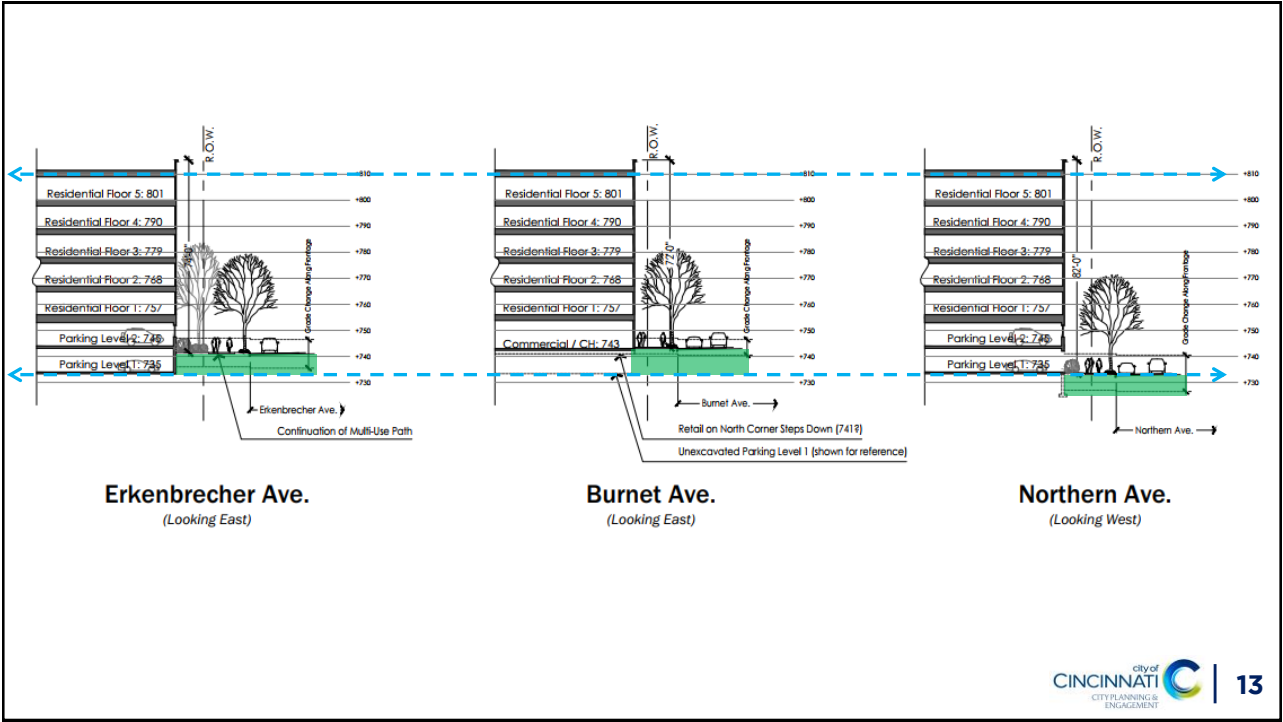














Site Context looking Southeast



Site Context looking Southwest

## Proposed Development

### Signage

- Comply with CN-M district's sign regulations
- Building Identification signs limited to facades with street frontage
- One larger projecting sign will be permitted for additional Building Identification (examples pictured)



# Proposed Development

## Schedule

- Approximately 4 Phases
- **Today's Item:**  
Phase 1 - Burnet Square
  - Construction early 2026
  - Completion end of 2027



## \$1429-05: Basic Requirements of a PD

- ✓ **Minimum Area**
- ✓ **Ownership**
- ✗ **Multiple Buildings on a Lot**
- N/A **Historic Landmarks and Districts**
- N/A **Hillside Overlay**
- N/A **Urban Design Overlay District**

## §1429-09: Concept Plan & Program Statement

- ✓ **Plan Elements**
- ✓ **Ownership**
- ✓ **Schedule**
- ✓ **Preliminary Reviews**
- ✓ **Density and Open Space**

## Coordinated Site Review

### Preliminary Design Review | January, 2025

- **Zoning** identified the need for additional relief even after a zone change to CN-M-T, including variances for height and buffer yard.
- Applicant worked with **DCPE** staff and ultimately changed the request to a Planned Development.
- No other objections.

## Public Comment and Engagement

### Virtual Public Staff Conference | May 12, 2025

- 6 members of the public in attendance.
- Questions about BRT, bike infrastructure, and streetscaping.
- No concerns raised.

## Public Comment and Engagement

### Letters of Support

- ✓ Avondale Business Association
- ✓ Avondale Community Council
- ✓ Avondale Development Corporation

### Public Comment

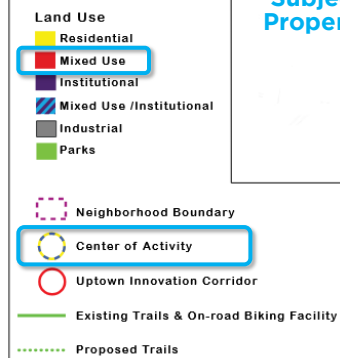
- **1 Letter:** Supports project, but requested additional bike infrastructure, smaller commercial spaces, zero-foot setbacks, and opposed to structured parking and the potential on-street parking on Burnet.



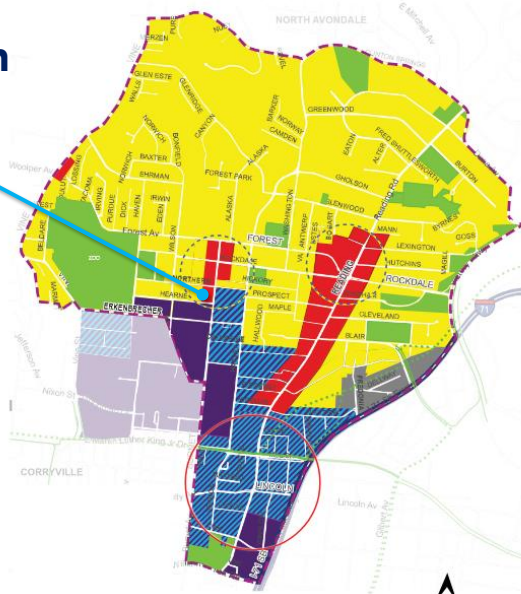
## Consistency with Plans

### Avondale Quality of Life Plan (2020)

#### LEGEND



Subject Property



## Consistency with Plans

### Avondale Quality of Life Plan (2020)

**Goal:** Avondale **business districts are revitalized** with service based and community serving businesses that support the health and vitality of the community.

**Strategy:** Identify and support **future redevelopment opportunities** (particularly **within Centers of Activity**) including site acquisition, site control, streetscaping improvements, business district parking and other site improvements.



## Consistency with Plans

### MLK-Reading Road Corridor Study (2014)

**Goal:** Stabilize existing housing fabric and Neighborhood Business Districts with **appropriately scaled residential infill** to increase connectivity to and around the Uptown.

**Strategy:** Locate residential infill and new development in neighborhoods of viability and **within a 10-minute walking radius** of the **existing Neighborhood Centers**.

## Consistency with Plans

### Green Cincinnati Plan (2018)

**Goal:** Encourage population density and **transit-oriented development** in appropriate locations through zoning and incentives.

### Plan Cincinnati (2012)

**Goal:** Create a more livable community.

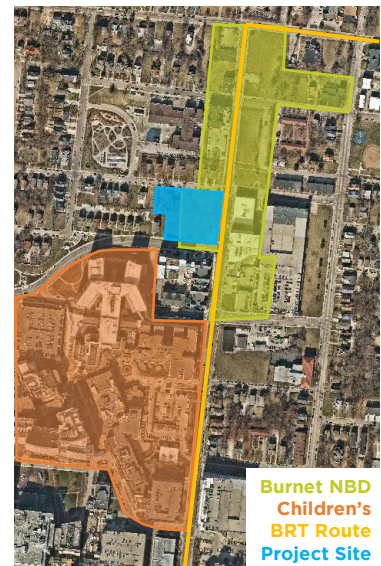
**Strategy:** Become more **walkable**, and support and **stabilize** our neighborhoods.

## §1429-11 (a): City Planning Commission Action

- ✓ The PD Concept Plan and Development Program Statement are **consistent with applicable plans** and policies and is **compatible with surrounding development**.
- ✓ 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.
- ✓ 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 PD Concept Plan and Development Program Statement includes **adequate provisions** for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.

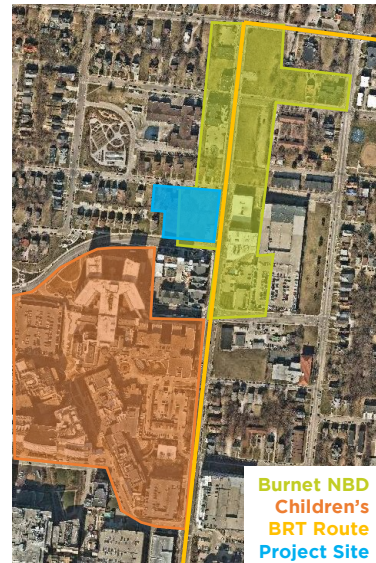
## Analysis

- **Children's:**
  - Employs 19,000+
  - ~2 million patient encounters per year
- **Uptown:**
  - Employs 170,000+
  - Economic impact of \$24.5 billion
- **BRT:**
  - Approx. stop located ¼ mile south
  - ~\$167 million investment



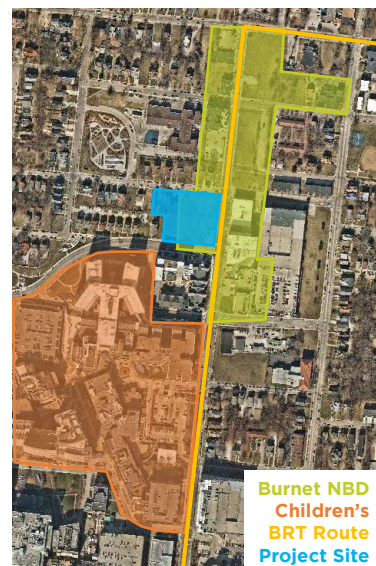
## Analysis

- This area is a **critical piece of Cincinnati's future vision for growth**, yet roughly 78% of land in the NBD is currently vacant.
- The key location is **prime for a mixed-use, transit-oriented development**.
- The vision for a revitalized, vibrant district at this location has **been in the works for decades**, including the MLK-Reading Rd. Corridor Study in 2014 and the Avondale Quality of Life Plan in 2020.



## Analysis

- This project is a **major first step** in the development of this corridor, Avondale, and Cincinnati.
- The combined residential, retail, and parking components **lay the required foundation for further investments** in the area.
- The Concept Plan outlines a high-density, pedestrian-oriented design that **sets the urban design standard** for future projects.



## Conclusions

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

1. The proposed development is consistent with the Avondale Quality of Life Plan (2020), the MLK-Reading Road Corridor Study (2014), the Green Cincinnati Plan (2018), and Plan Cincinnati (2012), and is well supported by three major community organizations within Avondale.
2. The proposed project will be catalytic and transformative for an area of the city that has been continually highlighted as a key target for growth, investment, and new development.
3. The PD zoning is appropriate in the subject area in order to facilitate the construction of a project that would not otherwise be permitted under the base-zoning restrictions, but is still appropriate for the location and harmonious with adjacent land-use patterns.

## Recommendation

**The City Planning Commission recommends that City Council take the following actions:**

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in the report; and
3. **APPROVE** the proposed zone change from RMX-T and CN-M-T to PD, including the Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

# Burnet Square

City of Cincinnati  
Equitable Housing & Growth  
Committee Meeting  
Wednesday, October 7, 2025



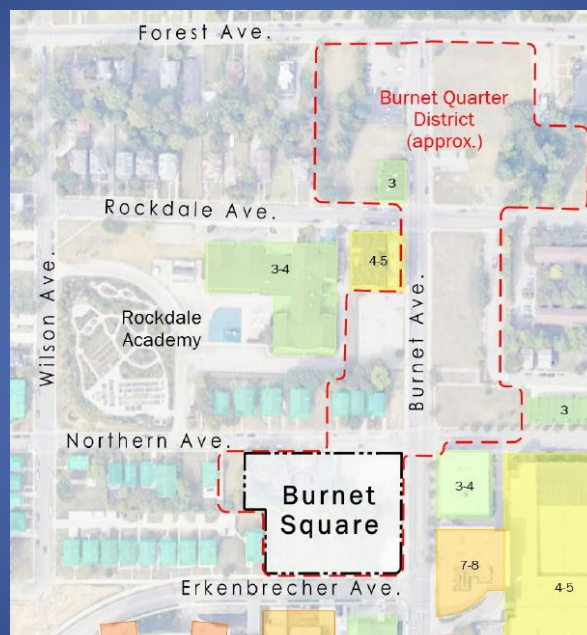
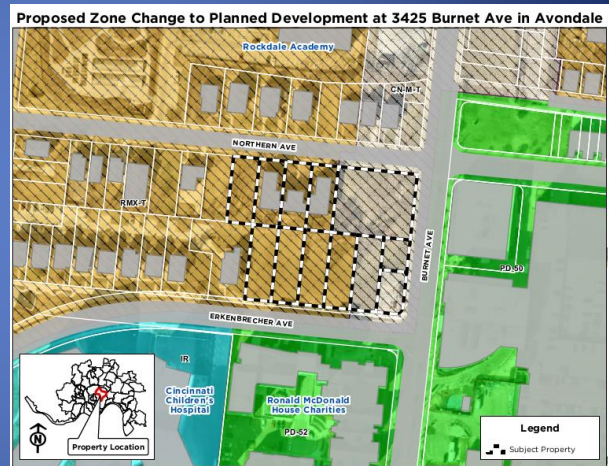
## Proposed Rezoning from RMX-T & CN-M-T to PD

- On April 22, 2025, Applicant, Burnet Square, LLC, filed a rezoning application for 12 separate tax parcels in Avondale to rezone the approximately 1.977 acres from RMX-T and CN-M-T to PD
- Applicant seeks a rezoning of the property to accommodate a proposed 6-story residential building with 1<sup>st</sup> floor commercial retail space and 2-levels of structured parking under the majority of the footprint.
- The current zoning does not permit a mixed-use, multi-family as proposed.
- On August 1, 2025, City Staff and Applicant presented its rezoning application to Planning Commission and Planning Commission, which unanimously voted (7-0) to support the Project.



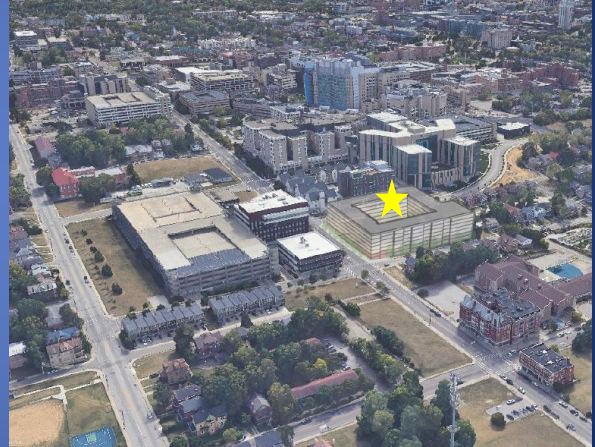
# Project Description

- Applicant proposes a mixed-use building with ~ 350,000 sf and 300 units.
- The building will have 5 stories of residential over 1 story of retail along Burnet Ave., with a maximum height of 85 feet.
- The building will be served by 2 levels of structured parking with up to 350 spaces, with lower-level access from Northern Avenue and upper-level access from Erkenbrecher Avenue.



## Surroundings and Scale

- The subject site is bounded on three sides by Northern Avenue (north), Burnet Avenue (east), Erkenbrecher Avenue (south). To the west, there is a series of recently remodeled single-family rental homes.
- The site lends itself to providing a transition from the urban scale of the medical campus to the suburban scale of the neighborhood to the northwest.
- Immediately south of the site sits a new 8-9 story Ronald McDonald House and recently constructed 9-10 story critical care building.
- Immediately to the east of Burnet sits a 7-8 story medical office building of Erkenbrecher and a 3 story mixed-used building at Burnet Avenue and Northern Avenue.



## Engagement and Discussion

- Applicant's team participated in multiple meetings with the Avondale Community in August 2024 to share plans for the proposed use of the property, rezoning and other matters.
- Applicant has received letters of support for the Burnet Square development project from the following community organizations:
  - Avondale Community Council;
  - Avondale Business Association; and
  - Avondale Development Corporation.

## Engagement and Discussion (cont'd.)

- In January 2025, Applicant completed the Coordinated Site Review process, during which the Department of City Planning and Engagement Zoning Division made the recommendation to modify the zone change to a PD district.
- On May 12, 2025, Applicant participated in a virtual Public Staff Conference to discuss the proposed zone change and no concerns were raised during the meeting.
- In April 2025 and again in July 2025, Applicant met with leadership of Cincinnati Children's Hospital Medical Center regarding their support of the Project.

## Staff Report Analysis (p. 8 of 44)

This area is a critical piece of Cincinnati's future vision for growth. Yet, at present, roughly 78% of land in the Burnet Avenue Business District is vacant.<sup>3</sup> This project is a major first step in the development of this corridor, the neighborhood of Avondale, and the city as a whole. The key location is prime for a mixed-use, transit-oriented development similar to the proposed project. The Concept Plan outlines a high-density, pedestrian-oriented design with ground-floor retail and minimal setbacks that echo the vision for this corridor. Additionally, the retail, high-density residential, and structured parking components lay the required foundation for further investments in the area and set the urban design standard for future projects.

Questions?



September 4, 2025

**To:** Mayor and Members of City Council 202501606  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance – Rezoning property at 3425 Burnet Avenue in Avondale from RMX-T, “Residential Mixed” and CN-M-T, “Commercial,” to Planned Development District No. 105.

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Transmitted is an Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105.

The City Planning Commission recommended approval of the zone change at its August 1, 2025 meeting.

Summary

Steiner + Associates, in partnership with Civitas Development Group, Continental Development Ventures, and Uptown Consortium Inc., has submitted an application for a Zone Change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale. This request is to facilitate the construction of “Burnet Square,” a seven-story residential complex with ground-floor retail space and garage parking, as Phase 1 of the “Burnet Quarter” development.

The City Planning Commission recommended the following on August 1, 2025 to City Council:

**ACCEPT** the Concept Plan and Development Program Statement as submitted; and

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

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



**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105.

WHEREAS, Avondale Rentals LLC, Bace Properties, Hamilton County Land Reutilization Corporation, and NTP Development LLC (“Owners”) own the real property located at 3425 Burnet Avenue in the Avondale neighborhood (“Property”), which property comprises approximately 1.98 acres and is located in the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts; and

WHEREAS, the Property currently consists of vacant land and one unoccupied three-story multi-family residential apartment building; and

WHEREAS, Burnet Square Apartments LLC (“Petitioner”) has petitioned the City to rezone the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. (“PD-105”) to facilitate the construction of a new mixed use development on the Property (“Project”); and

WHEREAS, the Project includes the demolition of the existing three-story apartment building and the construction of a seven-story mixed-use building with 300-344 residential units, two ground floor commercial spaces, and two levels of structured parking providing approximately 350 parking spaces; and

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

WHEREAS, the Owners have sufficient control over the Property to affect its proposed plan and construct the Project; and

WHEREAS, the Project is compatible with surrounding land uses, will activate a vacant site and put it back to productive use, will allow for a mix of complimentary uses to maximize utilization of the Property, and encourage further investment in the Avondale neighborhood; and

WHEREAS, the proposed zone change is in accordance with the “Compete” Initiative Area of Plan Cincinnati (2012), which includes the strategy to “[s]trategically select areas for new growth” (page 118), and the Live Initiative Area with the goal to “[c]reate a more livable community” (page 156); and

WHEREAS, the proposed rezoning is in accordance with the Avondale Quality of Life Plan (2020), which identifies the subject site as mixed-use and within a Neighborhood Center of Activity (page 65), and consistent with the Sharing Success strategy to “[i]dentify and support future redevelopment opportunities (particularly those within the Centers of Activity) including site acquisition, site control, streetscaping improvements, business district parking and other site improvements” (page 40); and

WHEREAS, on August 1, 2025, the City Planning Commission approved the rezoning of the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to PD-105, upon a finding that: (i) the Owners’ concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the Property at the time of the Owners’ application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the general public’s health, safety, morals, and welfare; and

WHEREAS, the Council resolves to rezone the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to PD-105 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’s official zoning map in the location of the real property located at 3425 Burnet Avenue (“Property”), which real property is identified on the map attached hereto as Attachment A and made a part hereof, and which real property is more particularly described on Attachment B, attached hereto and made a part hereof, is hereby amended from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105 (“PD-105”).

Section 2. That the development program statement, attached hereto as Attachment C and made a part hereof, and the concept plan, attached hereto as Attachment D and made a part hereof, are hereby approved. The approved development program statement and concept plan, which include the incorporation of the provisions of Cincinnati Municipal Code Chapter 1429, “Planned Development Districts,” in addition to other more specific provisions, shall govern the use and development of the Property during the effective period of PD-105.

Section 3. That, should PD-105 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, “Planned Development Districts,” the Property shall revert to the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts in effect immediately prior to the effective date of PD-105.

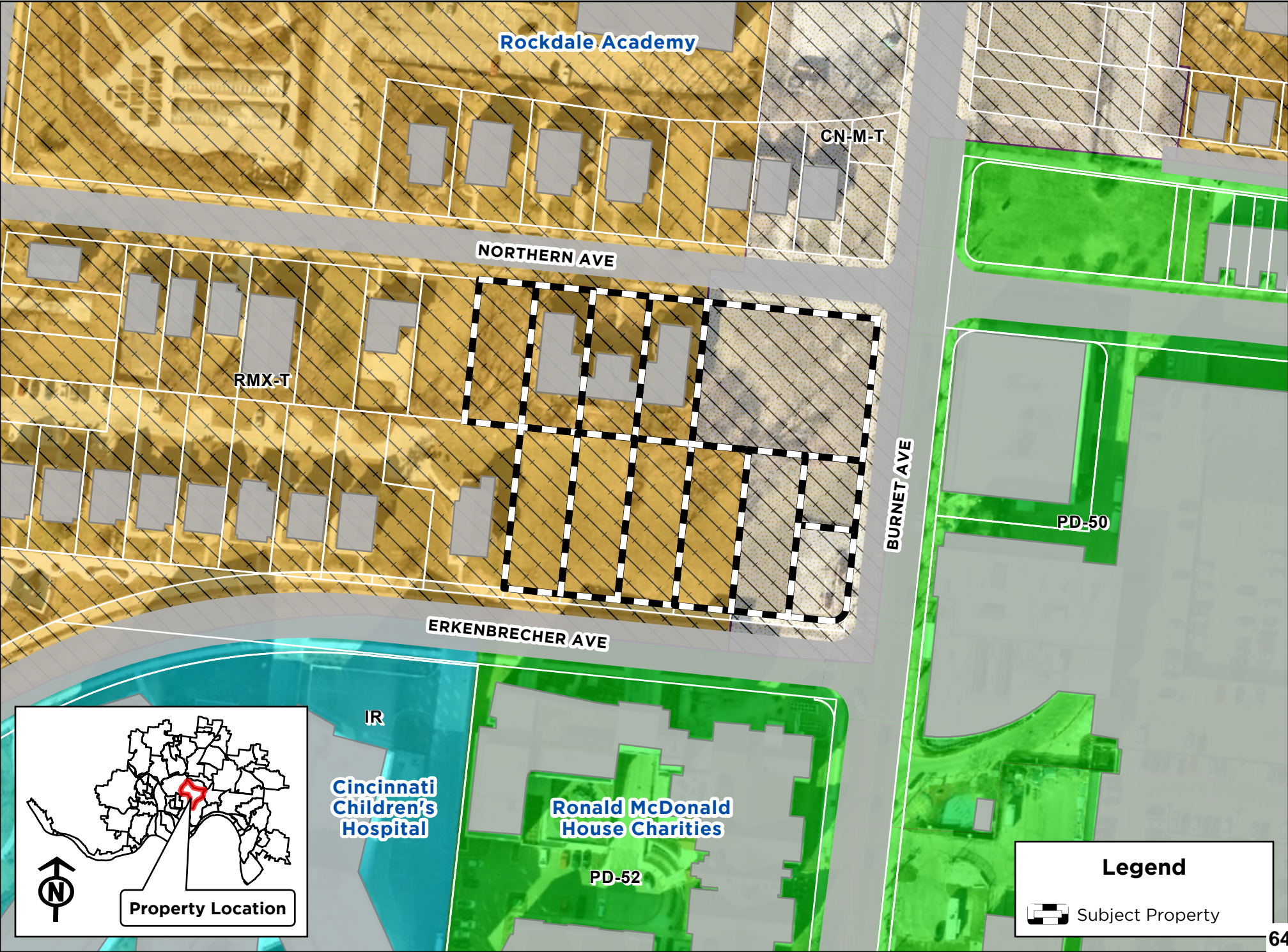
Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

# Proposed Zone Change to Planned Development at 3425 Burnet Ave in Avondale





Date: April 10, 2025  
Description: Erkenbrecher Avenue  
Re-Zoning  
Location: City of Cincinnati  
Hamilton County, Ohio



Situated in Section 15, Town 3, Fractional Range 2, Between the Miamis, Millcreek Township, the City of Cincinnati, Hamilton County, Ohio and being 2.6812 acres to be re-zoned to PD and further described as follows:

Beginning at the intersection of the centerline of Erkenbrecher Avenue and the centerline of Burnet Avenue and being the True Point of Beginning;

thence, from the True Point of Beginning, departing the centerline of said Burnet Avenue and with the centerline of said Erkenbrecher Avenue, North 84° 18' 27" West, 335.00 feet;

thence, departing the centerline of said Erkenbrecher Avenue, North 06° 12' 08" East, 177.00 feet;

thence, North 84° 18' 27" West, 48.29 feet;

thence, North 06° 12' 08" East, 150.02 feet to the centerline of Northern Avenue;

thence, with the centerline of said Northern Avenue, South 84° 18' 27" East, 383.30 feet to the centerline of said Burnet Avenue;

thence, departing the centerline of said Northern Avenue and with the centerline of said Burnet Avenue, South 06° 12' 12" West, 327.02 feet to the True Point of Beginning containing 2.6812 acres of land, more or less.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

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



A handwritten signature in blue ink, appearing to read 'Jeffrey O. Lambert', written over a horizontal line.

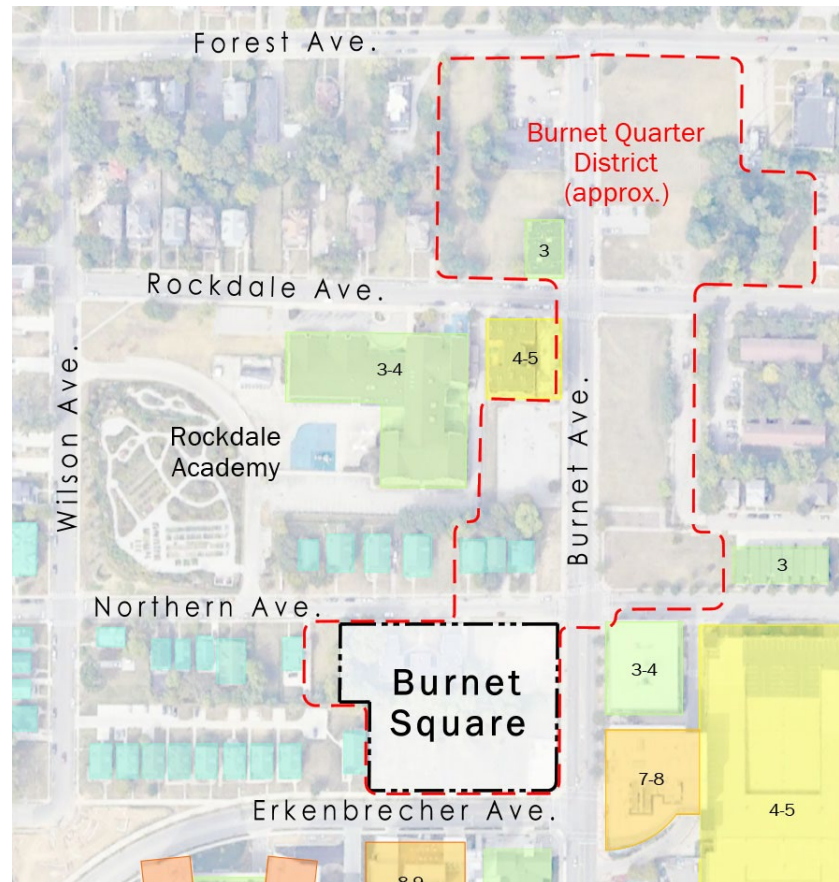
Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio



### Introduction:

**Uptown Consortium, Inc. (UCI)** and **Steiner + Associates** (Steiner) are partnering to transform Burnet Avenue into a vibrant mixed-use district. The redevelopment project, called Burnet Quarter, is expected to include multi-family residences, condominiums, affordable housing, a hotel, short-term rentals, office spaces and retail options. The goal is to enhance the Avondale community by integrating new development with the established neighborhood, fostering growth, and providing amenities for current residents and newcomers alike.

Steiner has been actively working on Burnet Avenue development since 2016. They have been collaborating with the community and refining the plans over the last couple of years. Since 2023, Steiner has participated in 20+ interviews with stakeholders, 15+ meetings to discover community needs, and revised the plans multiple times resulting in the current visioning plan. This vision plan was shared at a community meet-and-greet on August 20<sup>th</sup> of last year and via a virtual meet-and-greet on August 26<sup>th</sup>.



**Steiner + Associates** (Steiner), **Civitas Development Group** (Civitas), and **Continental Development Ventures** (Continental) have teamed up to develop approximately 300 units of multi-family apartments with first floor retail at the southern end of Burnet Quarter. The development team has a strong track record of similar redevelopment sites and are experts in mixed-use development and multi-family residential. This mixed-use development, which will be known as **Burnet Square**, is primarily residential apartments which is to draw residents living and working in the Avondale neighborhood. In addition to the residential component, there are two levels of parking beneath the apartments along with ground-level retail space anchoring the corner at the Northern Ave. and Burnet Ave. intersection.

### Location/Context:

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The site is conveniently located within a 10-minute walk to nearly every building on the medical campus immediately to the south. Beyond the medical campus, one could reach the Cincinnati Zoo and Botanical Garden's main gate within a 5-minute walk, Avondale Town Center within a 10-minute walk, and several destinations within a 15-minute walk; the University of Cincinnati's main campus, the Uptown Innovation District, Hirsch Rec. Center, and N. Avondale Rec Center. There are two public schools within walking distance; Rockdale Academy (north) and South Avondale Elementary School a couple of blocks to the east.

The Site is bound on three sides by public roads; Northern Ave. along the north, Burnet Ave. along the east, and Erkenbrecher Ave. along the south. To the west, there is a series of recently remodeled single-family houses (rental) along the recently realigned Erkenbrecher along with a new park and playground. Similarly, there are five houses on the site's side of Northern with one being a 2.5-story apartment building. Likewise, there are approximately 3 properties north of Northern Avenue (including two duplexes) that are outside of the Burnet Quarter District's current boundary plus Rockdale Academy's community gardens anchoring the west half of the block.

The site lends itself to providing a transition from the urban scale of the medical campus to the suburban scale of the neighborhood to the northwest. Immediately south of the site sits a new eight-story to nine-story Ronald McDonald House, and a recently constructed nine-story to ten-story critical care building. Immediately to the east of Burnet sits a seven-story to eight-story medical office building at the terminus of Erkenbrecher and a 3-story mixed-use (primarily office with a Sweets & Meats BBQ restaurant) at Burnet and Northern. The proposed six-story (at Burnet frontage) residential building will act as a transition to the neighborhood in both scale and use (See Exhibit B).



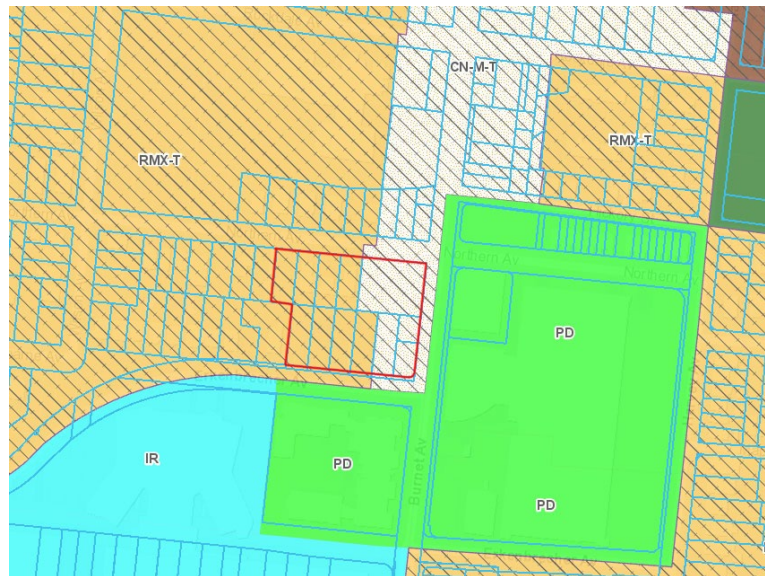
*Conceptual Massing Diagram*

**Legal Description/Ownership:**

The +/-1.977 acre site consists of 12 separate (tax) parcels, with corresponding ownership being more particularly depicted on the site survey attached as Exhibit C to the plans. The owners of the parcels comprising the project include: (i) Bace Properties, LLC (Parcel Nos. 113-0004-0038, --0037, --0036, --0035, -0168, and --0171), (ii) Hamilton County Land Reutilization Corporation (Cons. Parcel No. 113-0004-0033 & --0034), (iii) Avondale Rentals, LLC (Parcel Nos. 113-0004-0170 and --0169), and (iv) NTP Development, LLC (Parcel Nos. 113-0004-0172, --0047, and cons. -0173 and -0174). Note that there is a small sliver of Right-of-Way along Erkenbrecher that is labeled as being dedicated but not accepted and the CAGIS mapping confirms this. The 1.977 acres does not include this dedicated R.O.W. Steiner and NTP Development entered into a Purchase and Sale Agreement dated May 4, 2022 (as amended) for the purchase of these parcels, which purchase is conditioned on a final development plan approved by the City of Cincinnati.

**Existing Conditions:**

The site currently has two zoning classifications with the western half being RMX-T and the eastern portion being CN-M-T. This concept would consolidate the multiple lots into one single parcel and rezone to the PD district. The intensity of the proposed development would be consistent with what is allowed in the CN-M-T except for the height of the building would be one-story taller than this base zoning district (based on Burnet being the Front). The building form and placement are consistent with the CN-M-T classification to encourage a pedestrian scale setting on all 3 public streets.



Existing Zoning - Source: CAGIS

Currently, there is a vacant 3-story apartment building (and related vegetation) fronting onto Northern Avenue that will be demolished as part of this redevelopment. Northern Ave. is the only street with on-street parallel parking and we would support additional parallel parking on the other two streets. The site topography generally falls from Burnet towards the west and there is a slight slope along the Burnet frontage with the northern corner being approximately 6' lower than the southern end. The highpoint of the site at the southeast corner is a 747 elevation and the lowest point, in the northwest corner, is roughly 725 resulting in about twenty-two feet of elevation change.





*Existing Conditions - Looking Southwest*

With frontage on three of the four sides of the site, access to utility connections will not be an issue. The development team will work with the various City departments and utility providers to meet their requirements and ensure a successful development in the end. Storm water run-off will be designed into a system to meet the standards of the City of Cincinnati and the EPA.

### **Proposed Land Uses, Buildings, and Structures:**

The permitted uses would remain consistent with those Permitted (and Limited) within the CN-M zoning district per Schedule 1409-07. The following uses shall be permitted as part of this Planned Development:

#### **Residential Uses:**

- **Permanent residential:** Single-family dwelling, Attached single-family dwelling, Two-family, Attached Multi-family dwelling

#### **Public and Semipublic Uses:**

- Day care center

#### **Government facilities and offices:**

- Offices
- Park and recreation facilities

#### **Commercial Uses:**

- Banks and financial institutions
- Business services

- **Eating and drinking establishments:** Convenience markets, Drinking establishments, Restaurants (full service & limited), Food markets, Food preparation,
- Hotels and commercial lodging
- Loft dwelling units
- Maintenance and repair services
- Medical services and clinics
- Offices
- Personal instructional services
- Personal services
- Parking facilities
- **Recreation and entertainment:** Indoor or small-scale
- Retail sales

#### **Agriculture and Extractive Uses:**

- Gardens

#### **Accessory Uses:**

- Refuse storage areas
- Exterior lighting

The current concept contemplates a seven-level structure with one level being partially subterranean (below grade in the south and eastern portion of the site) resulting in a six-story building on the primary frontage of Burnet Avenue. The concept accounts for up to 15,000 square feet of commercial space activating the Burnet streetscape including a 2,500 to 4,000 square foot retail space at the Northern and Burnet corner along with the primary (residential) building entrance and leasing offices in the central portion of this eastern façade.

As shown in the building diagrams (Exhibit D), there would be 5-stories of residential (+/-200,000 to 300,000 GSF) over the commercial space (6-stories above grade) along the Burnet frontage and/or the 2-levels of structured parking under the majority of the footprint. The levels under the residential have been ‘stepped’ or ‘benched’ into the existing hillside to minimize the earthwork and to allow the commercial components to have finished floors that relate to the existing slope of Burnet Avenue and its associated walk.

#### **Density:**

The current CN-M-T underlying zoning does not limit the density nor the minimum parking required. The maximum density would be established as 250 square feet of site per unit. Based on the 1.977 acres of developable site, this would equate to a maximum of 344 units.

#### **Building Heights:**

Per the underlying CN-M-T zoning district, the maximum height on the front elevation would be 62’, As shown in the typical building sections (Exhibit E), for all three public frontages, the height of the building fronting onto Burnet is projected to be 72’ or one-story taller than the maximum in the CN-M-T district. The height of the proposed building along Northern Avenue would result in a height of



approximately 82' from the average grade. Hence, the maximum building height shall be eighty-five feet (85'). This building height is consistent with the buildings to the south and east of the site that would be taller due to additional stories and/or their floor-to-floor story heights are taller than what is typical for apartment developments.

**Setback Lines:**

The proposed setbacks shall remain consistent with the underlying CN-M-T zoning district that extends north through the Burnet corridor. The minimum setbacks along the three public roadways shall zero feet (0') and building massing shall be encouraged to be fill the frontages to reinforce the pedestrian realm. Likewise, CN-M-T does not prescribe a side yard setback and/or rear yard building setback however, it does recognize the Chapter 1423 Buffer Yards when adjacent to RMX zoned parcels. The side yard setback (and along the common rear yard) adjacent to the parcel fronting onto Erkenbrecher shall be five feet (5') with a 5 feet wide (min.) landscape buffer. The side yard setback adjacent to the parcel fronting onto Northern shall be twenty feet (20') with a ten foot (10') wide landscape buffer yard. Pavement is allowed within the setback area while not allowed within the buffer yard areas.

**Streetscapes, Pedestrian Circulation, and Open Space:**

The streetscape shall act as the primary open space and pedestrian circulation for this development. The three streetscapes shall be consistent the opposite side of each street to create a cohesive public realm. The recently constructed streetscapes on Burnet and Erkenbrecher provide patterns and cues to guide the design on this development whereas the Northern Avenue streetscape can set the stage for future 'side' streets throughout the Burnet Quarter District. The intersection of Burnet and Northern shall act as the southern gateway to this district and should incorporate specialty paving and parallel parking 'bump-outs' to help choke down the lane widths to calm traffic and make for a safer pedestrian experience. The final design of the streetscapes, including pavements, tree types, and planting details shall be coordinated with DOTE and the City Forester.

**Burnet Avenue:**

The Burnet streetscape shall be consistent with what has been installed on the east side of the street near the Herald Building and the Jack H. Rubinstein M.O.B. building to its south. Likewise, this streetscape shall be consistent with the future streetscape running north as part of the Burnet Quarter District (to be determined). Street trees shall be placed at a consistent spacing with the east side of the street of roughly thirty feet (30') to thirty-five feet (35') on-center. If possible, curbside parallel parking would be optimal along this frontage even if for limited non-peak times of the day as an additional traffic-calming measure and to improve the pedestrian experience.

**Erkenbrecher Avenue:**

The Erkenbrecher streetscape shall be consistent with what has been installed as part of the recent roadway realignment project. This streetscape includes a 10' multi-use path/walk and street trees spaced at approximately forty feet (40') in a five or six foot (5'-6') tree lawn. Any trees damaged or removed as part of this development shall be replaced in kind.

**Northern Avenue:**

The Northern Ave. streetscape is the only one that includes on-street parallel parking (both sides). As noted above, landscaped ‘bump-outs’ should be considered to reduce the vehicular travel lanes and make for a shorter crosswalk distance. Besides the treatment at the intersection, bump-outs may or may not be utilized at the vehicular entrance to the parking garage. At a minimum, the existing tree lawn (+/-2’ wide) shall be expanded to five or six feet (5’-6’) in width and the adjacent sidewalk shall be five foot (5’) minimum in clear width which is consistent with recent improvements to the east of Burnet. Depending on final building design, the tree lawn may convert into tree pits near the intersection of Burnet to give a more plaza-like appearance at the retail space and as part of the intersection design.

**Landscaping & Buffering:**

**North and South** facades: Besides the street trees mentioned in the Streetscape section, the landscaping on this site will primarily consist of foundation plantings along the north and south facades to help ground the building and conceal the parking levels adjacent to the streetscapes. Given the urban nature of the site and proposed ‘Build-To Zone’, the foundation plant beds shall provide foundation shrubs covering a minimum of 75% of each façade’s total length within five years (net of any paved areas including openings for vehicular access, pedestrian access, and/or plaza areas). The plantings shall provide a mixture and rhythm of plantings that complement the architecture they are grounding.

**East** façade: The landscape along the Burnet Avenue frontage is envisioned to be primarily hardscape and street trees. When/if plant beds are provided as part of the final design, foundation plantings in this corridor shall be consistent with the remainder of the property and complement the architecture and/or adjacent streetscape and pavement patterns.

**West** façade: Buffering shall be provided in any yard that is adjacent to any RMX zoned property. As stated in the Setback Lines section, buffer yards shall be a minimum of five feet (5’) in width near Erkenbrecher and ten feet (10’) in width near Northern Ave. These buffers shall consist of the same amount of plants as required in table 1423-13-B, Buffer Type B (with fence) except that the deciduous trees can be substituted with additional evergreen trees. This minimum requirement calls for one-6’ ht. evergreen, two-1.5” cal. trees, and one-2.5” cal. tree per each fifty lineal feet (50’), or fraction thereof, of buffer yard. The requirement for 4 trees per 50 lineal feet would space trees at 12.5’ on-center, if narrow/upright evergreens are to be used, they shall be spaced at a maximum of 6.25’ on-center at the replacement rate of two trees per required tree listed above. At a minimum, the evergreens fulfilling this requirement shall reach a minimum of 20’ in height at maturity to conceal the parking levels of the building. A fence shall not be required however, one can be utilized in conjunction with the plants listed above.

**Vehicular Access/Drives:**

As per the underlying CN-M-T zoning district, the primary vehicular entrances will be a maximum of 24’ wide and restricted to the Northern and Erkenbrecher frontages (side streets). Given the difference in grade between these two streets, the Northern Ave. entrance will access the lower level of the garage and the Erkenbrecher entrance will access the upper parking level. Besides

these two access points, there may be a second curb-cut per frontage that will be limited to short-term intermittent use to access the trash room and/or for moving trucks to access a nearby elevator. Loading for the retail in the northeast corner shall be allowed to occur from the either Northern or Burnet during off-peak traffic hours.

**Parking:**

As per the underlying CN-M-T zoning district, the minimum parking requirement has been reduced to zero spaces. However, parking is necessary to ensure this development is successful in the short term. Although this site is very ‘walkable’, the development’s goal is to provide 25 to 350 spaces to ensure convenient overnight parking for residents and depending on future needs, the garage may provide parking for additional infill development and retail in the Burnet Quarter District. As mentioned in the streetscape section, on-street parallel parking in the curbside lanes would be ideal if The City will allow this lane to convert to parking.

**Signage:**

Signage for ground level uses shall comply with Chapter 1427-37 (CN-M). In addition to the ground level signage, building identification signage shall comply with 1417-15(C) for wall mounted signage. The building identification signage shall be limited to the North, East, and South building elevations fronting the public roadways. The intent of this modification is to allow for building mounted signage for the building and/or residential component that is separate from the potential signage at the ground floor commercial space fronting onto Burnet. These signs would respect the other limitations listed in sections 1427-27 and 1427-37 that regulate quantity, size, lighting, and clearances.

In addition to the wall mounted building identification signage, a single larger projecting sign shall be allowed for building identification along the Burnet Avenue frontage. This sign shall complement the building materials & design and help create character within the Burnet Quarter District. Building Identification – Projecting Signage shall be restricted to a zone between the top of the first story to the top of the fourth story with a maximum horizontal distance of six feet (6') from the face of the building. The maximum sign area shall be 150 square feet per face (two-sided) and the graphic shall be limited to Burnet Square (or final name of the building/apartment community).



*Building Identification – Projecting Sign Examples*

**Exterior Lighting:**

Exterior lighting will comply with code Chapter 1421-39 and consist of Street lights within the streetscapes and shall be per the City of Cincinnati standard fixtures or, light fixtures that are consistent with the remainder of the Burnet Quarter District's streetscape if they are different than the City's standard.

**Refuse Collection:**

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At this time, refuse will likely be handled via trash cutes and compactors to minimize the frequency of pick-ups. The trash collection rooms will be limited to a maximum of three (3) areas (2 for residential, 1 for commercial) with pick-up access coming from Erkenbrecher and/or Northern. Hauling will likely be contracted with a private company with pick-ups on an as-needed basis.

**Maintenance:**

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This property will have on-site management and maintenance staff to provide a maintenance free lifestyle for the residents as well as to protect the asset for the ownership group. The maintenance staff will perform routine inspections of the interior and exterior of the development. Professional contractors/crews will be utilized for repairs and routine maintenance of the grounds.

**Preliminary Reviews (Water, Sewage, Geotechnical, & Drainage):**

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Water, sanitary sewer, and storm water management will be designed to meet the City of Cincinnati and EPA minimum requirements. The point of connection to any public systems will be coordinated with the appropriate departments prior to submitting the Final Development Plan. Likewise, geotechnical data will be reviewed and incorporated into any applicable utility and structural designs as part of the final permitting and construction documents for the development.

**Electric and Natural Gas:**

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The residential units will be all electric and coordinated with the appropriate utility companies. The retail use will likely have a natural gas connection. Additional information will be provided as part of the Final Development Plan submission.

**Schedule:**

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The goal of this phase is to continue developing this concept while going through the rezoning process and submit Final Development Plans as soon as possible. The projected schedule is to begin construction in early 2026 with completion and opening towards the end of 2027.

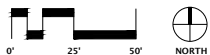
Existing On-Street parking has been included in development data

Retail at NE Corner volume  $\pm 12'$  to  $14'$   
ht., in P2 level below podium (Red)

Primary Entrance for Residential (clubhouse/leasing offices) will provide a commercial aesthetic along the Burnet Frontage

0' Setbacks along public street frontages

Component	Quantity	Square Footage
Residential	Up to 344 units	Up to 300,000 sq. ft.
Commercial	2 commercial spaces	Up to 15,000 sq. ft.
Parking	Up to 350 spaces	N/A



*Planned Development - Concept Plan*  
Cincinnati, OH - June 9, 2025



**SUBJECT:** A report and recommendation on a proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

**GENERAL INFORMATION:**

**Location:** 12 parcels bound by Northern Avenue to the north, Burnet Avenue to the east, and Erkenbrecher Avenue to the south (see Exhibit A), with a primary address at 3425 Burnet Avenue, Cincinnati OH, 45229.

**Petitioner:** Gavin Thomas, Burnet Square Apartments LLC  
4016 Townsfair Way, Suite 201, Columbus OH, 43219

**Owners:** Avondale Rentals LLC  
3333 Burnet Avenue, Cincinnati OH, 45229

Bace Properties  
3333 Burnet Avenue, Cincinnati OH, 45229

Hamilton County Land Reutilization Corporation  
3 E. 4<sup>th</sup> Street, Cincinnati OH, 45202

NTP Development LLC  
3440 Burnet Avenue, Suite 130, Cincinnati OH, 45229

**Request:** A zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) at 3425 Burnet Avenue in Avondale, in order to construct a seven-story residential complex with ground-floor retail space and garage parking as Phase 1 of the “Burnet Quarter” development.

**ATTACHMENTS:**

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Zone Change Plat
- Exhibit C – Title Sheet
- Exhibit D – Concept Plan
- Exhibit E – Site Context Diagram
- Exhibit F – Existing Site Survey
- Exhibit G – Vertical Mixed-Use Diagrams
- Exhibit H – Building Section Diagrams
- Exhibit I – Development Program Statement
- Exhibit J – Legal Description
- Exhibit K – Control of Property Certification
- Exhibit L – Coordinated Site Review Letter
- Exhibit M – Avondale Letters of Support
- Exhibit N – Additional Public Comment

## **BACKGROUND:**

The subject property is an approximately 1.98 acre site consisting of 12 parcels, with the primary address at 3425 Burnet Avenue in Avondale (see Exhibit A). It is located within the Burnet Avenue Neighborhood Business District and is adjacent to Northern Avenue to the north, Burnet Avenue to the east, and Erkenbrecher Avenue to the south. The site is mostly vacant and cleared, except for an unoccupied three-story apartment building located along Northern Avenue that will be demolished. The site was previously occupied by five residential buildings, consisting of single-family and small-scale multifamily units, and a gas station that were all demolished between 2017 and 2021. Two of the lots fronting Burnet Avenue were previously occupied by auto-mechanic shops that were demolished in 2006.

The project is being undertaken by Steiner + Associates (Steiner) in partnership with Uptown Consortium Inc., Civitas Development Group, and Continental Development Ventures. The petitioner, on behalf of Steiner, is requesting a zone change to a Planned Development district to facilitate a new mixed-use development on the site. Steiner entered a Purchase and Sale agreement (Exhibit K) with NTP Development on May 4, 2024 for all the subject parcels, conditioned on approval of a Final Development Plan. This subject project, “Burnet Square,” is anticipated to be the first of several developments in the broader “Burnet Quarter” initiative to revitalize the Burnet Avenue Neighborhood Business District.

## **ADJACENT LAND USE AND ZONING:**

The subject property consists of 12 individual parcels to be consolidated, with the westernmost eight parcels currently zoned Residential Mixed – Transportation Corridor (RMX-T), and the easternmost four parcels currently zoned Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T). The adjacent zoning and land uses are as follows:

### **North:**

Zoning: Residential Mixed – Transportation Corridor (RMX-T), Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T)  
Use: Single-family homes, Rockdale Academy.

### **East:**

Zoning: Planned Development #50 – Burnet-Northern (PD-50)  
Use: Medical offices, Sweets & Meats BBQ restaurant.

### **South**

Zoning: Planned Development #52 – Ronald McDonald House (PD-52), Institutional-Residential (IR)  
Use: Ronald McDonald House Charity residences, Cincinnati Children’s Hospital.

### **West:**

Zoning: Residential Mixed – Transportation Corridor (RMX-T)  
Use: Single-family and small-scale multifamily homes.

## **PROPOSED DEVELOPMENT:**

The Concept Plan (Exhibit D) and Development Program Statement (Exhibit I) propose a seven-story mixed-use building called “Burnet Square” that contains the following components:

<b>Component</b>	<b>Quantity</b>	<b>Square Footage</b>
<b>Residential</b>	Up to 344 units	Up to 300,000 sq. ft.
<b>Commercial</b>	2 commercial spaces	Up to 15,000 sq. ft.
<b>Parking</b>	Up to 350 spaces	Not Applicable

Burnet Square is the first project in the broader “Burnet Quarter” initiative, which aims to transform Burnet Avenue into a vibrant mixed-use district, including multifamily residences, condominiums, affordable housing, a hotel, short-term rentals, office space, and retail. The Planned Development district is expected to be expanded to include additional projects and land area at a later date, as the Burnet Quarter initiative progresses.

## Buildings

The Concept Plan and Development Program Statement propose one mixed-use building on the site, with a maximum floor area of 315,000 square feet and a maximum height of 85 feet. The building will total seven stories, but due to the site grading, will appear as five stories on Burnet Avenue, six stories on Erkenbrecher Avenue, and the full seven stories on Northern Avenue (see Exhibit H). The two lower, partially concealed levels are stepped into the existing slope and will serve as the structured parking areas.

The setback along all three public roadways shall be a minimum of zero feet and a maximum of 12 feet. The side yard setback adjacent to 334 Erkenbrecher Avenue shall be five feet with a five foot landscape buffer, and the side yard setback adjacent to 327 Northern Avenue shall be 20 feet with a ten foot landscape buffer. Accessory structures on the site may include refuse storage areas and fencing in compliance with sections 1421-33 “Fences and Walls,” and 1421-35 “Refuse and Storage Areas.”

## Parking

The building will be served by two levels of structured parking, providing up to 350 spaces. The lower parking level will be accessed from Northern Avenue, and the upper parking level will be accessed from Erkenbrecher Avenue. The petitioner has expressed interest in adding on-street parking along the Burnet Avenue frontage, pending comments and review from the Department of Transportation and Engineering at a later date.

## Signage

Signage for ground level uses shall comply with Chapter 1427-37 (CN-M), and building identification signage shall comply with 1417-15(C) for wall mounted signage. The building identification signage shall be limited to the north, east, and south building elevations fronting the public roadways. These signs would respect the other limitations listed in sections 1427-27 and 1427-37 that regulate quantity, size, lighting, and clearances.

In addition to the wall mounted building identification signage, a single larger projecting sign shall be allowed for building identification along the Burnet Avenue frontage. Building identification projecting signage shall be restricted to a zone between the top of the first story to the top of the fourth story with a maximum horizontal distance of six feet from the face of the building. The maximum sign area shall be 150 square feet per face (two-sided) and the graphic shall be limited to “Burnet Square,” or the final name of the building/apartment community.

## Schedule

The petitioner anticipates the Planned Development district to be expanded in the future, and the overall Burnet Quarter project to be completed in four Phases. The Burnet Square project is Phase 1 of this initiative, with construction anticipated to begin in early 2026 and completion by the end of 2027.

## Future Uses

The petitioner has outlined the following uses to be permitted in the proposed Planned Development:

Category	Permitted Uses
<b>Residential Uses</b>	<ul style="list-style-type: none"><li>• Permanent residential:<ul style="list-style-type: none"><li>○ Single-family dwelling</li><li>○ Attached single-family dwelling</li><li>○ Two-family dwelling</li><li>○ Attached multifamily dwelling</li></ul></li></ul>
<b>Public and Semipublic Uses</b>	<ul style="list-style-type: none"><li>• Day care center</li></ul>
<b>Government Facilities and Office Uses</b>	<ul style="list-style-type: none"><li>• Offices</li><li>• Park and recreation facilities</li></ul>
<b>Commercial Uses</b>	<ul style="list-style-type: none"><li>• Banks and financial institutions</li><li>• Business services</li><li>• Eating and drinking establishments:</li></ul>

	<ul style="list-style-type: none"> <li>○ Convenience markets</li> <li>○ Drinking establishments</li> <li>○ Restaurants (full service &amp; limited)</li> <li>○ Food markets</li> <li>○ Food preparation</li> <li>● Hotels and commercial lodging</li> <li>● Loft dwelling units</li> <li>● Maintenance and repair services</li> <li>● Medical services and clinics</li> <li>● Offices</li> <li>● Personal instructional services</li> <li>● Personal services</li> <li>● Parking facilities</li> <li>● Retail sales</li> <li>● Recreation and entertainment: <ul style="list-style-type: none"> <li>○ Indoor</li> <li>○ Small-scale</li> </ul> </li> </ul>
<b>Agriculture and Extractive Uses</b>	<ul style="list-style-type: none"> <li>● Gardens</li> </ul>
<b>Accessory Uses</b>	<ul style="list-style-type: none"> <li>● Refuse storage areas</li> </ul>

### **BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. ***Minimum Area*** – *The minimum area of a PD must be 1.5 contiguous acres.*

The proposed zone change area is approximately 1.98 contiguous acres.

- b. ***Ownership*** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The petitioner has provided a Control of Property certification (Exhibit K) outlining the Purchase and Sale Agreement for all subject parcels.

- c. ***Multiple Buildings on a Lot*** – *More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicate one building on the site for Phase 1. The Planned Development is anticipated to expand and incorporate multiple buildings in future Phases.

- d. ***Historic Landmarks and Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor does it contain any historic landmark.

- e. ***Hillside Overlay Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within the Hillside Overlay District.

- f. ***Urban Design Overlay District*** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

### **CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:**

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. ***Plan Elements*** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a Concept Plan and Development Program Statement (Exhibits D and I) that include sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. ***Ownership*** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The petitioner has provided a Control of Property certification (Exhibit K) outlining the Purchase and Sale Agreement for all subject parcels.

- c. ***Schedule*** – *Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The petitioner anticipates the Planned Development district to be expanded in the future, and the overall Burnet Quarter project to be completed in four Phases. The Burnet Square project is Phase 1 of this initiative, with construction to begin in early 2026 and completion by the end of 2027.

- d. ***Preliminary Reviews*** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposed development was preliminarily reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process, including the City's Metropolitan Sewer District, Stormwater Management Utility, and Greater Cincinnati Water Works (see "Coordinated Site Review"). No concerns were identified. Additional plans will be submitted as part of the Final Development Plan.

- e. ***Density and Open Space*** – *Calculations of density and open space area.*

Approximately 96% of the site will be occupied by the proposed building, leaving approximately 4% of the site to be occupied by the proposed buffer yard. The project proposes a maximum density of 344 units, or one unit per 250 square feet of site area.

### **FINAL DEVELOPMENT PLAN:**

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission 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 Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement, but requires significantly more detail than the Concept Plan. Approval of the Final Development Plan will allow the petitioner to obtain the necessary permits for development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.



### **COORDINATED SITE REVIEW:**

A zone change request to Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) and the Concept Plan were preliminarily reviewed by all City departments and reviewing agencies through the City’s Coordinated Site Review (CSR) process in January of 2025. The petitioner was given a copy of the comments from each department (Exhibit L).

During the CSR, the Department of City Planning and Engagement Zoning Division identified that the proposed project would still require relief after the requested rezoning to CN-M-T, including variances for the proposed height and buffer yard. The petitioner worked with staff to address Zoning’s comments, and ultimately the request was modified to a zone change to a Planned Development district. No other objections were expressed.

The project will be required to undergo an additional CSR at the Development Design Review level when submitting for any Final Development Plans.

### **PUBLIC COMMENT AND NOTIFICATION:**

The applicant team has been actively engaged with the Avondale community. Letters of support were provided from the Avondale Community Council, the Avondale Business Association, and Avondale Development Corporation (Exhibit M).

A virtual Public Staff Conference was held on Monday, May 12, 2025 to discuss the proposed zone change to a Planned Development district. Notice was sent to all property owners within 400 feet of the site, the Avondale Community Council, and Avondale Development Corporation. Six members of the public were in attendance, as well as staff from the Department of City Planning and Engagement and members of the applicant team. Attendees asked about the project’s integration with the incoming Bus Rapid Transit route, bike infrastructure, and streetscaping on Burnet Avenue. No concerns were raised during the meeting.

Notice of the August 1, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, the Avondale Community Council, and Avondale Development Corporation. One letter was received from the public (Exhibit N) indicating support for the project, but requesting additional bike infrastructure, smaller commercial spaces, zero-foot setbacks, and voicing opposition to the inclusion of structured parking and the potential conversion of a traffic lane on Burnet Avenue into on-street parking. No other comments have been received.

### **CONSISTENCY WITH PLANS:**

*Avondale Quality of Life Plan (2020)*

The Future Land Use Map in the *Avondale Quality of Life Plan (2020)* identifies the subject site as mixed-use and within a Neighborhood Center of Activity (p. 65). The mixed-use areas are described as a “mix of commercial (retail, office, restaurants, etc.) and residential uses [...] with commercial uses on the ground floor and residential uses above” (p. 63), and that “[R]etail uses should be focused in the Neighborhood Centers of Activity,” “[b]uildings should be located at the sidewalk with pedestrian entrances on the main commercial corridor,” and “[b]uilding heights should be consistent with surrounding structures, and no more than four stories” (p. 63). The plan also notes that “All areas in Neighborhood Centers of Activity should be zoned CC-P or CN-M, or another zoning designation that encourages increased pedestrian access and walkability” (p. 64).

The proposed project is consistent with this vision, as it proposes a mixed-use development with ground floor retail and upper-floor residential, abutting the sidewalk with pedestrian entrances on Burnet Avenue, and a height that is consistent with its surroundings. While the proposed height is more than the stated maximum of four stories, the surrounding context includes buildings of seven to twelve stories immediately adjacent to the site. The zone change to a Planned Development district also facilitates increased pedestrian access and walkability in accordance with the recommendations for the Neighborhood Centers of Activity.

The project is also consistent with the Sharing Success goal that “Avondale business districts are revitalized with service based and community serving businesses that support the health and vitality of the community” (p. 40)

and the strategy to “Identify and support future redevelopment opportunities (particularly those within the Centers of Activity) including site acquisition, site control, streetscaping improvements, business district parking and other site improvements” (p. 40). The proposed project is located within a Neighborhood Center of Activity and incorporates several site improvements, including streetscaping, business district parking, and creation of new residential and commercial spaces.

#### *MLK-Reading Road Corridor Study (2014)*

The proposed project is consistent with the *MLK-Reading Road Corridor Study (2014)*, particularly the guiding principle to “Stabilize existing housing fabric and Neighborhood Business Districts with appropriately scaled residential infill to increase connectivity to and around the Uptown” (p. 20), and the recommendation to “Locate residential infill and new development in neighborhoods of viability and within a 10 minute walking radius of the existing Neighborhood Centers” (p. 29). The subject site is located a half-mile (equal to a 10 minute walk) from the intersection of Martin Luther King Jr. Drive and Burnet Avenue, identified as the core of the Uptown District (p. 56), and is a catalytic project for the revitalization of the Burnet Avenue Neighborhood Business District.

#### *Green Cincinnati Plan (2018)*

The proposed project is consistent with the Built Environment goal of the *Green Cincinnati Plan (2018)* to “Encourage population density and transit-oriented development in appropriate locations through zoning and incentives” (p. 50). The project is a high-density development, with up to 344 units, located within the Uptown District, which is the second largest employment center in the city, and is along the incoming Bus Rapid Transit route, which will be the city’s highest-efficiency transit after completion.

#### *Plan Cincinnati (2012)*

The proposed project is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to “Create a more livable community” (p. 156) and the strategies to “become more walkable” (p. 157) and “support and stabilize our neighborhoods” (p. 160). It is also consistent with the Compete Initiative Area, and the strategy to “strategically select areas for new growth” (p. 118).

The project is a mixed-use development located within one of Avondale’s two Neighborhood Business Districts, is adjacent to one of the largest employers in the city, and is part of the Uptown Innovation District, the largest concentration of institutional and research facilities in the region. The proposed project is the first step in creating a vibrant and walkable business district in a critical area of the city that has been identified as a priority target for decades.

### **CITY PLANNING COMMISSION ACTION:**

According to §1429-11(a) of the Cincinnati Zoning Code, the 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 proposed Concept Plan and Development Program Statement are compatible with applicable plans (see “Consistency with Plans”) and surrounding land use patterns. Adjacent uses are mixed, with low-density residential to the north and west, and high-density institutional, office, and some retail to the east and south. The proposed project is designed to be an appropriate and harmonious transition between the two areas that will still make sense as the area continues to change.

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 Planned Development will enhance the design of the project by allowing for a mix of complementary uses and increased flexibility for siting, enabling the project to better maximize

usage of the site. The proposed development as designed would not be permitted under either of the existing zoning districts (RMX-T and CN-M-T).

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 proposed project provides productive use on a currently vacant site that was underutilized prior to any demolitions. The development under the base district regulations (RMX-T and CN-M-T) would still require relief for the proposed height and buffer yard. The PD zoning district allows the developer to be innovative in site development, combining quality site and building design and increased community involvement through the Planned Development process.

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

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan.

### **ANALYSIS:**

The proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) will facilitate the construction of a productive, mixed-use development that will bring life to a currently underserved Neighborhood Business District located in a critical area in the city.

The proposed site, addressed at 3425 Burnet Avenue, is at the center of the Burnet Avenue Neighborhood Business District in Avondale, and directly adjacent to Cincinnati Children’s Hospital, a major anchor of the Uptown District, which is the city’s second largest employment hub and the core of Cincinnati’s healthcare and research industries. The site is a high-traffic area, with Cincinnati Children’s Hospital employing over 19,000 people and totaling nearly 2 million patient encounters a year,<sup>1</sup> and the Uptown District overall employing over 176,000 people and producing an annual economic impact of \$24.5 billion.<sup>2</sup> Additionally, the site is located along the upcoming Bus Rapid Transit (BRT) route, roughly a quarter-mile from the proposed Burnet Avenue stop.

This area is a critical piece of Cincinnati’s future vision for growth. Yet, at present, roughly 78% of land in the Burnet Avenue Business District is vacant.<sup>3</sup> This project is a major first step in the development of this corridor, the neighborhood of Avondale, and the city as a whole. The key location is prime for a mixed-use, transit-oriented development similar to the proposed project. The Concept Plan outlines a high-density, pedestrian-oriented design with ground-floor retail and minimal setbacks that echo the vision for this corridor. Additionally, the retail, high-density residential, and structured parking components lay the required foundation for further investments in the area and set the urban design standard for future projects.

The vision for a revitalized, vibrant district at this location has been in the works for decades, starting with the *MLK-Reading Corridor Study (2014)*, and reiterated in the *Avondale Quality of Life Plan (2020)*. Work by the applicant to bring this particular project to life has been ongoing for nearly a decade, beginning in 2016. The applicant team has been in frequent communication with the Avondale community, and the project is supported

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1 “Facts and Figures.” *Corporate Information*, Cincinnati Children’s Hospital. [www.cincinnatichildrens.org/about/corporate/facts-figures](http://www.cincinnatichildrens.org/about/corporate/facts-figures). Accessed 21 July 2025.

2 “Job Density Drives Economic Impact of Uptown on the Cincinnati Metropolitan Area.” Uptown Consortium, 27 June 2024. [www.uptowncincinnati.com/blog/2024/6/26/job-density-drives-economic-impact-of-uptown-on-the-cincinnati-metropolitan-area](http://www.uptowncincinnati.com/blog/2024/6/26/job-density-drives-economic-impact-of-uptown-on-the-cincinnati-metropolitan-area). Accessed 21 July 2025.

3 Approximate measurements taken from CAGIS Online.

by three major organizations within the neighborhood (Exhibit M).

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it allows for a mix of uses, facilitates better urban design than the base zoning, and provides continued public engagement through all phases of the development.

#### **FINDINGS:**

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

#### **CONCLUSIONS:**

The staff of the Department of City Planning and Engagement support the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for the mixed-use development “Burnet Square” for the following reasons:

1. The proposed development is consistent with the *Avondale Quality of Life Plan (2020)*, the *MLK-Reading Road Corridor Study (2014)*, the *Green Cincinnati Plan (2018)*, and *Plan Cincinnati (2012)*, and is well-supported by three major community organizations within Avondale.
2. The proposed project will be catalytic and transformative for an area of the city that has been continually highlighted as a key target for growth, investment, and new development.
3. The PD zoning is appropriate in the subject area in order to facilitate the construction of a project that would not otherwise be permitted under the base-zoning restrictions, but is still appropriate for the location and harmonious with adjacent land-use patterns.

#### **RECOMMENDATION:**

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

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
3. **APPROVE** the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

Respectfully submitted:



Gabrielle Couch, City Planner  
Department of City Planning & Engagement

Approved:



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

September 4, 2025

Cincinnati City Council  
Council Chambers, City Hall  
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 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105.

Summary:

Steiner + Associates, in partnership with Civitas Development Group, Continental Development Ventures, and Uptown Consortium Inc., has submitted an application for a Zone Change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale. This request is to facilitate the construction of “Burnet Square,” a seven-story residential complex with ground-floor retail space and garage parking, as Phase 1 of the “Burnet Quarter” development.

The City Planning Commission recommended the following on August 1, 2025 to City Council:

**ACCEPT** the Concept Plan and Development Program Statement as submitted; and

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

Motion to Approve: Ms. Kearny  
Seconded: Mr. Weber

Ayes: Ms. Beltran  
Mr. Dansby  
Mr. Eby  
Ms. Kearney  
Mr. Samad  
Mr. Weber

THE CITY PLANNING COMMISSION



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