

April 7, 2021

To: Mayor and Members of City Council 202101294
From: Paula Boggs Muething, City Manager
Subject: Ordinance – Zone Change at 975 Adams Xing in the East End

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 975 Adams Xing in the East End neighborhood from Planned Development District No. 17 to the DD-B, “Downtown Development–Downtown Residential” zoning district.

The City Planning Commission recommended approval of the amendment at its April 2, 2021 meeting.

Summary

The subject property is located at the northeast terminus of Adams Xing, north of Riverside Drive and south of Columbia Parkway in the East End neighborhood. The property is a 4.78-acre vacant lot that is situated between the Captain’s Watch multi-family residential building (to the southwest) and Foster’s Point condominium development (to the north). The existing zoning of the property is Planned Development #17 (PD-17), Adams Landing, which was established on January 13, 2004 when City Council adopted the current Zoning Code. The PD-17 district was established for the area known as Adam’s Landing to accommodate development for the area that was identified in a Development Agreement between the City and Towne Properties (City Council Ordinance No. 407-2001). Prior to January 13, 2004, the subject property was zoned Downtown Development (DD).

On September 2, 2020, Towne Properties submitted a Coordinated Site Review application to the Department of Buildings and Inspections requesting review of a proposed five-story, 100-unit, multi-family residential development on the subject property. As part of the application, the petitioner indicated to the Department of City Planning the interest of rezoning the property to the Downtown Development (DD) zoning designation, as there was no Concept Plan or Development Program Statement established for PD-17. Because the DD zoning district regulations that existed prior to January 13, 2004 have been modified, and includes subdistricts and overlays, Towne Properties submitted a Petition for Zone Change to the Department of City Planning on March 2, 2021.

The City Planning Commission recommended the following on April 2, 2021 to City Council:

- 1) **APPROVE** the zone change from Planned Development #17 to Downtown Development – Residential (DD-B) at 975 Adams Xing in the East End; and
- 2) **APPROVE** the modifications to the maps in Chapter 1411 – Downtown Development Districts as outlined on pages 3 – 4 of the staff report.

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