

EMERGENCY

DBS

- 2021

MODIFYING Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by **AMENDING** the provisions of Chapter 1411, “Downtown Development Districts,” to modify the Downtown Use Subdistrict Overlay Map to include certain additional real property within the DD-A, “Downtown Core,” Subdistrict.

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

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

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

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

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

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

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

WHEREAS, the Council finds the proposed text amendment to be in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

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

Section 1. That the shape and area of the Downtown Use Subdistrict Overlay Map of Cincinnati Municipal Code Chapter 1411, "Downtown Development Districts," is hereby amended to include the real property located at the northwest corner of Sixth Street and Main Street in the DD-A, "Downtown Core," Subdistrict. The Downtown Use Subdistrict Use Overlay Map is attached hereto as Exhibit A and incorporated by reference.

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

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is immediate need to allow the petitioner to proceed with its development plans so that the City may receive and enjoy the corresponding benefits at the earliest possible date.

Passed: _____, 2021

Mayor

Attest: _____
Clerk