

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to Planned Development District No. 102, “Euclid Student Housing Development.”

WHEREAS, Kingsley + Co. controls the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood (“Property”), which property consists of five parcels and comprises approximately 1.7029 acres and is located in the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts; and

WHEREAS, the Property currently consists of a vacant office building and four single-family homes and is adjacent to large residential apartment buildings to the south and west and single-family and multi-family uses to the east and north; and

WHEREAS, Kingsley + Co. has petitioned the City to rezone the Property from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to Planned Development District No. 102, “Euclid Student Housing Development” (“PD-102”), to facilitate the construction of a 282,165 gross square foot residential student housing development, consisting of one building with approximately 170-185 apartment and townhome units and approximately 205-225 parking spaces; and

WHEREAS, Kingsley + Co. has submitted a concept plan and development program statement for PD-102, which documents describe the land use and development regulations that will govern the development and conform with the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on February 7, 2025, the City Planning Commission approved the rezoning of the Property from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to PD-102, upon a finding that: (i) the Kingsley + Co.’s 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 Kingsley + Co.’s 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 public's health, safety, morals, and general welfare; and

WHEREAS, the Project is in accordance with the "Live" initiative area goal to "[p]rovide a full spectrum of housing options, and improve housing quality and affordability," and the strategy to "[o]ffer housing options of varied sizes and types for residents at all stages of life" as described on pages 164 and 169 of Plan Cincinnati (2012); and

WHEREAS, the Project is in accordance with the University Impact Area Solutions Study (2016) "Housing Goal to Develop and maintain quality housing" (p. 54); and

WHEREAS, Council considers the establishment of PD-102 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 Council hereby adopts as its own independent findings the Department of City Planning and Engagement's and the Cincinnati Planning Commission's findings that the planned development proposed by Kingsley + Co. for the real property generally located at 2608-2622 Euclid Avenue in the Corryville neighborhood as shown on the map attached hereto as Attachment A and incorporated herein by reference conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the shape and area of the City's official zoning map in the location of the real property shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description attached hereto as Attachment B and incorporated herein by reference, is hereby amended from the RMX-T, "Residential Mixed-Use Transportation Corridor," and OG-T, "Office General Transportation Corridor," zoning districts to Planned Development District No. 102, "Euclid Student Housing Development" ("PD-102").

Section 3. That the development program statement, attached hereto as Attachment C and incorporated herein by reference, and that the concept plan, attached hereto as Attachment D

and incorporated herein by reference, are hereby approved. The approved concept plan and development program statement shall govern the use and development of the subject property during the effective period of PD-102.

Section 4. That, should PD-102 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the RMX-T, "Residential Mixed-Use Transportation Corridor," and OG-T, "Office General Transportation Corridor," zoning districts in effect immediately prior to the effective date of PD-102.

Section 5. 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