



City of Cincinnati

KMT

EESW

- 2025

An Ordinance No. 269

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1813 Race Street in the Over-the-Rhine neighborhood from the PR, “Park and Recreation,” zoning district to the CC-P-T, “Commercial Community-Pedestrian-Transportation Corridor,” zoning district to facilitate the construction of an office building.

WHEREAS, Arex Studio, on behalf of the Corporation for Findlay Market (“CFFM”) (“Petitioner”), has petitioned to rezone certain real property located at 1813 Race Street in the Over-the-Rhine neighborhood (“Property”) from the PR, “Park and Recreation,” zoning district to the CC-P-T, “Commercial Community-Pedestrian-Transportation Corridor,” zoning district; and

WHEREAS, the Property currently contains a surface parking lot and Petitioner desires to construct a four-story office building on the Property for the operations of the CFFM with offices, an event room, shopping application facilities, and maintenance facilities; and

WHEREAS, a zone change is necessary to permit the office use on the Property because the current PR, “Park and Recreation,” zoning district does not permit non-government office uses; and

WHEREAS, the proposed zone change from the PR, “Park and Recreation,” zoning district to the CC-P-T, “Commercial Community-Pedestrian-Transportation Corridor,” zoning district would allow Petitioner to develop and use the Property in a manner that is consistent with adjacent and abutting properties; and

WHEREAS, the proposed zone change is consistent with Plan Cincinnati (2012), particularly a strategy of the Compete Initiative Area to “[t]arget investment to geographic areas where there is already economic activity” as described on page 115; and

WHEREAS, at its regularly scheduled meeting on July 16, 2025, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the PR, “Park and Recreation,” zoning district to the C-P-T, “Commercial Community-Pedestrian-Transportation Corridor,” zoning district; 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 rezoning the Property, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the PR, “Park and Recreation,” zoning district to the C-P-T, “Commercial Community-Pedestrian-Transportation

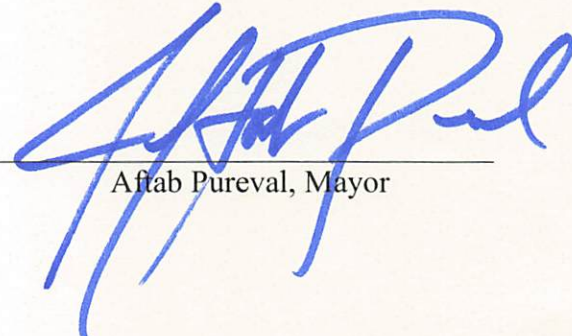
Corridor,” zoning district, finding it to be in the interest of the public’s health, safety, morals, and general welfare; now, therefore,

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

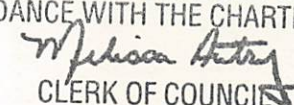
Section 1. That the shape and area of the City of Cincinnati’s official zoning map in the location of the real property located at 1813 Race Street in the Over-the-Rhine neighborhood, shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated herein by reference, is hereby amended from the PR, “Park and Recreation,” zoning district to the C-P-T, “Commercial Community-Pedestrian-Transportation Corridor,” zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: August 6, 2025


Aftab Pureval, Mayor

Attest: Nicole Maynard
Acting Clerk

I HEREBY CERTIFY THAT ORDINANCE NO 269-2025
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 8/19/2025

CLERK OF COUNCIL