

November 15, 2023

**To:** Mayor and Members of City Council

202302451

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

**Subject:** Emergency Ordinance – Planned Development #83, FC Cincinnati

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Transmitted is an Emergency Ordinance captioned:

**APPROVING** a major amendment to the concept plan and development program statement governing Planned Development No. 83 to enlarge the planned development by adding certain adjacent properties to facilitate future mixed-use development, thereby approving the rezoning of the adjacent properties from the CC-A, “Commercial Community-Auto-Oriented,” MG, “Manufacturing General,” PR, “Park and Recreation,” and RM-0.7, “Residential Multi-family” zoning districts to Planned Development District No. 83, “FC Cincinnati Stadium.”

The City Planning Commission recommended approval of the zone change at its September 15, 2023 meeting.

**Summary:**

West End Development, LLC, requested a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #83 (PD-83) to expand the PD boundary north to include additional properties for the planning and construction of a new mixed-use development. West End Development, LLC and its partners will develop the site immediately north of TQL Stadium into a mixed-use district.

The Major Amendment consists of a zone change of approximately 5.629 acres to increase the Planned Development, setting development parameters for the zone change area, and revisions to the development parameters of approximately 5.718 acres of the existing Planned Development immediately north and east of TQL Stadium.

The City Planning Commission recommended the following on September 15, 2023, to City Council:

1. **APPROVE** the proposed change in zoning for the block generally bound by Bauer Avenue, John Street, W. Liberty Street, Central Parkway, and Wade Street from Residential Multi-family (RM-0.7), Manufacturing General (MG), Park and Recreation (PR), and Commercial Community-Auto (CC-A) to PD-83 as outlined in §1429-11 and;
2. **APPROVE** the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #83, FC Cincinnati Stadium, as amended and outlined in this report and;
3. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 6 of this report.

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