



EMERGENCY

City of Cincinnati

TJL
AWB

An Ordinance No. _____ - 2022

APPROVING the application for the creation of a community entertainment district in the Mt. Washington neighborhood to be known as the “Mt. Washington Community Entertainment District,” pursuant to Chapter 834, “Entertainment Districts,” of the Cincinnati Municipal Code.

WHEREAS, Ohio Revised Code (“ORC”) Section 4301.80 authorizes municipal corporations to designate areas within their respective boundaries as community entertainment districts, and Cincinnati Municipal Code (“CMC”) Chapter 834 authorizes the designation of community entertainment districts within the City of Cincinnati; and

WHEREAS, the Mt. Washington Community Development Corporation and the Port of Greater Cincinnati Development Authority (collectively, “Applicants”) have submitted a complete application requesting designation of a new community entertainment district in the Mt. Washington neighborhood to be known as the “Mt. Washington Community Entertainment District” (“Application”); and

WHEREAS, the Applicants seek to promote and encourage the ongoing redevelopment of the Mt. Washington neighborhood and particularly the Mt. Washington Neighborhood Business District by attracting new businesses, supporting existing businesses, and by creating a vibrant destination with a variety of dining and retail establishments; and

WHEREAS, the Applicants, with the support of the Mt. Washington community, have indicated that establishing a community entertainment district is necessary to assist in the redevelopment of the neighborhood and the Mt. Washington Neighborhood Business District; and

WHEREAS, the area proposed for the Mt. Washington Community Entertainment District contains a mix of retail space, restaurants, bars, nonprofit space, and a portion of City-owned Stanbery Park; and

WHEREAS, designating the area as a community entertainment district will reduce cost barriers for small businesses, create a more business-friendly environment, and promote new development in the Mt. Washington neighborhood, all of which will enhance the livelihood of the neighborhood and attract new residents and visitors to the area; and

WHEREAS, the Mt. Washington Community Development Corporation, a nonprofit organization, included in the Application a request to reduce the application fee to \$1,500.00, which the City Manager granted upon finding that the intent of the Application meets the fee reduction criteria set forth in CMC Section 834-02(b)(8); and

WHEREAS, notice of the Application was published once a week for two consecutive weeks in a newspaper of general circulation, notifying the public that the Application was available for inspection in the office of the Clerk of Council during regular business hours and providing the date and time of the public hearing on the Application; and

WHEREAS, the Mayor and the Council have determined that designating the Mt. Washington Community Entertainment District as a community entertainment district is in accordance with the provisions of both ORC Section 4301.80 and CMC Chapter 834, and that it is in the public interest to approve the Application to establish the Mt. Washington Community Entertainment District; and

WHEREAS, establishing the Mt. Washington Community Entertainment District is in furtherance of the first guiding geographic principle of Plan Cincinnati (2012), to “[f]ocus revitalization on existing centers of activity,” as described on pages 86 to 91 of the plan; now, therefore,

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

Section 1. That, pursuant to Chapter 834 of the Cincinnati Municipal Code, and on finding that it will substantially contribute to entertainment, retail, educational, sporting, social, cultural, and arts opportunities in the Mt. Washington neighborhood, the Council hereby approves the application for the creation of a community entertainment district in the Mt. Washington neighborhood to be known as the “Mt. Washington Community Entertainment District,” which application is on file with the Clerk of Council.

Section 2. That the Council hereby designates the approximately 112.7-acre area shown on the map attached hereto as Exhibit A and incorporated herein by reference as a community entertainment district to be known as the “Mt. Washington Community Entertainment District,” which area contains properties whose current addresses and current ownership information are listed in the attached Exhibit B and incorporated herein by reference.

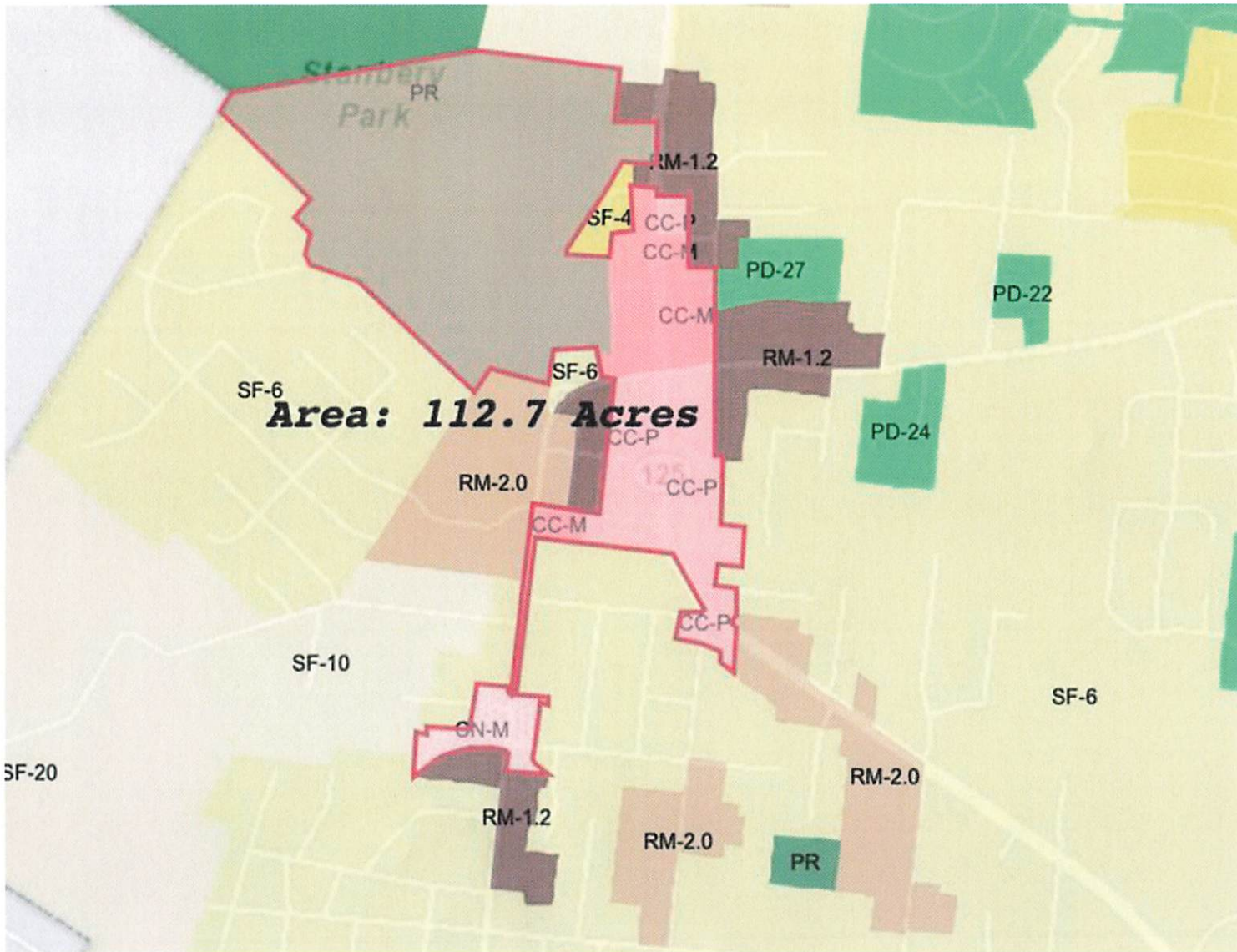
Section 3. That the proper City officials are authorized to do all things necessary and proper to implement the terms of Sections 1 and 2 hereof.

Section 4. 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 the immediate need to establish the Mt. Washington Community Entertainment District so that the City, Mt. Washington stakeholders, and the public may enjoy the corresponding benefits at the earliest possible date.

Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk



COLOR MAP OF BOUNDARIES AND ZONING IN PROPOSED CED

PARCEL ID	OWNER NAME	OWNER ADDRESS	COUNTY CITY	STATE	ZON	STREET NUMBER	STREET NAME	STREET ABB
001-0003-0038-00	VILARDO PROPERTIES INC	6229 BEECHMONT AVE	Cincinnati	Ohio	45230	6229	BEECHMONT	AVE
001-0003-0039-00	VILARDO PROPERTIES INC	6230 BEECHMONT AVE	Cincinnati	Ohio	45230	6235	BEECHMONT	AVE
001-0003-0039-00	GARCIA-DUARTE OLGA R	6238 BEECHMONT AVE	Cincinnati	Ohio	45230	6238	BEECHMONT	AVE
001-0003-0039-00	GL DIVER RANDY B	6238 BEECHMONT AVE	Cincinnati	Ohio	45230	6238	BEECHMONT	AVE
001-0003-0039-00	VILARDO PROPERTIES INC	6241 BEECHMONT AVE	Cincinnati	Ohio	45230	6241	BEECHMONT	AVE
001-0002-0115-00	FRED & PETE LLC	2270 OXFORD AVE	Cincinnati	Ohio	45230	2286	OXFORD	AVE
001-0002-0115-00	WIMBERLY JAMETTE	2273 OXFORD AVE	Cincinnati	Ohio	45230	2273	OXFORD	AVE
001-0002-0115-00	FERRIS LUTLINE R	6124 CORNLY RD	Cincinnati	Ohio	45230	6124	CORNLY	RD
001-0002-0093-00	STEWART ROBERT WESTON & ZACHARY WESTON CO-TR	6178 CORNLY RD	Cincinnati	Ohio	45230	6126	CORNLY	RD
001-0002-0115-00	KROGER LIMITED PARTNERSHIP I	6219 CORNLY RD	Cincinnati	Ohio	45230	6218	CORNLY	RD
001-0002-0094-00	CINCINNATI CITY OF	6220 CORNLY RD	Cincinnati	Ohio	45230	6220	CORNLY	RD
001-0002-0181-00	ZKOF BEECHMONT LLC	45230 BEECHMONT AVE	Cincinnati	Ohio	45230	6222	CORNLY	RD
001-0002-0182-00	PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY	6139 PLYMOUTH AVE	Cincinnati	Ohio	45230	6139	PLYMOUTH	AVE
001-0003-0001-00	KNODT MICHAEL J & BECKY L	6117 CAMPUS LN	Cincinnati	Ohio	45230	6117	CAMPUS	LN
001-0002-0024-00	HEALTHSOURCE OF OHIO INC	6122 CAMPUS LN	Cincinnati	Ohio	45230	6122	CAMPUS	LN
001-0002-0115-00	LAZARUS DAVID JR & JAMBERL	6131 CAMPUS LN	Cincinnati	Ohio	45230	6131	CAMPUS	LN
001-0003-0115-00	CINCINNATI CITY OF	6141 CAMPUS LN	Cincinnati	Ohio	45230	6136	CAMPUS	LN
001-0003-0115-00	CINCINNATI CITY OF	6145 CAMPUS LN	Cincinnati	Ohio	45230	6141	CAMPUS	LN
002-0002-0045-00	TOWNEVIEW PROPERTIES LLC	1830 SUTTON AVE	Cincinnati	Ohio	45230	6145	CAMPUS	LN
002-0002-0033-00	TOWNEVIEW PROPERTIES LLC	1832 SUTTON AVE	Cincinnati	Ohio	45230	1830	SUTTON	AVE
002-0002-0021-00	TOWNEVIEW PROPERTIES LLC	1834 SUTTON AVE	Cincinnati	Ohio	45230	1832	SUTTON	AVE
003-0002-0023-00	MT WASHINGTON POST NO 484	1837 SUTTON AVE	Cincinnati	Ohio	45230	1834	SUTTON	AVE
001-0002-0011-00	HAVEN GROUP	1838 SUTTON AVE	Cincinnati	Ohio	45230	1837	SUTTON	AVE
003-0002-0066-00	N A HLING	1911 SUTTON AVE	Cincinnati	Ohio	45230	1908	SUTTON	AVE
003-0002-0169-00	SEBNA EXPEDITING SERVICES LLC	1917 SUTTON AVE	Cincinnati	Ohio	45230	1917	SUTTON	AVE
001-0003-0008-00	HELVIG BARBARA	1920 SUTTON AVE	Cincinnati	Ohio	45230	1920	SUTTON	AVE
001-0003-0031-00	CINCINNATI CITY OF	6042 SUTTON AVE	Cincinnati	Ohio	45230	1922	SUTTON	AVE
003-0002-0015-00	1824 MEARS LLC	6049 COLTER AVE	Cincinnati	Ohio	45230	2042	SUTTON	AVE
003-0002-0015-00	THOMPSON ANN	6088 COLTER AVE	Cincinnati	Ohio	45230	6088	COLTER	AVE
001-0003-0177-00	MJ INVESTMENT GROUP LLC	6102 BENVILLE ST	Cincinnati	Ohio	45230	6102	BENVILLE	ST
001-0003-0015-00	HEBRSON LLC	6112 BENVILLE ST	Cincinnati	Ohio	45230	6112	BENVILLE	ST
001-0003-0063-00	ROTH JAMES R TR	1853 MEARS AVE	Cincinnati	Ohio	45230	1953	MEARS	AVE
001-0003-0061-00	CB8 PROP LLC	1855 MEARS AVE	Cincinnati	Ohio	45230	1955	MEARS	AVE
001-0003-0061-00	DIGOVERALE LUCY C	1853 MEARS AVE	Cincinnati	Ohio	45230	1983	MEARS	AVE
001-0003-0094-00	MJL LIBRARY OF CLINT & HAWLTON COUNTY	2048 BEECHMONT AVE	Cincinnati	Ohio	45230	2038	BEECHMONT	AVE
001-0002-0217-00	PUBLIC LIBRARY OF CLINT & HAWLTON COUNTY	2048 BEECHMONT AVE	Cincinnati	Ohio	45230	2049	BEECHMONT	AVE
001-0003-0181-00	WHITE T P & SONS CO THE	2050 BEECHMONT AVE	Cincinnati	Ohio	45230	2050	BEECHMONT	AVE
001-0003-0232-00	CINCINNATI CITY OF	2055 BEECHMONT AVE	Cincinnati	Ohio	45230	2055	BEECHMONT	AVE
001-0002-0115-00	PAULY STONE LLC THE	2057 BEECHMONT AVE	Cincinnati	Ohio	45230	2057	BEECHMONT	AVE
001-0002-0114-00	SCHONGEN KWBERLY K TR	2061 BEECHMONT AVE	Cincinnati	Ohio	45230	2061	BEECHMONT	AVE
001-0002-0113-00	SCHONGEN KWBERLY K TR	2063 BEECHMONT AVE	Cincinnati	Ohio	45230	2063	BEECHMONT	AVE
001-0003-0189-00	FIFTH THIRD BANK THE	2064 BEECHMONT AVE	Cincinnati	Ohio	45230	2064	BEECHMONT	AVE
001-0002-0182-00	FIFTH THIRD BANK	2065 BEECHMONT AVE	Cincinnati	Ohio	45230	2064	BEECHMONT	AVE
001-0002-0189-00	SCHONGEN KWBERLY K TR	2065 BEECHMONT AVE	Cincinnati	Ohio	45230	2065	BEECHMONT	AVE
001-0002-0189-00	SCHONGEN KWBERLY K TR	2065 BEECHMONT AVE	Cincinnati	Ohio	45230	2065	BEECHMONT	AVE
001-0002-0189-00	SHAN SAM & CHDY TENG	2067 BEECHMONT AVE	Cincinnati	Ohio	45230	2067	BEECHMONT	AVE
001-0002-0111-00	GAANN NICHOLAS G & MARYANN	2069 BEECHMONT AVE	Cincinnati	Ohio	45230	2069	BEECHMONT	AVE
001-0002-0191-00	FIFTH THIRD BANK THE	2098 BEECHMONT AVE	Cincinnati	Ohio	45230	2070	BEECHMONT	AVE
001-0002-0111-00	STANAG REALTY COMPANY	2100 BEECHMONT AVE	Cincinnati	Ohio	45230	2100	BEECHMONT	AVE
001-0002-0194-00	MT WASHINGTON SAVINGS & LOAN CO THE	2109 BEECHMONT AVE	Cincinnati	Ohio	45230	2109	BEECHMONT	AVE
001-0002-0194-00	MT WASHINGTON SAVINGS & LOAN CO THE	2110 BEECHMONT AVE	Cincinnati	Ohio	45230	2110	BEECHMONT	AVE
001-0002-0194-00	TON FLUCTO PROPERTIES LLC	2110 BEECHMONT AVE	Cincinnati	Ohio	45230	2111	BEECHMONT	AVE
001-0002-0221-00	SLEMANER ROBERT WESTON & ZACHARY WESTON SLEMANER CO-TRUSTEES	2115 BEECHMONT AVE	Cincinnati	Ohio	45230	2115	BEECHMONT	AVE
001-0002-0223-00	ROBUC PROPERTIES LLC	2117 BEECHMONT AVE	Cincinnati	Ohio	45230	2117	BEECHMONT	AVE
001-0002-0093-00	CAPITAL RESERVE INC	2119 BEECHMONT AVE	Cincinnati	Ohio	45230	2119	BEECHMONT	AVE
001-0002-0193-00	GAUNGLOFF WILLIAM P	2121 BEECHMONT AVE	Cincinnati	Ohio	45230	2121	BEECHMONT	AVE
001-0002-0099-00	SEHULTZ ALFRED J TR & MARY E TR	2127 BEECHMONT AVE	Cincinnati	Ohio	45230	2127	BEECHMONT	AVE
001-0002-0099-00	2131 BEECHMONT AVE 2019 LLC	2131 BEECHMONT AVE	Cincinnati	Ohio	45230	2131	BEECHMONT	AVE
001-0002-0098-00	UNION SAVINGS BANK	2197 BEECHMONT AVE	Cincinnati	Ohio	45230	2137	BEECHMONT	AVE
001-0002-0181-00	BIRSON PARK SOUTH I CINCINNATI LLC @2	2203 BEECHMONT AVE	Cincinnati	Ohio	45230	2203	BEECHMONT	AVE
001-0002-0088-00	ZKOF BEECHMONT LLC	2204 BEECHMONT AVE	Cincinnati	Ohio	45230	2204	BEECHMONT	AVE
001-0002-0233-00	CAIN DENNIS J	2216 BEECHMONT AVE	Cincinnati	Ohio	45230	2216	BEECHMONT	AVE
001-0002-0000-00	AUTOTONE DEVELOPMENT LLC	2223 BEECHMONT AVE	Cincinnati	Ohio	45230	2223	BEECHMONT	AVE
001-0002-0003-00	GSC PROPERTIES LLC	2221 BEECHMONT AVE	Cincinnati	Ohio	45230	2221	BEECHMONT	AVE
001-0002-0004-00	OHIO VALLEY GOODWILL INDUSTRIES REHABILITATION COE	2224 BEECHMONT AVE	Cincinnati	Ohio	45230	2224	BEECHMONT	AVE
001-0002-0003-00	CAP 3 NINJ LLC	2238 BEECHMONT AVE	Cincinnati	Ohio	45230	2238	BEECHMONT	AVE
001-0002-0003-00	FRED & PETE LLC	2239 BEECHMONT AVE	Cincinnati	Ohio	45230	2239	BEECHMONT	AVE
001-0002-0003-00	GSC PROPERTIES LLC	2244 BEECHMONT AVE	Cincinnati	Ohio	45230	2244	BEECHMONT	AVE
001-0002-0003-00	FRED & PETE LLC	2245 BEECHMONT AVE	Cincinnati	Ohio	45230	2245	BEECHMONT	AVE
001-0002-0003-00	FRED & PETE LLC	2249 BEECHMONT AVE	Cincinnati	Ohio	45230	2249	BEECHMONT	AVE
001-0002-0029-00	FIRSTAR BANK NA US BANK TAX DEPARTMENT	2281 BEECHMONT AVE	Cincinnati	Ohio	45230	2281	BEECHMONT	AVE
001-0001-0008-00	ST VINCENT DE PAUL STORES	2300 BEECHMONT AVE	Cincinnati	Ohio	45230	2300	BEECHMONT	AVE
001-0001-0008-00	JURGENSEN JAMES P & JAMES P JURGENSEN TR	2303 BEECHMONT AVE	Cincinnati	Ohio	45230	2303	BEECHMONT	AVE
001-0001-0008-00	HUGHES EDWARD G III	2307 BEECHMONT AVE	Cincinnati	Ohio	45230	2307	BEECHMONT	AVE
001-0001-0008-00	GOLDEN HILL DEVELOPMENT LLC	2311 BEECHMONT AVE	Cincinnati	Ohio	45230	2311	BEECHMONT	AVE
001-0001-0008-00	GOLDEN HILL DEVELOPMENT LLC	2313 BEECHMONT AVE	Cincinnati	Ohio	45230	2313	BEECHMONT	AVE
001-0001-0008-00	CINCINNATI CITY OF	2317 BEECHMONT AVE	Cincinnati	Ohio	45230	2317	BEECHMONT	AVE
001-0001-0008-00	LUDD WESTERN T	2320 BEECHMONT AVE	Cincinnati	Ohio	45230	2320	BEECHMONT	AVE