

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105.

WHEREAS, Avondale Rentals LLC, Bace Properties, Hamilton County Land Reutilization Corporation, and NTP Development LLC (“Owners”) own the real property located at 3425 Burnet Avenue in the Avondale neighborhood (“Property”), which property comprises approximately 1.98 acres and is located in the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts; and

WHEREAS, the Property currently consists of vacant land and one unoccupied three-story multi-family residential apartment building; and

WHEREAS, Burnet Square Apartments LLC (“Petitioner”) has petitioned the City to rezone the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. (“PD-105”) to facilitate the construction of a new mixed use development on the Property (“Project”); and

WHEREAS, the Project includes the demolition of the existing three-story apartment building and the construction of a seven-story mixed-use building with 300-344 residential units, two ground floor commercial spaces, and two levels of structured parking providing approximately 350 parking spaces; and

WHEREAS, the Petitioner has submitted a concept plan and development program statement for the Project, which concept plan and development program statement describe the land use and development regulations that will govern the Project and which documents otherwise meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, the Owners have sufficient control over the Property to affect its proposed plan and construct the Project; and

WHEREAS, the Project is compatible with surrounding land uses, will activate a vacant site and put it back to productive use, will allow for a mix of complimentary uses to maximize utilization of the Property, and encourage further investment in the Avondale neighborhood; and

WHEREAS, the proposed zone change is in accordance with the “Compete” Initiative Area of Plan Cincinnati (2012), which includes the strategy to “[s]trategically select areas for new growth” (page 118), and the Live Initiative Area with the goal to “[c]reate a more livable community” (page 156); and

WHEREAS, the proposed rezoning is in accordance with the Avondale Quality of Life Plan (2020), which identifies the subject site as mixed-use and within a Neighborhood Center of Activity (page 65), and consistent with the Sharing Success strategy to “[i]dentify and support future redevelopment opportunities (particularly those within the Centers of Activity) including site acquisition, site control, streetscaping improvements, business district parking and other site improvements” (page 40); and

WHEREAS, on August 1, 2025, the City Planning Commission approved the rezoning of the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to PD-105, upon a finding that: (i) the Owners’ 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 Owners’ 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 general public’s health, safety, morals, and welfare; and

WHEREAS, the Council resolves to rezone the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to PD-105 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’s official zoning map in the location of the real property located at 3425 Burnet Avenue (“Property”), which real property is identified on the map attached hereto as Attachment A and made a part hereof, and which real property is more particularly described on Attachment B, attached hereto and made a part hereof, is hereby amended from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105 (“PD-105”).

Section 2. That the development program statement, attached hereto as Attachment C and made a part hereof, and the concept plan, attached hereto as Attachment D and made a part hereof, are hereby approved. The approved development program statement and concept plan, which include the incorporation of the provisions of Cincinnati Municipal Code Chapter 1429, “Planned Development Districts,” in addition to other more specific provisions, shall govern the use and development of the Property during the effective period of PD-105.

Section 3. That, should PD-105 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, “Planned Development Districts,” the Property shall revert to the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts in effect immediately prior to the effective date of PD-105.

Section 4. 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