



EMERGENCY

City of Cincinnati

JRS

AWB

An Ordinance No. 37 - 2021

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1333 Arlington Street in the Camp Washington neighborhood from the MG, "Manufacturing General," zoning district to Planned Development District No. 90, "Crosley Building."

WHEREAS, Crosley Renaissance, LLC, by and through its attorney, Sean S. Suder, Esq. ("Petitioner"), has submitted a petition to rezone the real property located at 1333 Arlington Street in the Camp Washington neighborhood ("Property") to Planned Development District No. 90, "Crosley Building," which property is generally sited at the southeast corner of the intersection of Arlington Street and Sassafra Street and contains approximately 1.562 acres; and

WHEREAS, the Property is the site of the former Crosley Radio factory, which is listed on the National Register of Historic Landmarks; and

WHEREAS, Petitioner seeks to develop the Property by restoring the long vacant Crosley Radio factory and converting it to mixed use, including light commercial use on the first floor and potentially the ninth floor and between 175 and 250 dwelling units ("Project"); and

WHEREAS, the Petitioner has sufficient control over the Property to effect the proposed plan, and rezoning the Property from the MG, "Manufacturing General," zoning district to Planned Development District No. 90 would permit the construction of the Project and assist with the Petitioner's pursuit of Low-Income Housing Tax Credits from the Ohio Housing Finance Agency; 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, on January 15, 2021, the City Planning Commission approved the rezoning of the Property from the MG, "Manufacturing General," zoning district to Planned Development District No. 90 upon a finding that: (i) the Petitioner'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 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 Petitioner'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, additionally, though the Property is less than the minimum required area under the Cincinnati Zoning Code Chapter 1429-05(a), the City Planning Commission recommended approval of the Planned Development finding that special site characteristics exist and the proposed land uses justify development of the property as a planned development; 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 Project is consistent with the "Live" Initiative Area of *Plan Cincinnati* (2012), which has a goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) and the Strategy to "Provide quality healthy housing for all income levels" (p. 165); and

WHEREAS, the Project is also consistent with many aspects of Camp Washington's *Made in Camp* neighborhood plan which identifies the Crosley Radio Building as a key structure for conversion from industrial use to other uses that would further the goals of the neighborhood (p. 24, 41); and

WHEREAS, Council considers the establishment of Planned Development District No. 90, "Crosley Building," to be in the best interests of the City and the general public's health, safety, morals, and welfare; now, therefore,

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

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning and the Cincinnati Planning Commission's findings that the planned development proposed by Crosley Renaissance, LLC for the real property located at 1333 Arlington Street in the Camp Washington neighborhood ("Property"), which property is generally sited at the southeast corner of the intersection of Arlington Street and Sassafras Street and contains approximately 1.562 acres, conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11 except as addressed in Section 2 below.

Section 2. That, although it contains less than the minimum acreage requirement established by Cincinnati Municipal Code 1429-05, the Council finds that approval of the proposed planned development is appropriate because it will facilitate the remediation of the Property's special site characteristics, namely an usually large and conspicuous vacant building, and it will facilitate the establishment of uses that are consistent with the Camp Washington neighborhood's plans.

Section 3. That the shape and area of the City's official zoning map in the location of the Property, which real property is identified on the map attached hereto as Exhibit "A" and made a part hereof, and which real property is more particularly described on Exhibit "B," attached hereto and made a part hereof, is hereby amended from the MG, "Manufacturing General," zoning district to Planned Development District No. 90, "Crosley Building" ("PD-90").

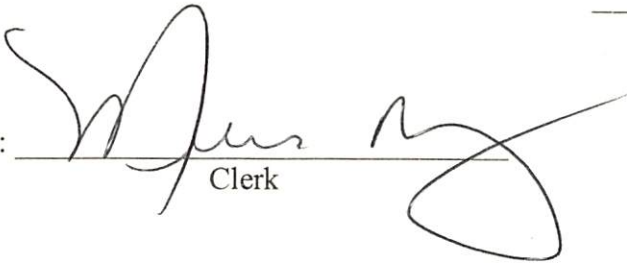
Section 4. That the development program statement, attached hereto as Exhibit "C" and made a part hereof, and the concept plan, attached hereto as Exhibit "D" and made a part hereof, are hereby approved. The approved development program statement and concept plan shall govern the use and development of the Property during the effective period of PD-90.

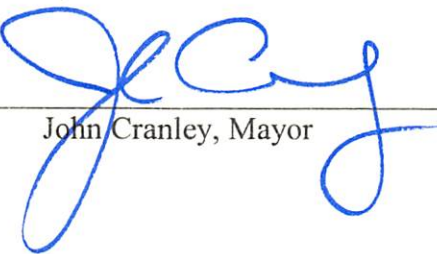
Section 5. That, should PD-90 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the MG, "Manufacturing General," zoning district in effect immediately prior to the effective date of PD-90.

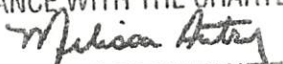
Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is immediate need to allow the petitioner to make timely application to the Ohio Housing Finance

Agency for the upcoming round of Low-Income Housing Tax Credit award before the February 11, 2021 deadline.

Passed: February 3, 2021

Attest: 
Clerk


John Cranley, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 37-2021
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 2-16-2021

CLERK OF COUNCIL