



City of Cincinnati

DBS

AWB

An Ordinance No. 145

- 2021

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 975 Adams Xing in the East End neighborhood from Planned Development District No. 17 to the DD-B, “Downtown Development–Downtown Residential,” zoning district.

WHEREAS, Towne Properties (or an affiliate thereof) (“Petitioner”) owns or controls certain real property located at 975 Adams Xing in the East End neighborhood (“Property”) that consists of a 4.78 acre vacant lot that is presently zoned Planned Development District No. 17 (“PD-17”); and

WHEREAS, the Petitioner intends to construct a five-story multi-family structure with attached parking on the Property (“Development”); and

WHEREAS, the Petitioner has requested a zone change to the DD-B, “Downtown Development–Downtown Residential,” zoning district to facilitate the Development; and

WHEREAS, the Development is consistent with the use, nature, and scale of development typically found in the DD zoning district and immediately adjacent zoning districts; and

WHEREAS, applying the DD-B, “Downtown Development–Downtown Residential,” zoning district to the Property will allow for the reactivation and complimentary development of vacant property along Riverside Drive in the East End and will serve to further strengthen the downtown core; and

WHEREAS, at its regularly scheduled meeting on April 2, 2021, the City Planning Commission determined that the proposed change in zoning is in the interest of the general public’s health, safety, morals, and welfare, and it recommended rezoning the Property from PD-17 to the DD-B, “Downtown Development–Downtown Residential,” 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 PD-17 to the DD-B, “Downtown Development–Downtown Residential,” zoning district, finding it in the interest of the general public’s health, safety, morals, and welfare; and

WHEREAS, the proposed zone change is consistent with the “Live” Initiative Area of *Plan Cincinnati* (2012), which includes the goals to “provide a full spectrum of housing options, and to improve housing quality and affordability,” (page 164) and to “improve the quality and number of moderate to high-income rental and homeowner units” (page 165); and

WHEREAS, the proposed zone change is also consistent with Section 4.6 of the *East End Riverfront Community Development Plan* (1992), which establishes that “new residential development should be compatible in scale and massing to the approved Adams Landing development,” (page 51) and that “the height and articulation of the building masses should serve to frame views from portions along and above Eastern Avenue and Columbia Parkway” (page 51); and

WHEREAS, the Council resolves to rezone the Property to the DD-B, “Downtown Development–Downtown Residential,” zoning district, finding it to be in the interest of 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 shape and area of the City of Cincinnati’s official zoning map in the location of the real property located at 975 Adams Xing in the East End neighborhood, being more particularly described on Exhibit A attached hereto and incorporated by reference, and shown on the map attached hereto as Exhibit B and incorporated by reference, is hereby amended from Planned Development District No. 17 to the DD-B, “Downtown Development–Downtown Residential,” zoning district.

Section 2. That the shape and area of the DD, “Downtown Development,” Use Subdistrict Overlay Map, Zoning Code Map 1411-05, is hereby amended as depicted on the map attached hereto as Exhibit C and incorporated by reference.

Section 3. That the shape and area of the DD, “Downtown Development,” Floor Area Ratio (FAR) Overlay Map, Zoning Code Map 1411-09, is hereby amended as depicted on the map attached hereto as Exhibit D and incorporated by reference.

Section 4. That the shape and area of the DD, “Downtown Development,” Maximum Building Height Overlay Map, Zoning Code Map 1411-13, is hereby amended as depicted on the map attached hereto as Exhibit E and incorporated by reference.

Section 5. That the shape and area of the DD, "Downtown Development," Zero Setback Overlay Map, Zoning Code Map 1411-15, is hereby amended as depicted on the map attached hereto as Exhibit F and incorporated by reference.

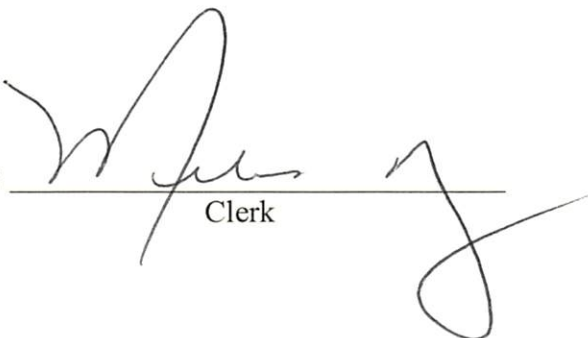
Section 6. That the shape and area of the DD, "Downtown Development," Commercial Continuity Overlay Map, Zoning Code Map 1411-17, is hereby amended as depicted on the map attached hereto as Exhibit G and incorporated by reference.

Section 7. That the shape and area of the DD, "Downtown Development," Skywalk Overlay Map, Zoning Code Map 1411-19, is hereby amended as depicted on the map attached hereto as Exhibit H and incorporated by reference.

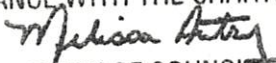
Section 8. That the shape and area of the DD, "Downtown Development," Parking Subdistrict Overlay Map, Zoning Code Map 1411-23, is hereby amended as depicted on the map attached hereto as Exhibit I and incorporated by reference.

Section 9. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: April 28, 2021

Attest: 
Clerk


Mayor

I HEREBY CERTIFY THAT ORDINANCE NO/45-2021
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 5-11-2021

CLERK OF COUNCIL