



AWG/EESW

City of Cincinnati

DBS

An Ordinance No. _____

- 2021

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 2429 Macaulay Street, 2434 Vine Street, and 13 E. McMillan Street in the Mount Auburn neighborhood from the PR, “Park and Recreation,” zoning district to the OG, “Office General,” zoning district to allow for residential redevelopment on the property.

WHEREAS, the City of Cincinnati owns certain real property in the Mount Auburn neighborhood commonly known as 2429 Macaulay Street, 2434 Vine Street, and 13 E. McMillan Street and comprising approximately 3 acres (“Property”), which property is presently located in the PR, “Park and Recreation,” zoning district; and

WHEREAS, the Property currently contains several tennis courts and a basketball court that are underutilized, and the City has resolved to discontinue its ongoing use as a recreational property; and

WHEREAS, the City of Cincinnati instead wishes to rezone the Property from the PR, “Park and Recreation,” zoning district to the OG, “Office General,” zoning district to facilitate a new residential development project that will restore the Property to productive use (“Project”); and

WHEREAS, the Project will consist of a four-story apartment building with a three-story parking garage and five three-story townhomes and will contain approximately 270 new residential units consisting of a mix of studio, one, two, and four-bedroom units as well as other amenities, including a workout facility, study rooms, and two outdoor courtyards; and

WHEREAS, the Project will seek LEED certification and will maintain public greenspace along the Vine Street frontage of the Property; and

WHEREAS, the proposed zone change is consistent with the *Auburn Avenue Corridor Strategic Development Plan* (2017) and its goal to provide “[a] vibrant, mixed-use corridor where historic architecture, new infill development and institutional destinations are fused together in a modern urban environment” (p.7); and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), including its “Live” initiative with the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability,” (p.164) and the strategy to “[o]ffer housing options of varied sizes and types for residents at all stages of life” (p.169); and

WHEREAS, at its regularly scheduled meeting on November 19, 2021, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health,

safety, morals, and general welfare, and it recommended rezoning the Property from the PR, "Park and Recreation," zoning district to the OG, "Office General," 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 the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the PR, "Park and Recreation," zoning district to the OG, "Office General," zoning district, 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 of Cincinnati's official zoning map in the location of the real property at 2429 Macaulay Street, 2434 Vine Street, and 13 E. McMillan Street in the Mount Auburn neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the PR, "Park and Recreation," zoning district to the OG, "Office General," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2021

John Cranley, Mayor

Attest: _____
Clerk

EXHIBIT A

Proposed Zone Change of the Hollister Recreation Area from Parks and Recreation (PR) to Office General (OG) in Mt. Auburn

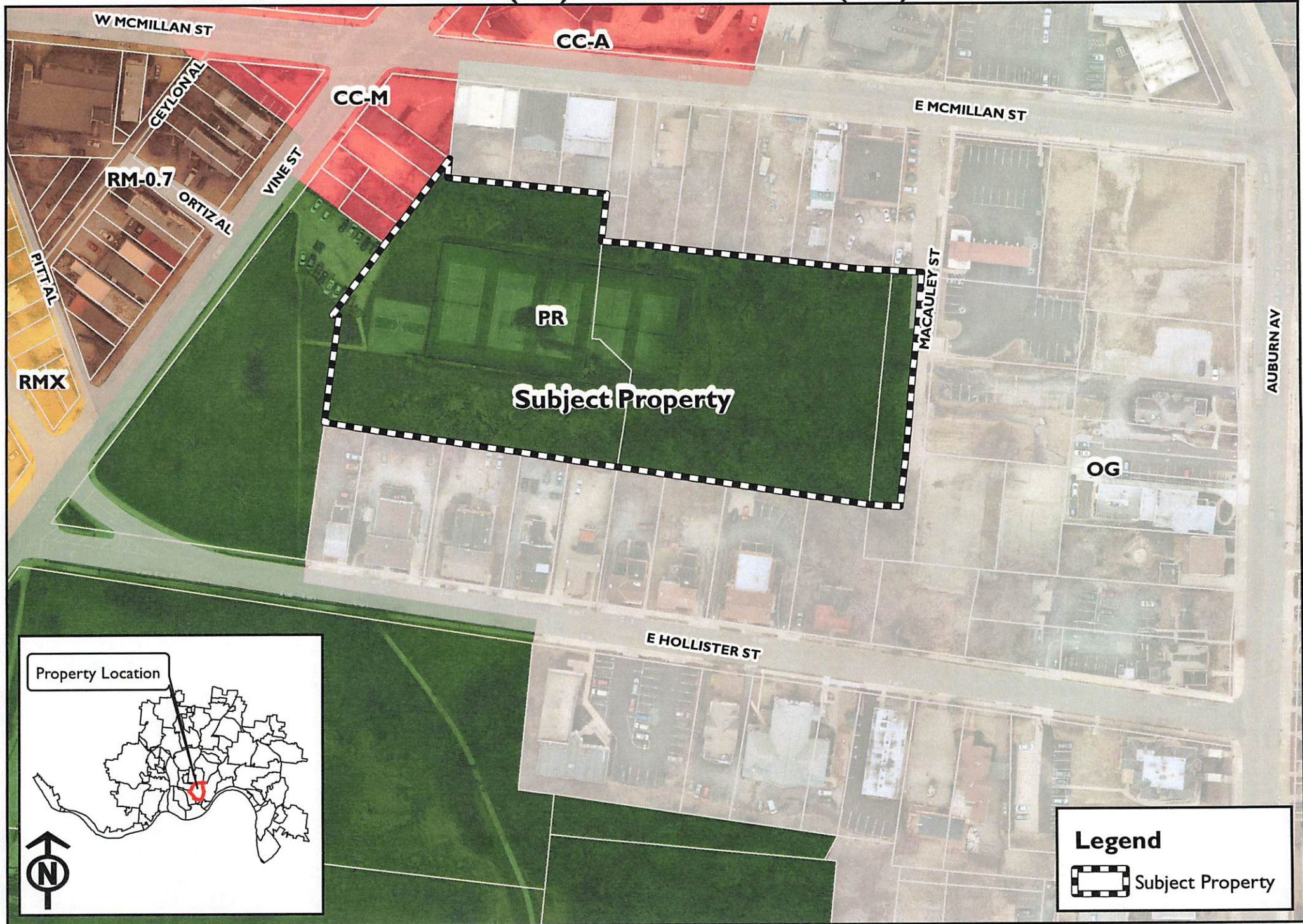


EXHIBIT B

Description for: Uptown - 3.0577 Acre Plat of Survey

Location: City of Cincinnati, Vine & Hollister Street

Situated in Section 13, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 7 of B.F. Evans Subdivision as recorded in Plat Book 25, Page 22 of the Hamilton County Recorder's Office;

Thence with the north line of said B.F. Evans Subdivision, the north line of a tract conveyed to Greenhub Properties, LLC in Official Record 10004, Page 4366 and the north line of a tract conveyed to 26 Hollister LLC in Official Record 14414, Page 775, North 81°15'17" West, 558.00 feet to an existing one-inch leaning pipe in the east line of Hamilton County Auditor's Parcel 093-0001-0014 conveyed to the City of Cincinnati;

Thence with the lines of said Hamilton County Auditor's Parcel 093-0001-0014 conveyed to the City of Cincinnati, North 08°44'43" East, 113.50 feet to a set iron pin **AND** North 80°40'32" West, 11.51 feet to a set iron pin at the southeast corner of Hamilton County Auditor's Parcel 093-0001-0006 conveyed to the City of Cincinnati;

Thence with the southeast line of said Hamilton County Auditor's Parcel 093-0001-0006 conveyed to the City of Cincinnati, the southeast lines of Hamilton County Auditor's Parcel 093-0001-0005 and 093-0001-0024 as conveyed to Auburn Land Holdings LLC in Official Record 14407, Page 2683, the southeast line of Hamilton County Auditor's Parcel 093-0001-0003 conveyed to Auburn Land Holdings, LLC in Official Record 14452, Page 3145, and in part with the southeast line of a tract conveyed to 2444 Vine LLC in Official Record 14452, Page 3115, North 36°56'29" East, 175.01 feet to a set iron pin at the southwest corner of a tract of unknown ownership;

Thence with the south line of said tract of unknown ownership, the south line of a tract conveyed to Cincinnati Metropolitan Housing Authority in Deed Book 4338, Page 371, the south line of Hamilton County Auditor's Parcel 093-0001-0009 conveyed to Asbury Tabernacle, Inc. in Deed Book 2672, Page 48, the south line of Hamilton County Auditor's Parcel 093-0001-0017 conveyed to Asbury Tabernacle, Inc. in Deed Book 4082, Page 1406, South 83°50'48" East, 174.89 feet to a set iron pin in the west line of Hamilton County Auditor's Parcel 093-0001-0026, a tract conveyed to the City of Cincinnati.

Thence with the west line of said City of Cincinnati, South 06°09'12" West, 50.00 feet to a set iron pin at the southwest corner of said City of Cincinnati;

Thence with the south line of said City of Cincinnati, the south line of a tract conveyed to 23 E McMillan LLC in Official Record 14393, Page 609, the south line of a tract conveyed to DAS Interests II, LLC in Official Record 12893, Page 1520, the south line of a tract conveyed to Muhammad Saed Saaty in Official Record 9271, Page 746, the south line of a tract conveyed to M. Saed Saaty in Official Record, 11090, Page 1593, and the south line of a tract conveyed to 35 E. McMillan Avenue LLC in Official Record 14361, Page 3167, South 83°50'48" East, 297.89 feet to a set iron pin in the west line of a tract conveyed to Auburn Land Holdings LLC in Official Record

14432, Page 1725; Thence with the west line of said Auburn Land Holdings LLC, South 05°48'42" West, 239.61 feet to the **POINT OF BEGINNING**.

CONTAINING 3.0577 ACRES. Subject to legal highways and easements of record.

The above described tract being all of Hamilton County Auditor's Parcel 093-0001-0010, 093-0001-0018, 093-0001-0019, 093-0001-0020, 093-0001-0026, and 089-0004-0005 (Cons 0006-0012). The bearings are based State Plane Coordinate System Ohio South Zone (NAD83).

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC".