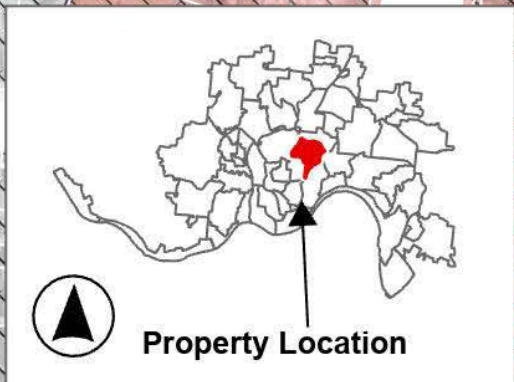
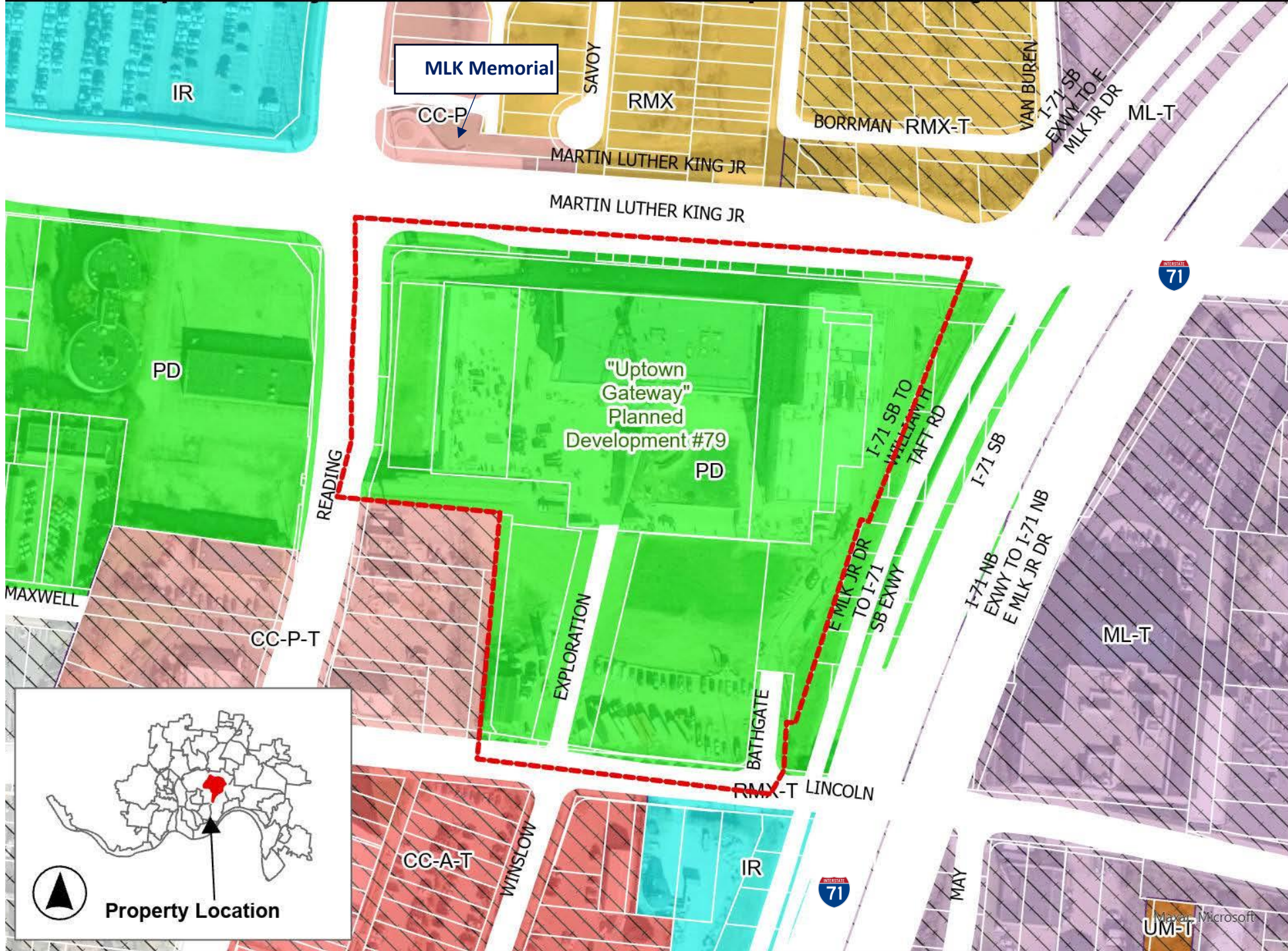




Proposed Major Amendment to Planned Development PD #79, Uptown Gateway, in Avondale

Equitable Growth and Housing Committee
October 7, 2025



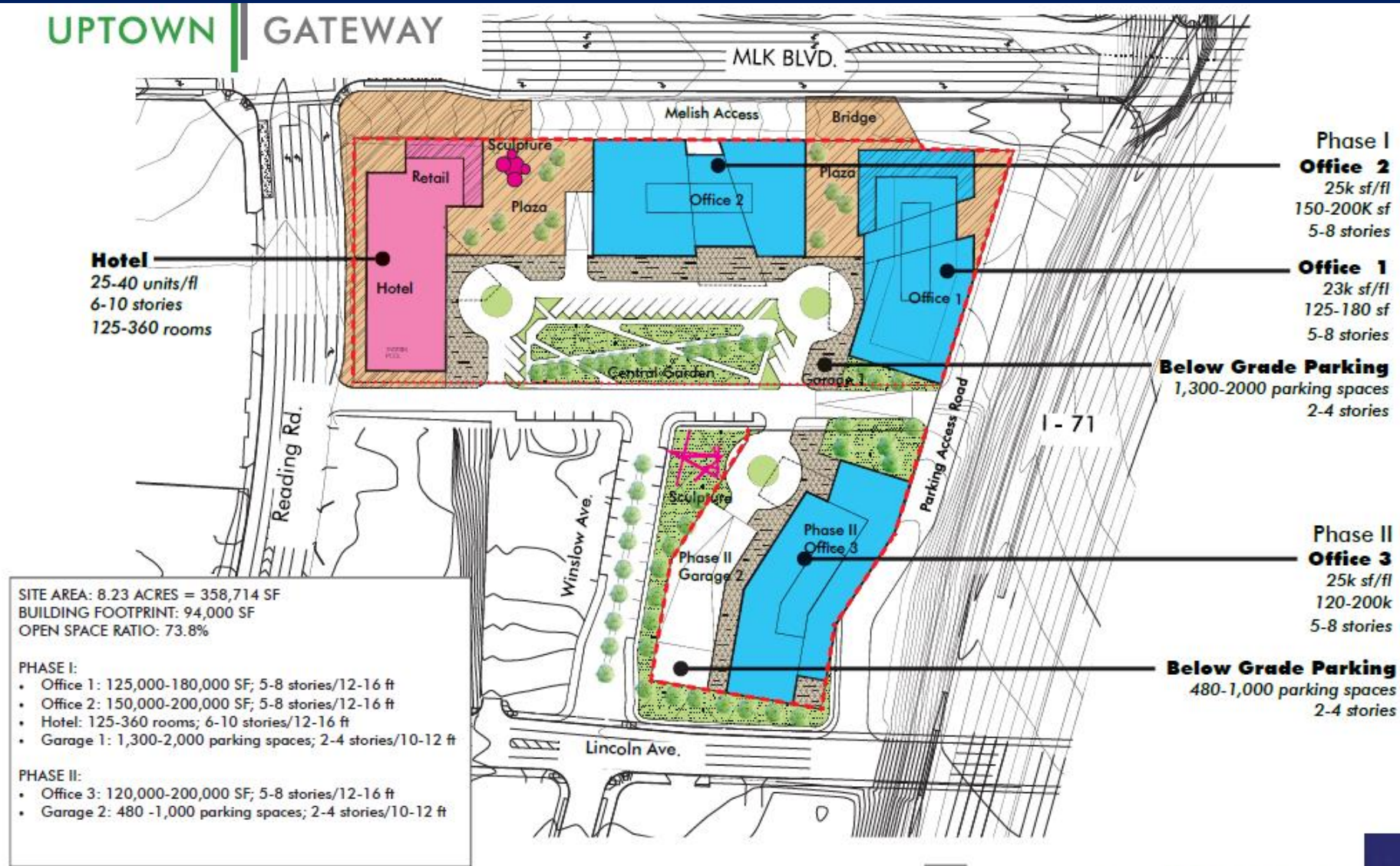


Request

Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC is requesting the following:

- Major Amendment to PD-79
- Update the permitted uses
- Concurrent Final Development Plan Approval (Item 5)
 - §1429-16 Concurrent Approval of Concept Plan, Development Program Statement and Final Development Plan

Concept Plan



Community Engagement

Staff Conference

- September 3, 2025 via Zoom
 - Applicant + City staff in attendance
- Mailed Notification for City Planning Commission
 - Property owners within 400' of subject property
 - Avondale Community Council

City Planning Commission – 9/5/25



Department of City Planning & Engagement

Notice of a Virtual Public Staff Conference and City Planning Commission
on a Proposed Major Amendment to Planned Development #79

Please be advised of the following upcoming meetings. You have received this notice because you are either the applicant, Community Council, or own property within 400 feet of the proposed amendment.

Subject: Proposed Major Amendment to Planned Development #79, "Uptown Gateway" for Use Changes in Avondale

Location: 3020-3090 Exploration Avenue, Cincinnati, OH 45206
Applicant: Terrex Development & Construction

Public Staff Conference:

Date: Wednesday, September 3rd, 2025
Time/Location: 4:00pm via Zoom

City Planning Commission:

Date: Friday, September 5, 2025
Time/Location: 9:00am in City Hall Chambers or via Zoom

To register for the meeting and for more information: <https://www.cincinnati-oh.gov/planning/projects/active/>

Any written statement to the Department of City Planning and Engagement is welcome. Please direct written statements, requests, and other communications to the office listed to the right:

Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202
513-352-4843 (Phone)
jesse.urbancsik@cincinnati-oh.gov (Email)

The City of Cincinnati is committed to equal access during meetings and at facilities by providing reasonable accommodations for individuals with disabilities upon request.

Analysis

- Helps support the neighborhood business districts and surrounding commercial uses.
- Will allow for easier business attraction to the development and help retain existing tenants.
- Not changing the boundary of PD-79, building forms, parking, and open space requirements - simply changing the permitted uses.

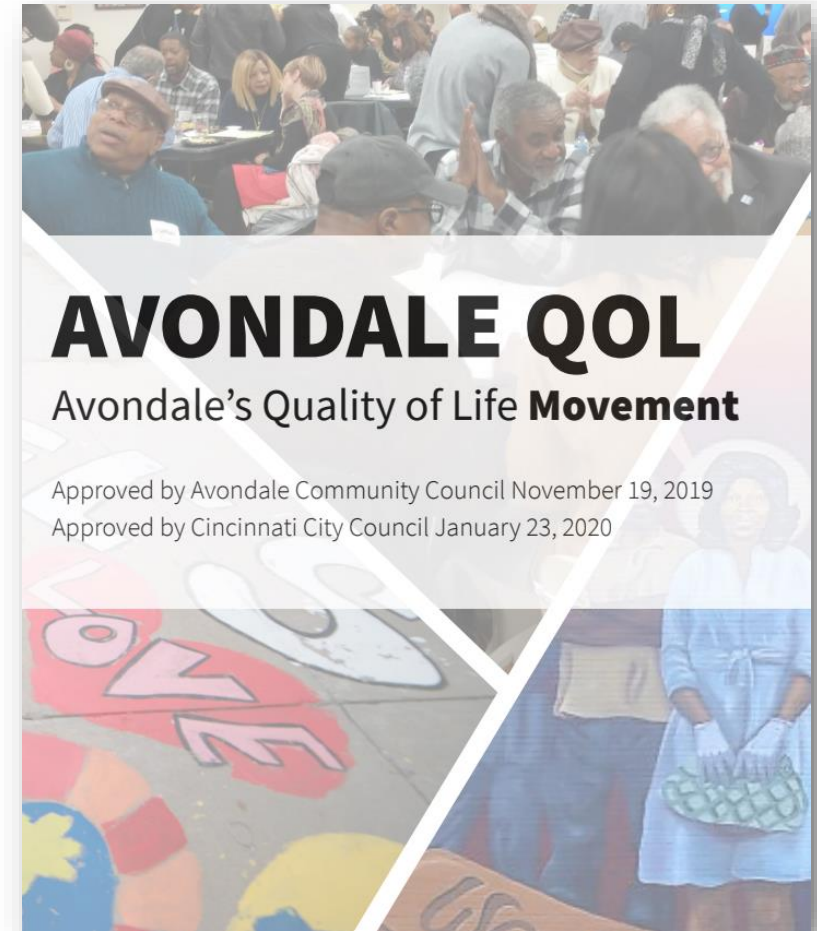
Consistency with Plan Cincinnati

- **Compete Goal** “Cultivate our position as the most vibrant and economically healthiest part of our region.”
 - “Target investment to geographic areas where there is already economic activity” and to “strategically select areas for new growth”
- **Guiding Geographic Principle** “Focus revitalization on existing centers of activity.”
- **Guiding Geographic Principle** “Increase our population”
 - “Be aggressive and strategic in future growth and development”

Consistency with Other Plans

Avondale Quality of Life Plan (2020)

- “Youth in Avondale are connected with education, employment, and career opportunities and resources that will lead to gainful employment and prepare the future generation for a competitive workforce”
- “Residents have access to quality jobs at good local and regional businesses. Barriers to employment are addressed/removed”



Recommendation

City Planning Commission recommends City Council take the following action:

- 1. ADOPT** the Department of City Planning and Engagement Findings; and
- 2. APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.