

EMERGENCY

DBS

-2025

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 79, “Uptown Gateway,” to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood.

WHEREAS, Uptown SEQ Holdings, LLC, owns or controls certain real property in the Avondale neighborhood located at 3020-3090 Exploration Avenue (“Property”), which property Council rezoned to Planned Development District No. 79 (“PD-79”), pursuant to Ordinance No. 280-2017 adopted on October 5, 2017; and

WHEREAS, the Property currently contains an underground parking structure, one six-story building consisting of approximately 185,000 square feet, one six-story building consisting of approximately 180,000 square feet, and a prepared building pad that is configured for a hotel use; and

WHEREAS, Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC, has petitioned the City to approve a major amendment to the PD-79 concept plan and development program statement to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts; and

WHEREAS, the proposed major amendment to the PD-79 concept plan and development program statement will not impact the existing physical attributes of the Property including the buildings, landscaping, parking, and other development associated with the Property and will afford greater flexibility for future uses on the Property to attract new business and retain existing tenants; and

WHEREAS, Section 1429-12(b) of the Zoning Code provides that changes in the uses allowed under an approved concept plan constitute a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on September 5, 2025 the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-79; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-79 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-79 is in accordance with Plan Cincinnati (2012), and the "Compete" initiative area with the goals to "[c]ultivate our position as the most vibrant and economically healthiest part of our region" (p. 114) and "[t]arget investment to geographic areas where there is already economic activity" (p. 115); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-79 is in accordance with Goal 4 of the Avondale Quality of Life Plan (2020), that "[y]outh 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" (p. 39) and Goal 6 that "[r]esidents have access to quality jobs at good local and regional businesses. Barriers to employment are addressed/removed" (p. 41); and

WHEREAS, Council considers the major amendment to the PD-79 concept plan and development program statement to be in the best interest of the City and the general 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 Council hereby adopts as its own independent findings the Department of City Planning and Engagement and the Cincinnati Planning Commission's findings that the major amendment to Planned Development District No. 79 ("PD-79") further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the concept plan and development program statement for PD-79 are hereby amended to incorporate the concept plan amendment and development program statement amendment, attached hereto as Attachment A and incorporated herein by reference.

Section 3. That, to the extent the concept plan and development program statement for PD-79 are not amended herein, they shall remain in full force and effect.

Section 4. 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 to allow future and current tenants with the requisite certainty that they will be permitted to operate within the planned development and allow planning and discussion for other future uses and development to proceed.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk