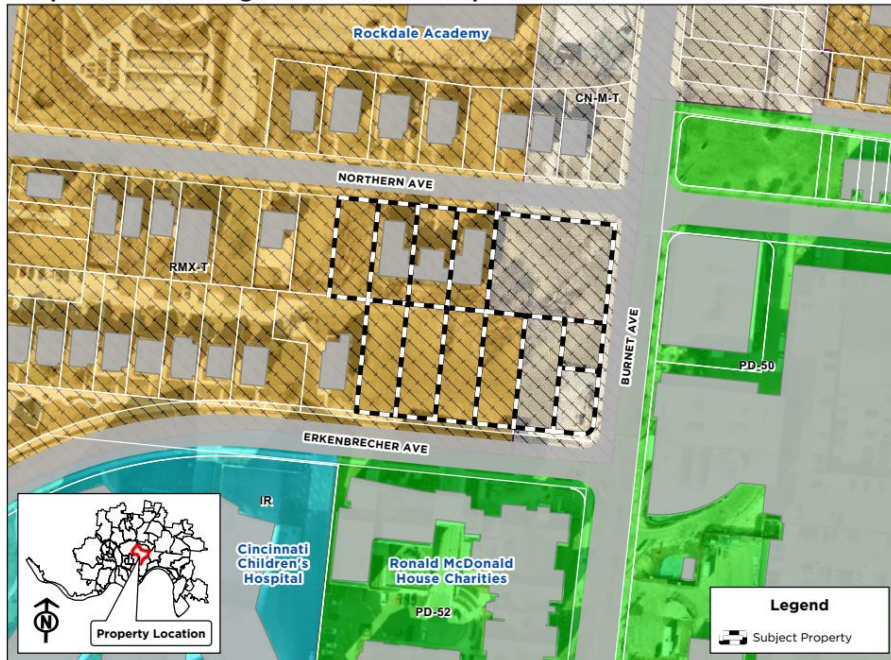


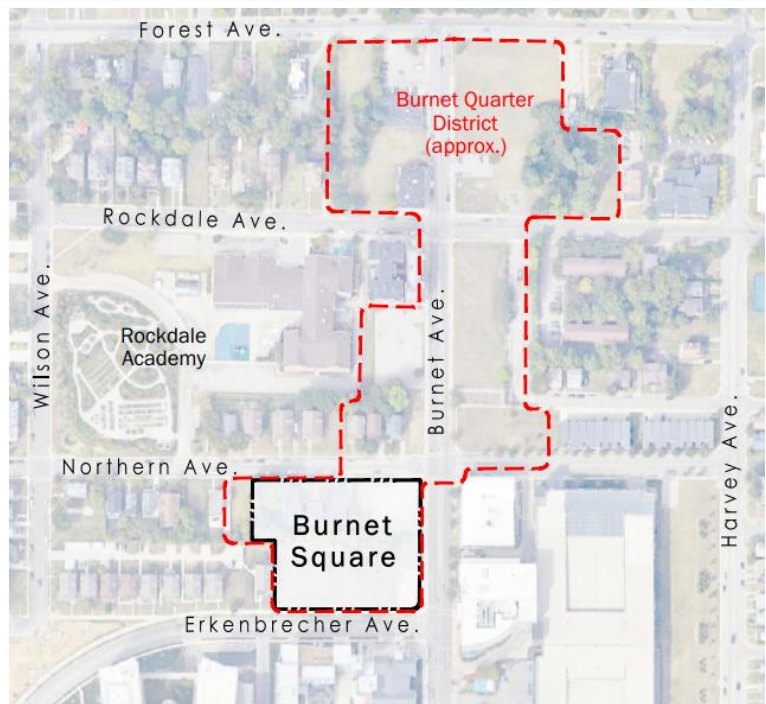
Proposed Zone Change from RMX-T and CN-M-T to Planned Development at 3425 Burnet Avenue in Avondale

Equitable Growth and Housing Committee

October 7, 2025

Proposed Zone Change to Planned Development at 3425 Burnet Ave in Avondale





Background

Applicant

Steiner + Associates
Civitas Development Group
Continental Development Ventures
The Port of Greater Cincinnati



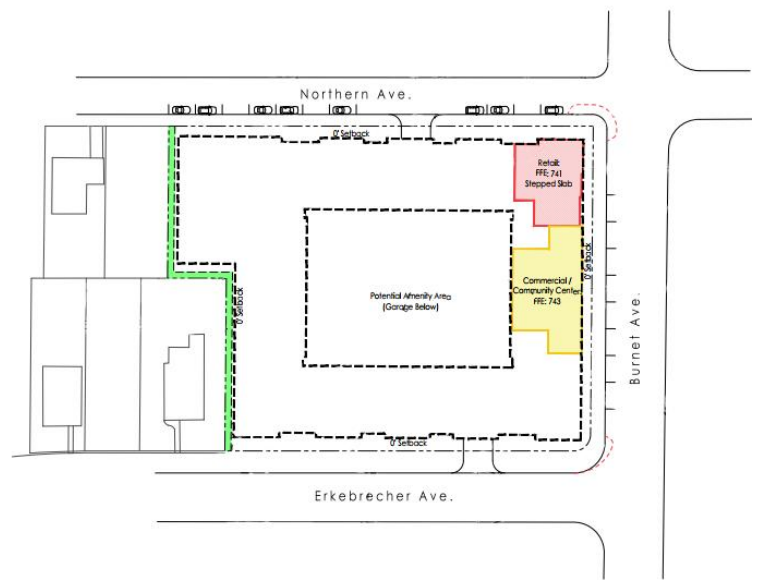
Request

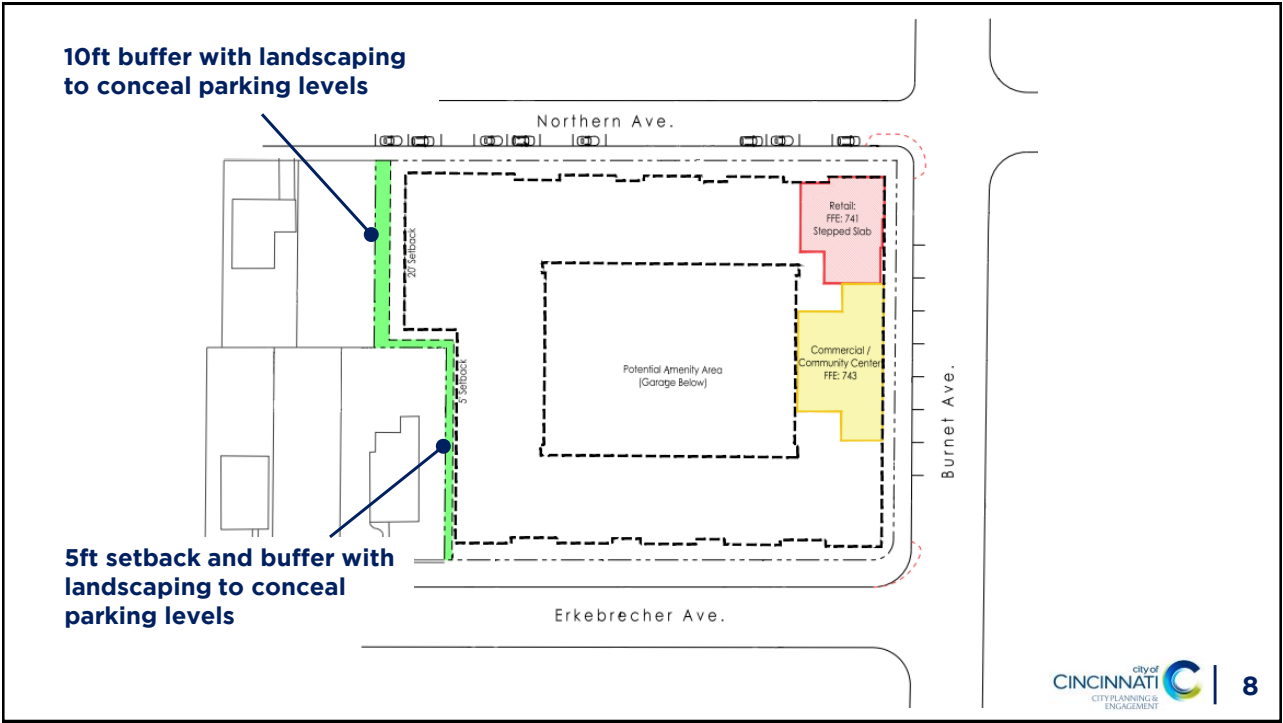
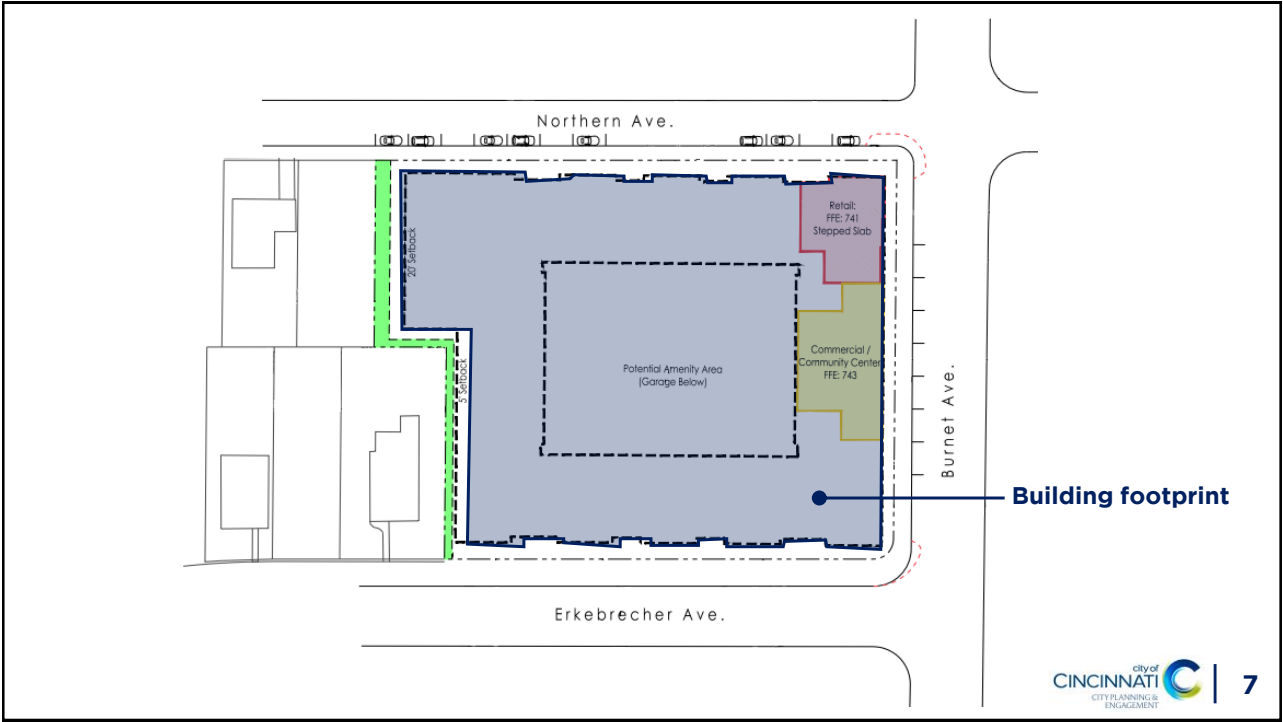
Zone change to a Planned Development to construct Burnet Square, as Phase 1 of Burnet Quarter.

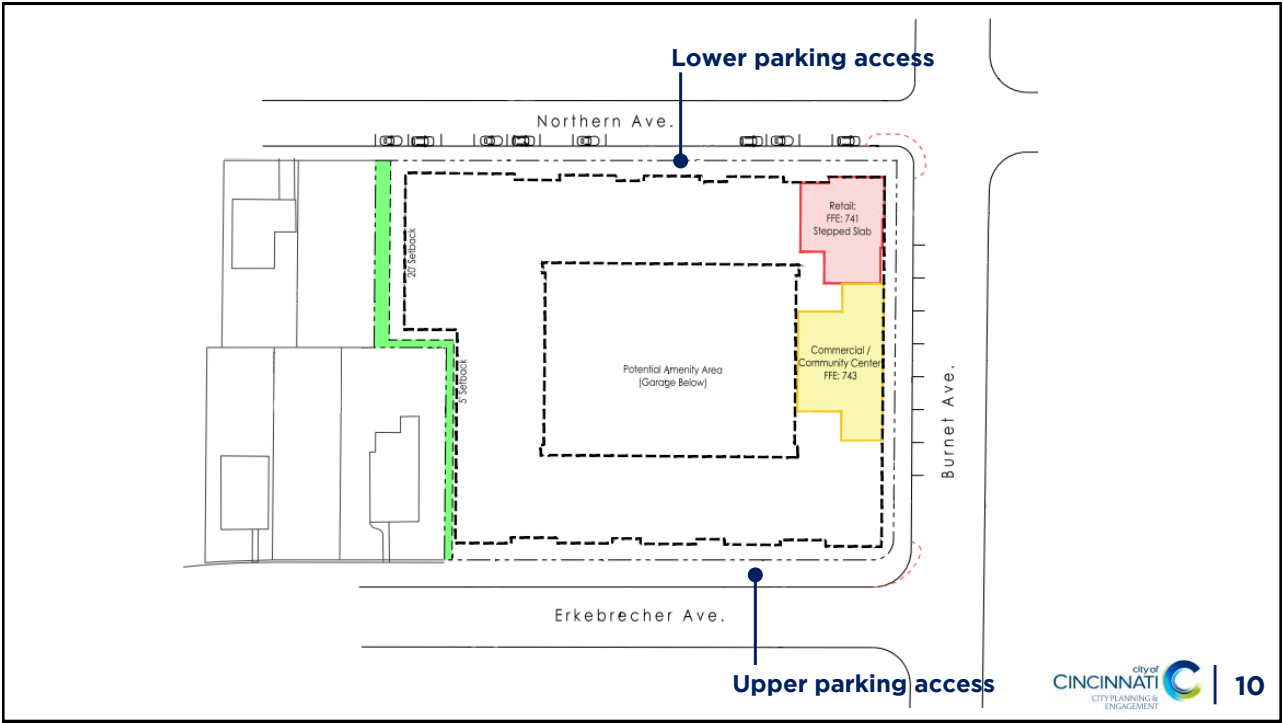
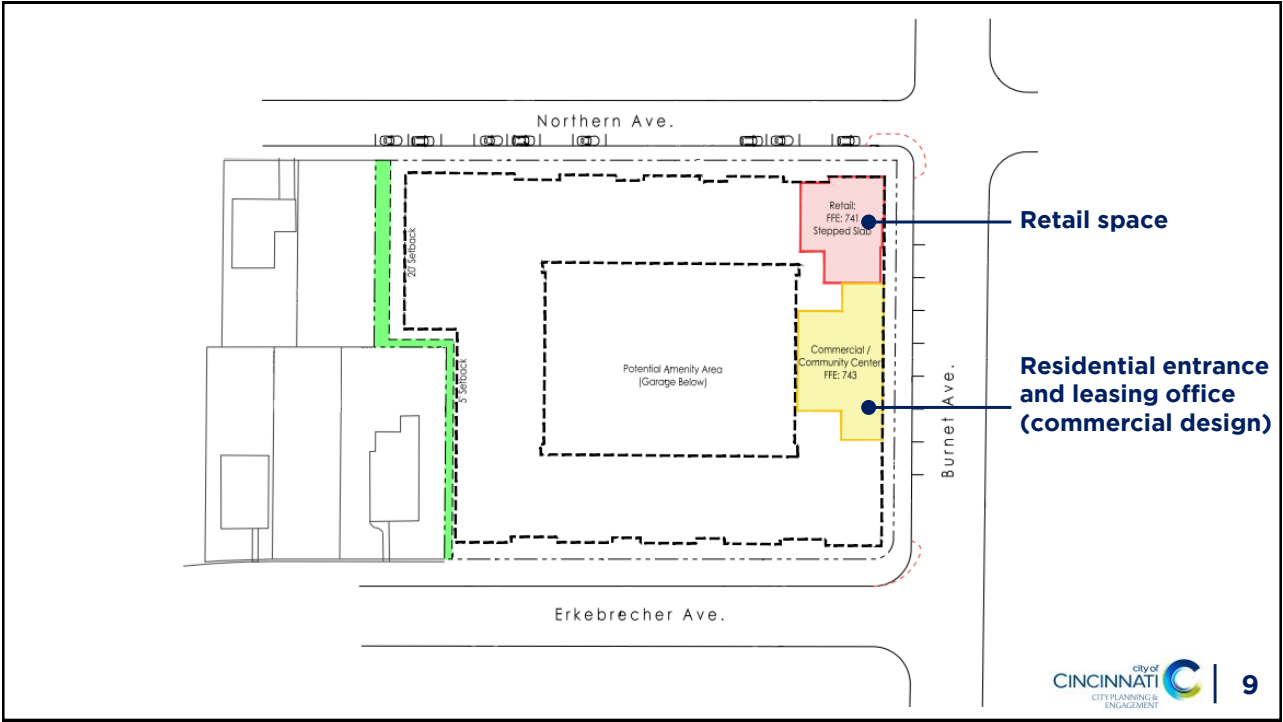
THE PORT
Making Real Estate Work

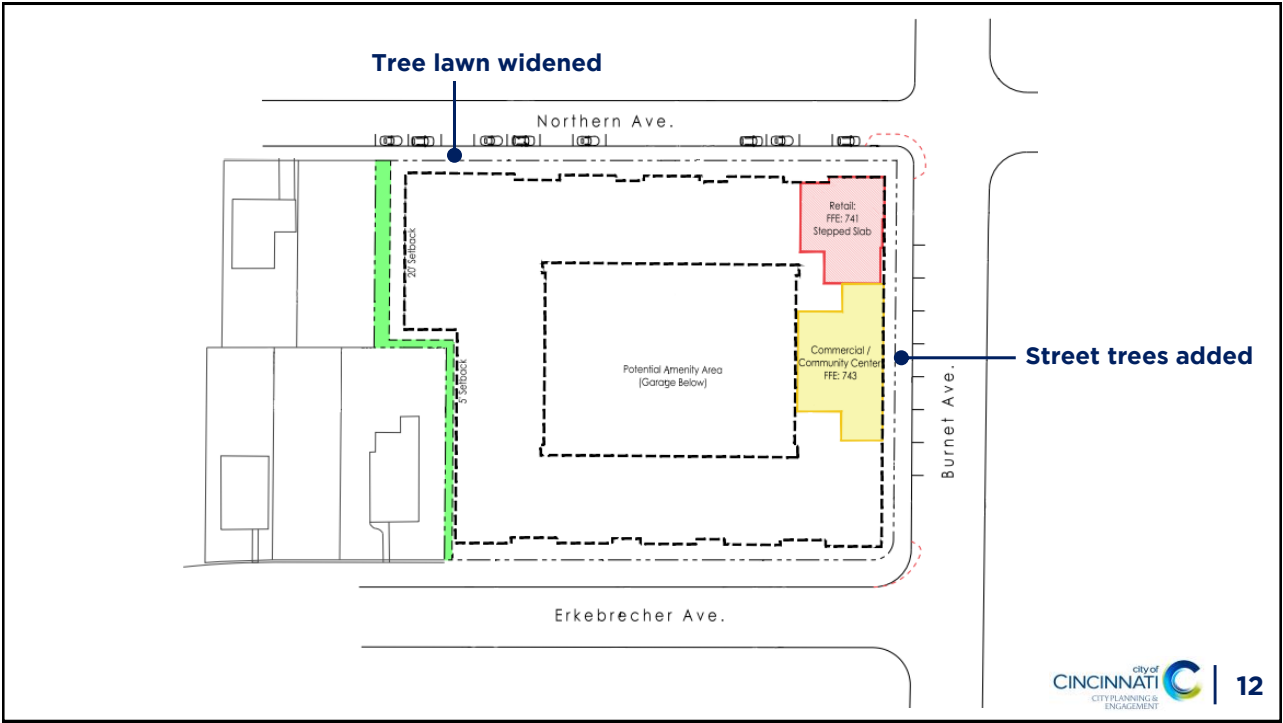
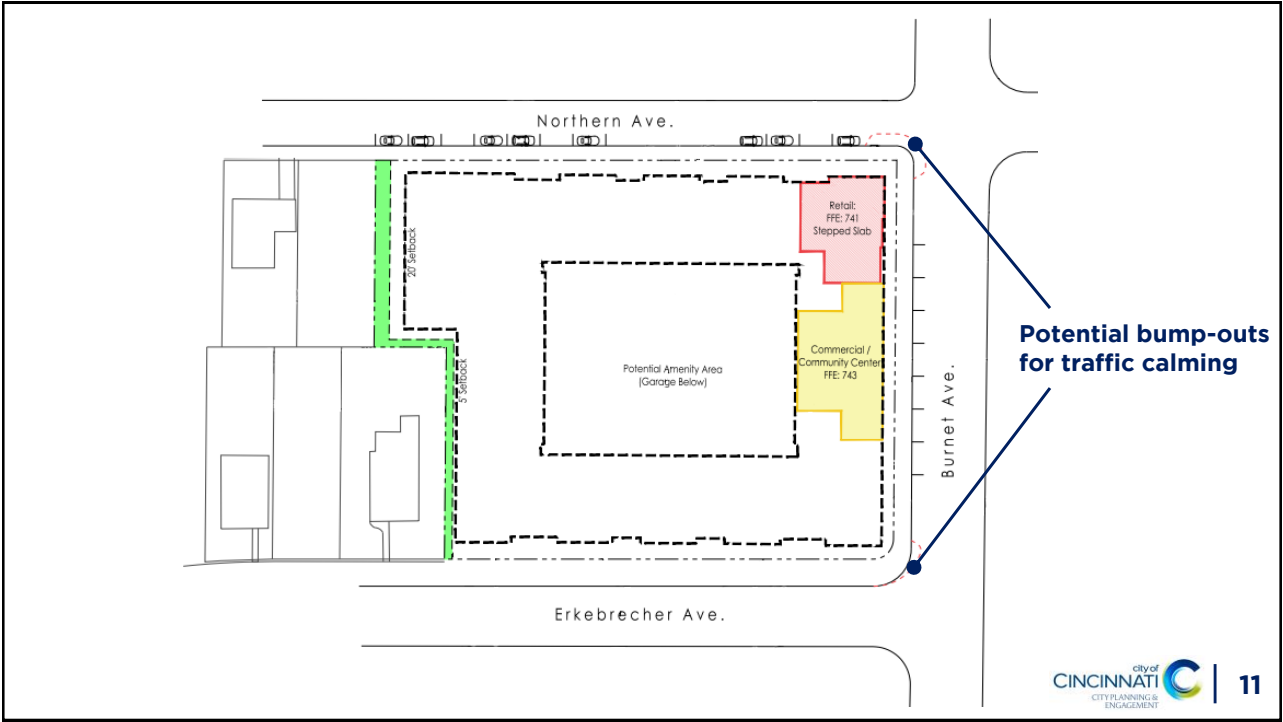
Proposed Development

- 1 mixed-use building
- 7 stories total
- Up to 344 residential units
- 2 ground-floor commercial spaces
- 2 levels of parking garage
 - Up to 350 spaces











Site Context looking Southeast



Site Context looking Southwest

Proposed Development

Signage

- Comply with CN-M district's sign regulations
- Building Identification signs limited to facades with street frontage
- One larger projecting sign will be permitted for additional Building Identification (examples pictured)



Proposed Development

Schedule

- Approximately 4 Phases
- **Today's Item:**
Phase 1 - Burnet Square
 - Construction early 2026
 - Completion end of 2027



\$1429-05: Basic Requirements of a PD

- ✓ **Minimum Area**
- ✓ **Ownership**
- ✗ **Multiple Buildings on a Lot**
- N/A **Historic Landmarks and Districts**
- N/A **Hillside Overlay**
- N/A **Urban Design Overlay District**

§1429-09: Concept Plan & Program Statement

- ✓ **Plan Elements**
- ✓ **Ownership**
- ✓ **Schedule**
- ✓ **Preliminary Reviews**
- ✓ **Density and Open Space**

Coordinated Site Review

Preliminary Design Review | January, 2025

- **Zoning** identified the need for additional relief even after a zone change to CN-M-T, including variances for height and buffer yard.
- Applicant worked with **DCPE** staff and ultimately changed the request to a Planned Development.
- No other objections.

Public Comment and Engagement

Virtual Public Staff Conference | May 12, 2025

- 6 members of the public in attendance.
- Questions about BRT, bike infrastructure, and streetscaping.
- No concerns raised.

Public Comment and Engagement

Letters of Support

- ✓ Avondale Business Association
- ✓ Avondale Community Council
- ✓ Avondale Development Corporation

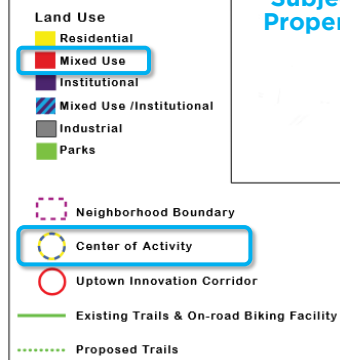
Public Comment

- **1 Letter:** Supports project, but requested additional bike infrastructure, smaller commercial spaces, zero-foot setbacks, and opposed to structured parking and the potential on-street parking on Burnet.

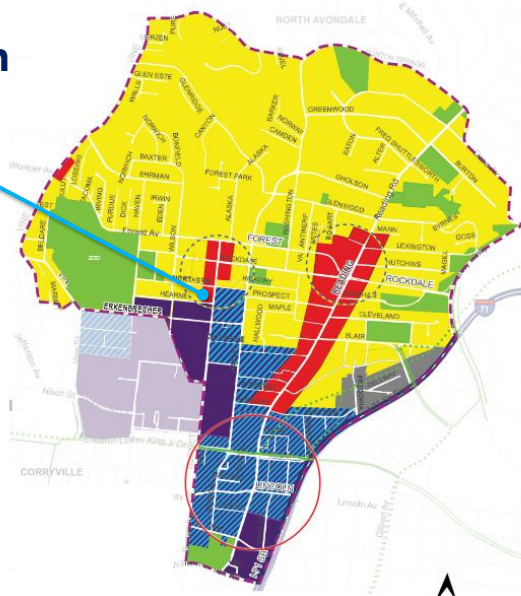
Consistency with Plans

Avondale Quality of Life Plan (2020)

LEGEND



Subject Property



Consistency with Plans

Avondale Quality of Life Plan (2020)

Goal: Avondale **business districts are revitalized** with service based and community serving businesses that support the health and vitality of the community.

Strategy: Identify and support **future redevelopment opportunities** (particularly **within Centers of Activity**) including site acquisition, site control, streetscaping improvements, business district parking and other site improvements.

Consistency with Plans

MLK-Reading Road Corridor Study (2014)

Goal: Stabilize existing housing fabric and Neighborhood Business Districts with **appropriately scaled residential infill** to increase connectivity to and around the Uptown.

Strategy: Locate residential infill and new development in neighborhoods of viability and **within a 10-minute walking radius** of the **existing Neighborhood Centers**.

Consistency with Plans

Green Cincinnati Plan (2018)

Goal: Encourage population density and **transit-oriented development** in appropriate locations through zoning and incentives.

Plan Cincinnati (2012)

Goal: Create a more livable community.

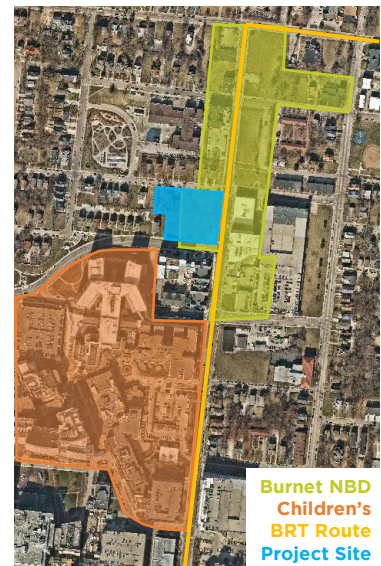
Strategy: Become more **walkable**, and support and **stabilize** our neighborhoods.

§1429-11 (a): City Planning Commission Action

- ✓ The PD Concept Plan and Development Program Statement are **consistent with applicable plans** and policies and is **compatible with surrounding development**.
- ✓ The PD Concept Plan and Development Program Statement **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.
- ✓ Deviations from the base district regulations applicable to the property at the time of the PD application are justified by **compensating benefits of the PD Concept Plan** and Development Program Statement.
- ✓ The PD Concept Plan and Development Program Statement includes **adequate provisions** for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.

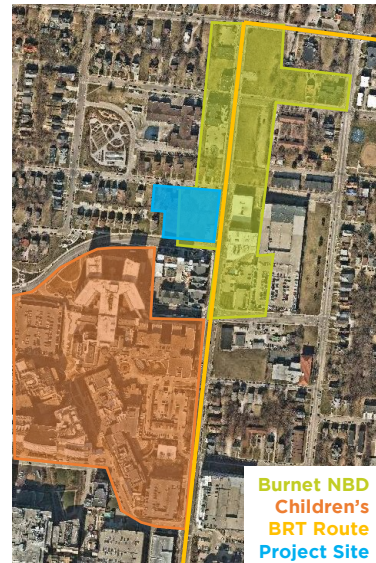
Analysis

- **Children's:**
 - Employs 19,000+
 - ~2 million patient encounters per year
- **Uptown:**
 - Employs 170,000+
 - Economic impact of \$24.5 billion
- **BRT:**
 - Approx. stop located ¼ mile south
 - ~\$167 million investment



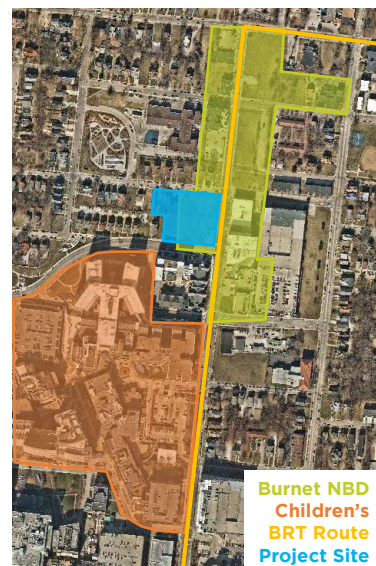
Analysis

- **This area is a critical piece of Cincinnati's future vision for growth**, yet roughly 78% of land in the NBD is currently vacant.
- The key location is **prime for a mixed-use, transit-oriented development**.
- The vision for a revitalized, vibrant district at this location has **been in the works for decades**, including the MLK-Reading Rd. Corridor Study in 2014 and the Avondale Quality of Life Plan in 2020.



Analysis

- This project is a **major first step** in the development of this corridor, Avondale, and Cincinnati.
- The combined residential, retail, and parking components **lay the required foundation for further investments** in the area.
- The Concept Plan outlines a high-density, pedestrian-oriented design that **sets the urban design standard** for future projects.



Conclusions

The staff of the Department of City Planning and Engagement supports the proposed zone change for the following reasons:

1. The proposed development is consistent with the Avondale Quality of Life Plan (2020), the MLK-Reading Road Corridor Study (2014), the Green Cincinnati Plan (2018), and Plan Cincinnati (2012), and is well supported by three major community organizations within Avondale.
2. The proposed project will be catalytic and transformative for an area of the city that has been continually highlighted as a key target for growth, investment, and new development.
3. The PD zoning is appropriate in the subject area in order to facilitate the construction of a project that would not otherwise be permitted under the base-zoning restrictions, but is still appropriate for the location and harmonious with adjacent land-use patterns.

Recommendation

The City Planning Commission recommends that City Council take the following actions:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in the report; and
3. **APPROVE** the proposed zone change from RMX-T and CN-M-T to PD, including the Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

Burnet Square

City of Cincinnati
Equitable Housing & Growth
Committee Meeting
Wednesday, October 7, 2025

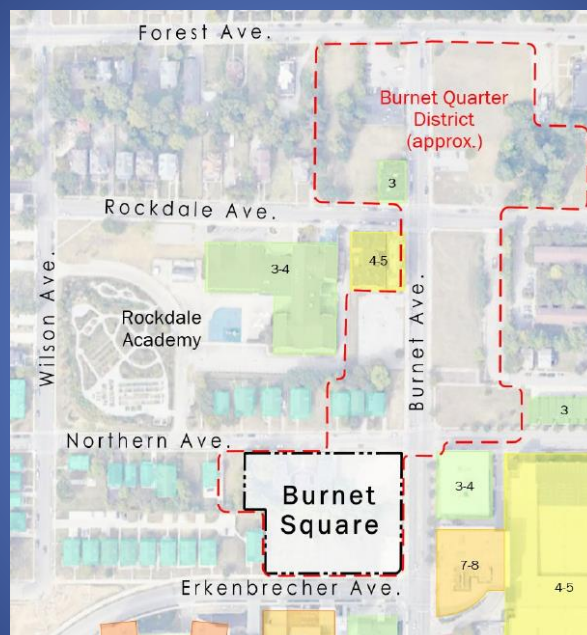
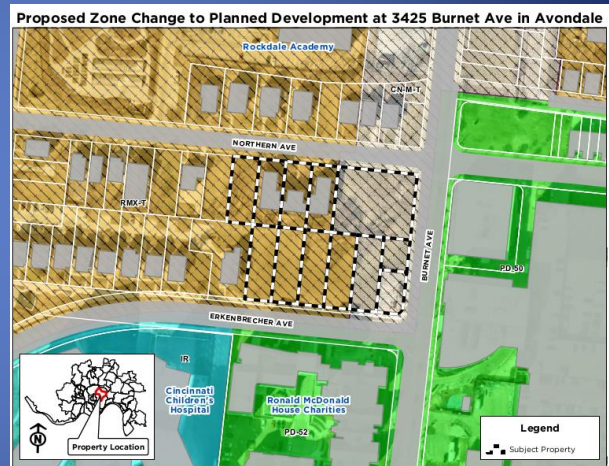


Proposed Rezoning from RMX-T & CN-M-T to PD

- On April 22, 2025, Applicant, Burnet Square, LLC, filed a rezoning application for 12 separate tax parcels in Avondale to rezone the approximately 1.977 acres from RMX-T and CN-M-T to PD
- Applicant seeks a rezoning of the property to accommodate a proposed 6-story residential building with 1st floor commercial retail space and 2-levels of structured parking under the majority of the footprint.
- The current zoning does not permit a mixed-use, multi-family as proposed.
- On August 1, 2025, City Staff and Applicant presented its rezoning application to Planning Commission and Planning Commission, which unanimously voted (7-0) to support the Project.

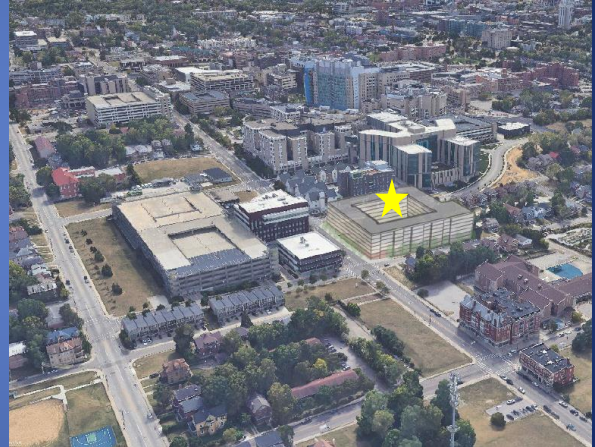
Project Description

- Applicant proposes a mixed-use building with ~ 350,000 sf and 300 units.
- The building will have 5 stories of residential over 1 story of retail along Burnet Ave., with a maximum height of 85 feet.
- The building will be served by 2 levels of structured parking with up to 350 spaces, with lower-level access from Northern Avenue and upper-level access from Erkenbrecher Avenue.



Surroundings and Scale

- The subject site is bounded on three sides by Northern Avenue (north), Burnet Avenue (east), Erkenbrecher Avenue (south). To the west, there is a series of recently remodeled single-family rental homes.
- The site lends itself to providing a transition from the urban scale of the medical campus to the suburban scale of the neighborhood to the northwest.
- Immediately south of the site sits a new 8-9 story Ronald McDonald House and recently constructed 9-10 story critical care building.
- Immediately to the east of Burnet sits a 7-8 story medical office building of Erkenbrecher and a 3 story mixed-used building at Burnet Avenue and Northern Avenue.



Engagement and Discussion

- Applicant's team participated in multiple meetings with the Avondale Community in August 2024 to share plans for the proposed use of the property, rezoning and other matters.
- Applicant has received letters of support for the Burnet Square development project from the following community organizations:
 - Avondale Community Council;
 - Avondale Business Association; and
 - Avondale Development Corporation.

Engagement and Discussion (cont'd.)

- In January 2025, Applicant completed the Coordinated Site Review process, during which the Department of City Planning and Engagement Zoning Division made the recommendation to modify the zone change to a PD district.
- On May 12, 2025, Applicant participated in a virtual Public Staff Conference to discuss the proposed zone change and no concerns were raised during the meeting.
- In April 2025 and again in July 2025, Applicant met with leadership of Cincinnati Children's Hospital Medical Center regarding their support of the Project.

Staff Report Analysis (p. 8 of 44)

This area is a critical piece of Cincinnati's future vision for growth. Yet, at present, roughly 78% of land in the Burnet Avenue Business District is vacant.³ This project is a major first step in the development of this corridor, the neighborhood of Avondale, and the city as a whole. The key location is prime for a mixed-use, transit-oriented development similar to the proposed project. The Concept Plan outlines a high-density, pedestrian-oriented design with ground-floor retail and minimal setbacks that echo the vision for this corridor. Additionally, the retail, high-density residential, and structured parking components lay the required foundation for further investments in the area and set the urban design standard for future projects.

Questions?