

November 15, 2023

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager *SM*  
**Subject:** Emergency Ordinance – Planned Development #83, FC Cincinnati

202302451

Transmitted is an Emergency Ordinance captioned:

**APPROVING** a major amendment to the concept plan and development program statement governing Planned Development No. 83 to enlarge the planned development by adding certain adjacent properties to facilitate future mixed-use development, thereby approving the rezoning of the adjacent properties from the CC-A, “Commercial Community-Auto-Oriented,” MG, “Manufacturing General,” PR, “Park and Recreation,” and RM-0.7, “Residential Multi-family” zoning districts to Planned Development District No. 83, “FC Cincinnati Stadium.”

The City Planning Commission recommended approval of the zone change at its September 15, 2023 meeting.

**Summary:**

West End Development, LLC, requested a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #83 (PD-83) to expand the PD boundary north to include additional properties for the planning and construction of a new mixed-use development. West End Development, LLC and its partners will develop the site immediately north of TQL Stadium into a mixed-use district.

The Major Amendment consists of a zone change of approximately 5.629 acres to increase the Planned Development, setting development parameters for the zone change area, and revisions to the development parameters of approximately 5.718 acres of the existing Planned Development immediately north and east of TQL Stadium.

The City Planning Commission recommended the following on September 15, 2023, to City Council:

1. **APPROVE** the proposed change in zoning for the block generally bound by Bauer Avenue, John Street, W. Liberty Street, Central Parkway, and Wade Street from Residential Multi-family (RM-0.7), Manufacturing General (MG), Park and Recreation (PR), and Commercial Community-Auto (CC-A) to PD-83 as outlined in §1429-11 and;
2. **APPROVE** the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #83, FC Cincinnati Stadium, as amended and outlined in this report and;
3. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 6 of this report.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

*SM  
FOR KKT*

November 15, 2023

Cincinnati City Council  
Council Chambers, City Hall  
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

**APPROVING** a major amendment to the concept plan and development program statement governing Planned Development No. 83 to enlarge the planned development by adding certain adjacent properties to facilitate future mixed-use development, thereby approving the rezoning of the adjacent properties from the CC-A, "Commercial Community-Auto-Oriented," MG, "Manufacturing General," PR, "Park and Recreation," and RM-0.7, "Residential Multi-family" zoning districts to Planned Development District No. 83, "FC Cincinnati Stadium."

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**Summary:**

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The Major Amendment consists of a zone change of approximately 5.629 acres to increase the Planned Development, setting development parameters for the zone change area, and revisions to the development parameters of approximately 5.718 acres of the existing Planned Development immediately north and east of TQL Stadium.

Motion to Approve: Mr. Samad

Ayes: Ms. Beltran  
Mr. Eby  
Ms. Kearney  
Mr. Samad  
Mr. Stallworth  
Mr. Weber

Seconded: Mr. Eby

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement

*SKJ  
FOR KJ*

November 15, 2023

To: Chelsey Pettyjohn, Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning & Engagement

Copies to: Stacey Hoffman, City Planning Division Manager, Department of City Planning & Engagement *SAH FOR KKS*

Subject: Scheduling of Emergency Ordinance – Planned Development #83, FC Cincinnati

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The above referenced Emergency Ordinance is requested to be scheduled for Council Committee. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated September 15, 2023;
- 3) The Emergency Ordinance (Transmitted by Law);
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.