



EMERGENCY

City of Cincinnati

KMT

EESW

An Ordinance No. 54

-2025

**APPROVING** a major amendment to the concept plan governing a portion of Planned Development District No. 101, “Santa Maria Community Services,” to facilitate the construction of two new buildings closer to the perimeter property line than was established in the concept plan.

WHEREAS, the Cincinnati Metropolitan Housing Authority (“CMHA”) owns or controls certain real property in the East Price Hill neighborhood located at 1048 Considine Avenue (“Property”), which Property Council rezoned to Planned Development District No. 101, “Santa Maria Community Services” (“PD-101”), pursuant to Ordinance No. 82-2024 adopted on February 28, 2024; and

WHEREAS, the Property is currently vacant land and the concept plan for PD-101 provides for the construction of a two-story community service facility and a two-story daycare facility at certain locations within PD-101; and

WHEREAS, DNK Architects has petitioned the City to approve a major amendment to the PD-101 concept plan to locate the planned two-story community service facility and two-story daycare facility closer to the perimeter lot line of the Property than was established in the concept plan due to soil and hillside conditions on the Property; and

WHEREAS, at its regularly scheduled meeting on February 7, 2025, the City Planning Commission recommended approval of the proposed major amendment to the concept plan for PD-101; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan for PD-101 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 for PD-101 is in accordance with the “Live” initiative area goal to “[b]uild a robust public life,” and the strategy to “[c]reate a welcoming civic atmosphere” as described on pages 149 and 153 of Plan Cincinnati (2012); and

WHEREAS, the proposed major amendment to the concept plan for PD-101 is in accordance with the “Community” theme of the Price Hill Plan (2015), particularly the goal to make Price Hill a “neighborly, safe, and family-friendly community in which to live, work, and play” (p. 30); and

WHEREAS, Council considers the major amendment to the PD-101 concept plan to be in the best interests 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 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. 101, "Santa Maria Community Services" ("PD-101") further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

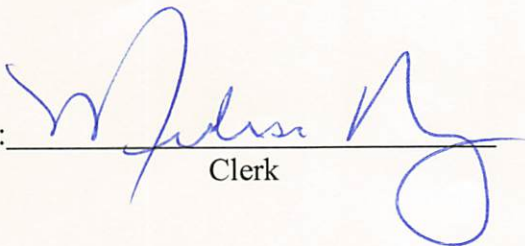
Section 2. That the location of the major amendment to PD-101 further described herein at the real property commonly known as 1048 Considine Avenue is depicted on the map attached hereto as Attachment A and incorporated by reference.

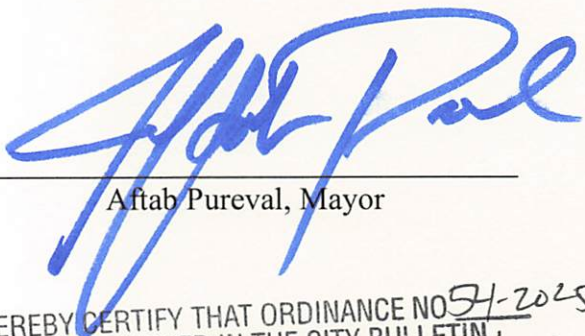
Section 3. That the concept plan for PD-101 is hereby amended to incorporate the concept plan amendment, attached hereto as Attachment B and incorporated herein by reference.

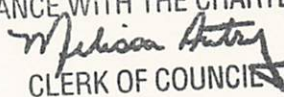
Section 4. That, to the extent the concept plan for PD-101 is not amended herein, it shall remain in full force and effect.

Section 5. 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 the immediate need to meet funding deadlines for the project.

Passed: March 12, 2025

Attest:   
Clerk

  
Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 51-2025  
WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 3/25/2025  
  
CLERK OF COUNCIL