

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally located at 1048 Considine Avenue in the East Price Hill neighborhood from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services.”

WHEREAS, the Cincinnati Metropolitan Housing Authority (“CMHA”) owns approximately 6.6 acres of real property in the East Price Hill neighborhood generally located at 1048 Considine Avenue (“Property”), which Property Santa Maria Community Services, Inc. (“Santa Maria”) seeks to redevelop by partnering with the Cincinnati-Hamilton County Community Action Agency (“CAA”) to construct a two-story community service facility containing up to approximately 29,000 square feet and a two-story daycare facility containing up to 30,000 square feet under a separate phase (“Project”); and

WHEREAS, CMHA, Santa Maria, and CAA have sufficient control over the Property to affect the Project and have petitioned the City to rezone the Property from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services” (“PD-101”), to undertake the Project; and

WHEREAS, Santa Maria has submitted a concept plan and development program statement for PD-101, which documents describe the land use and development regulations that will govern the development and conform with the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on January 19, 2024, the City Planning Commission approved the rezoning of the Property from the SF-2, “Single-family,” zoning district to PD-101, upon a finding that: (i) Santa Maria’s concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the 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; (iii) deviations from the base district regulations applicable to the Property at the time of Santa Maria’s application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Project is consistent with Plan Cincinnati (2012), particularly a goal of the Live Initiative Area to “[b]uild a robust public life” as described on page 153, and the strategy to “[c]reate a welcoming civic atmosphere” as described on page 149; and

WHEREAS, Council considers the establishment of PD-101 to be in the best interests of the City and the 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’s and the Cincinnati Planning Commission’s findings that the planned development proposed by the Cincinnati Metropolitan Housing Authority (“CMHA”), Santa Maria Community Services, Inc. (“Santa Maria”), and Cincinnati-Hamilton County Community Action Agency (“CAA”) for the real property located in the East Price Hill neighborhood in the area shown on the map attached hereto as Attachment A and incorporated herein by reference conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the shape and area of the City’s official zoning map in the location of the real property shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description attached hereto as Attachment B and incorporated herein by reference, is hereby amended from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services” (“PD-101”).

Section 3. That the development program statement, attached hereto as Attachment C and incorporated herein by reference, and that the concept plan, attached hereto as Attachment D and incorporated herein by reference, are hereby approved. The approved concept plan and development program statement shall govern the use and development of the subject property during the effective period of PD-101.

Section 4. That, should PD-101 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the SF-2, "Single-family," zoning district in effect immediately prior to the effective date of PD-101.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk