

February 8, 2023

To: Mayor and Members of City Council 202300556
From: Sheryl M. M. Long, City Manager
Subject: Emergency Ordinance – Planned Development #97, Queen City Hills

Transmitted is an Emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by East Martin Luther King Jr. Drive to the north, Reading Road to the east, Maxwell Avenue to the south, and Vernon Place to the west in the Avondale neighborhood from the CC-A, “Commercial Community – Auto-Oriented,” CC-P, “Commercial Community – Pedestrian,” and OG, “Office General,” zoning districts to Planned Development District No. 97, “Queen City Hills.”

The City Planning Commission recommended approval of the zone change at its February 3, 2023 meeting.

Summary:

Queen City Hills, the developer, proposes the redevelopment of one of the four corridor quadrant areas at Reading Road and E. Martin Luther King Jr. Drive in Avondale. It is approximately 5.85 acres in size and contains 15 parcels. The proposed Concept Plan and Development Program Statement is for the redevelopment into a large-scale, mixed-use development, referred to as the “Biotech Cincinnati Life Science Research Park for Innovation Corridor.” Major site components include a commercial development lab, a research lab and office space, street level retail space along E. Martin Luther King Jr. Drive, a structured parking garage and podium, a large public plaza, and multi-family housing.

The development team has been actively engaged with the Avondale Community Council regarding this project since 2019. Throughout 2019 and 2020, the development team met with Uptown Consortium and WEB Ventures monthly to discuss development goals. The development team has worked hard to ensure that the proposed project meets the Uptown District Design Guidelines, a set of development principles created through an intense community engagement process led by Uptown Consortium.

The City Planning Commission recommended the following on February 3, 2023, to City Council:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in the report; and
3. **APPROVE** the proposed zone change from Commercial Community – Auto-oriented (CC-A), Commercial Community-Pedestrian (CC-P), and Office General (OG) to Planned Development (PD), including a Concept Plan and Development Program Statement, at the southwest quadrant of the intersection of Reading Road and E. Martin Luther King Jr. Drive in Avondale.

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