



DBS  
AWB

**City of Cincinnati**  
**An Ordinance No. \_\_\_\_\_ - 2021**

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 975 Adams Xing in the East End neighborhood from Planned Development District No. 17 to the DD-B, "Downtown Development–Downtown Residential," zoning district.

WHEREAS, Towne Properties (or an affiliate thereof) ("Petitioner") owns or controls certain real property located at 975 Adams Xing in the East End neighborhood ("Property") that consists of a 4.78 acre vacant lot that is presently zoned Planned Development District No. 17 ("PD-17"); and

WHEREAS, the Petitioner intends to construct a five-story multi-family structure with attached parking on the Property ("Development"); and

WHEREAS, the Petitioner has requested a zone change to the DD-B, "Downtown Development–Downtown Residential," zoning district to facilitate the Development; and

WHEREAS, the Development is consistent with the use, nature, and scale of development typically found in the DD zoning district and immediately adjacent zoning districts; and

WHEREAS, applying the DD-B, "Downtown Development–Downtown Residential," zoning district to the Property will allow for the reactivation and complimentary development of vacant property along Riverside Drive in the East End and will serve to further strengthen the downtown core; and

WHEREAS, at its regularly scheduled meeting on April 2, 2021, the City Planning Commission determined that the proposed change in zoning is in the interest of the general public's health, safety, morals, and welfare, and it recommended rezoning the Property from PD-17 to the DD-B, "Downtown Development–Downtown Residential," zoning district; 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 rezoning PD-17 to the DD-B, "Downtown Development–Downtown Residential," zoning district, finding it in the interest of the general public's health, safety, morals, and welfare; and

WHEREAS, the proposed zone change is consistent with the "Live" Initiative Area of *Plan Cincinnati* (2012), which includes the goals to "provide a full spectrum of housing options, and to improve housing quality and affordability," (page 164) and to "improve the quality and number of moderate to high-income rental and homeowner units" (page 165); and

WHEREAS, the proposed zone change is also consistent with Section 4.6 of the *East End Riverfront Community Development Plan* (1992), which establishes that “new residential development should be compatible in scale and massing to the approved Adams Landing development,” (page 51) and that “the height and articulation of the building masses should serve to frame views from portions along and above Eastern Avenue and Columbia Parkway” (page 51); and

WHEREAS, the Council resolves to rezone the Property to the DD-B, “Downtown Development–Downtown Residential,” zoning district, finding it to be in the interest of the general public’s health, safety, morals, and welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati’s official zoning map in the location of the real property located at 975 Adams Xing in the East End neighborhood, being more particularly described on Exhibit A attached hereto and incorporated by reference, and shown on the map attached hereto as Exhibit B and incorporated by reference, is hereby amended from Planned Development District No. 17 to the DD-B, “Downtown Development–Downtown Residential,” zoning district.

Section 2. That the shape and area of the DD, “Downtown Development,” Use Subdistrict Overlay Map, Zoning Code Map 1411-05, is hereby amended as depicted on the map attached hereto as Exhibit C and incorporated by reference.

Section 3. That the shape and area of the DD, “Downtown Development,” Floor Area Ratio (FAR) Overlay Map, Zoning Code Map 1411-09, is hereby amended as depicted on the map attached hereto as Exhibit D and incorporated by reference.

Section 4. That the shape and area of the DD, “Downtown Development,” Maximum Building Height Overlay Map, Zoning Code Map 1411-13, is hereby amended as depicted on the map attached hereto as Exhibit E and incorporated by reference.

Section 5. That the shape and area of the DD, "Downtown Development," Zero Setback Overlay Map, Zoning Code Map 1411-15, is hereby amended as depicted on the map attached hereto as Exhibit F and incorporated by reference.

Section 6. That the shape and area of the DD, "Downtown Development," Commercial Continuity Overlay Map, Zoning Code Map 1411-17, is hereby amended as depicted on the map attached hereto as Exhibit G and incorporated by reference.

Section 7. That the shape and area of the DD, "Downtown Development," Skywalk Overlay Map, Zoning Code Map 1411-19, is hereby amended as depicted on the map attached hereto as Exhibit H and incorporated by reference.

Section 8. That the shape and area of the DD, "Downtown Development," Parking Subdistrict Overlay Map, Zoning Code Map 1411-23, is hereby amended as depicted on the map attached hereto as Exhibit I and incorporated by reference.

Section 9. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2021

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Clerk

## **EXHIBIT A**

**DESCRIPTION OF CONSOLIDATION**

**4.780 ACRES**

**HAMILTON COUNTY, OHIO**

**NOVEMBER 4, 2020**

Situate in Section 12, Township 4, Fractional Range 1, Miami Purchase, in the City of Cincinnati, County of Hamilton, State of Ohio, and being all of a 3.469 acre tract of land as conveyed to Towne/Adams Village A, LLC by deed recorded in Official Record 10272, page 1230 and all of the remainder of a 1.303 acre tract of land (by Auditor, 2.451 acres by deed) as conveyed to Towne/Adams A-1, LLC by deed recorded in Official Record 10109, page 3653 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Hamilton County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at the southeast corner of right of way of Adams Crossing (50' public right of way), said point being on the west line of Captain's Watch Condominium as recorded in Plat Book 406, page 49;

thence along the east right of way line of said Adams Crossing and the west line of said Captain's Watch Condominium, North fifty-two degrees ten minutes twenty-three seconds West (N52°10'23"W), for nine and 77/100 feet (9.77') to an iron pin set at a southwesterly corner of said 1.303 acre tract and the northwest corner of said Captain's Watch Condominium, said point being the **TRUE POINT OF BEGINNING**;

thence continuing along the east right of way line of Adams Crossing and along a west line of said 1.303 acre tract, North fifty-two degrees ten minutes twenty-three seconds West (N52°10'23"W), for twenty-four and 23/100 feet (24.23') to an iron pin set at a northwest corner of said 1.303 acre tract and a southwest corner of said 3.469 acre tract;

thence continuing along the east right of way line of said Adams Crossing and along a west line of said 3.469 acre tract, North fifty-two degrees eight minutes twenty-one seconds West (N52°08'21"W), for sixteen and 5/100 feet (16.05') to an iron pin found at a northwest corner of said 3.469 acre tract and on the south line of a 2.356 acre tract of land (by Auditor, 5.2179 acres by deed) as conveyed to City of Cincinnati by deed recorded in Official Record 5487, page 742;

thence along the north line of said 3.469 acre tract and the south line of said 2.356 acre tract for the following four (4) courses:

1. North thirty-seven degrees forty-nine minutes forty-six seconds East (N37°49'46"E), for one hundred thirty-one and 66/100 feet (131.66') to an iron pin found;
2. North thirty-nine degrees twenty-five minutes twenty seconds East (N39°25'20"E), for one hundred fifty and 44/100 feet (150.44') to an iron pin set;
3. North thirty-five degrees twenty-six minutes two seconds East (N35°26'02"E), for one hundred ninety-eight and 87/100 feet (198.87') to an iron pin found;

4. North twenty-five degrees forty-four minutes fifteen seconds East (N25°44'15"E), for two hundred sixteen and 20/100 feet (216.20') to an iron pin set;

thence along a west line of said 3.469 acre tract and the east line of said 2.356 acre tract, North sixty-four degrees fifteen minutes forty-five seconds West (N64°15'45"W), for thirty-nine and 16/100 feet (39.16') to an iron pin set at a northwest corner of said 3.469 acre tract and the northeast corner of said 2.356 acre tract and on the south right of way line of Columbia Parkway (limited access public right of way width varies);

thence along the north line of said 3.469 acre tract and the south right of way line of said Columbia Parkway, North fifty degrees forty-six minutes sixteen seconds East (N50°46'16"E), for five hundred forty-six and 74/100 feet (546.74') to an iron pin set;

thence continuing along said lines, North forty-two degrees twenty-four minutes eighteen seconds East (N42°24'18"E), for one hundred six and 6/100 feet (106.06') to an iron pin found;

thence continuing along said lines, North twenty-three degrees thirty-one minutes seventeen seconds East (N23°31'17"E), for fifty-seven and 85/100 feet (57.85') to an iron pin found at the northeast corner of said 3.469 acre tract and the northwest corner of Lot 19 of Adams Landing Subdivision Village B as recorded in Plat Book 405, page 96 and as conveyed to Twains Point at Adams Landing Homeowners Association by deed recorded in Official Record 10808, page 1802;

thence along the east line of said 3.469 acre tract and the west line of said Lot 19, South fifty-nine degrees four minutes twenty-three seconds East (S59°04'23"E), for fifty-four and 69/100 feet (54.69') to an iron pin found;

thence continuing along said lines, South fourteen degrees four minutes twenty-three seconds East (S14°04'23"E), for twenty-nine and 19/100 feet (29.19') to an iron pin set;

thence continuing along said lines, South fifty-seven degrees fifty-five minutes twenty-nine seconds East (S57°55'29"E), for twenty-seven and 36/100 feet (27.36') to a chiseled X found at the southeast corner of said 3.469 acre tract and the southwest corner of said Lot 19 and on the north right of way line of Riverside Drive (public right of way width varies);

thence along the south line of said 3.469 acre tract and the north right of way line of said Riverside Drive, South thirty-three degrees four minutes fifty seconds West (S33°04'50"W), for two hundred fifteen and 98/100 feet (215.98') to a chiseled X found;

thence continuing along said lines, South thirty-three degrees twenty-five minutes thirty-one seconds West (S33°25'31"W), for four hundred ninety-nine and 87/100 feet (499.87') to an iron pin found;

thence continuing along said lines, South thirty-five degrees forty-five minutes forty seconds West (S35°45'40"W), passing a chiseled X found at the southwest corner of said 3.469 acre tract and the southeast corner of said 1.303 acre tract at 98.08 feet, for a total distance of three hundred thirty-six

and 5/100 feet (336.05') to a chiseled X set at the southwest corner of said 1.303 acre tract and the southeast corner of said Captains Watch Condominium;

thence along the west line of said 1.303 acre tract and the east line of said Captains Watch Condominium, North fifty-one degrees forty-five minutes thirty-five seconds West (N51°45'35"W), for one hundred fifty-nine and 43/100 feet (159.43') to an iron pin set at a corner of said 1.303 acre tract and the northeast corner of said Captains Watch Condominium;

thence along a south line of said 1.303 acre tract and the north line of said Captains Watch Condominium, South thirty-eight degrees eleven minutes fifty-eight seconds West (S38°11'58"W), for three hundred twenty-one and 58/100 feet (321.58') to the **TRUE POINT OF BEGINNING**, containing 4.780 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from said coordinate system by GPS observations and observations of selected stations in the National Geodetic Survey Continuously Operating Reference Station (NGS CORS) Network.

This description was prepared under the direction of Gary Swierz, Ohio Registered Surveyor No. 7776, of Woolpert Inc., based upon a field survey performed during October, 2020.



WOOLPERT

A handwritten signature of Gary S. Swierz in black ink, written over a horizontal line.

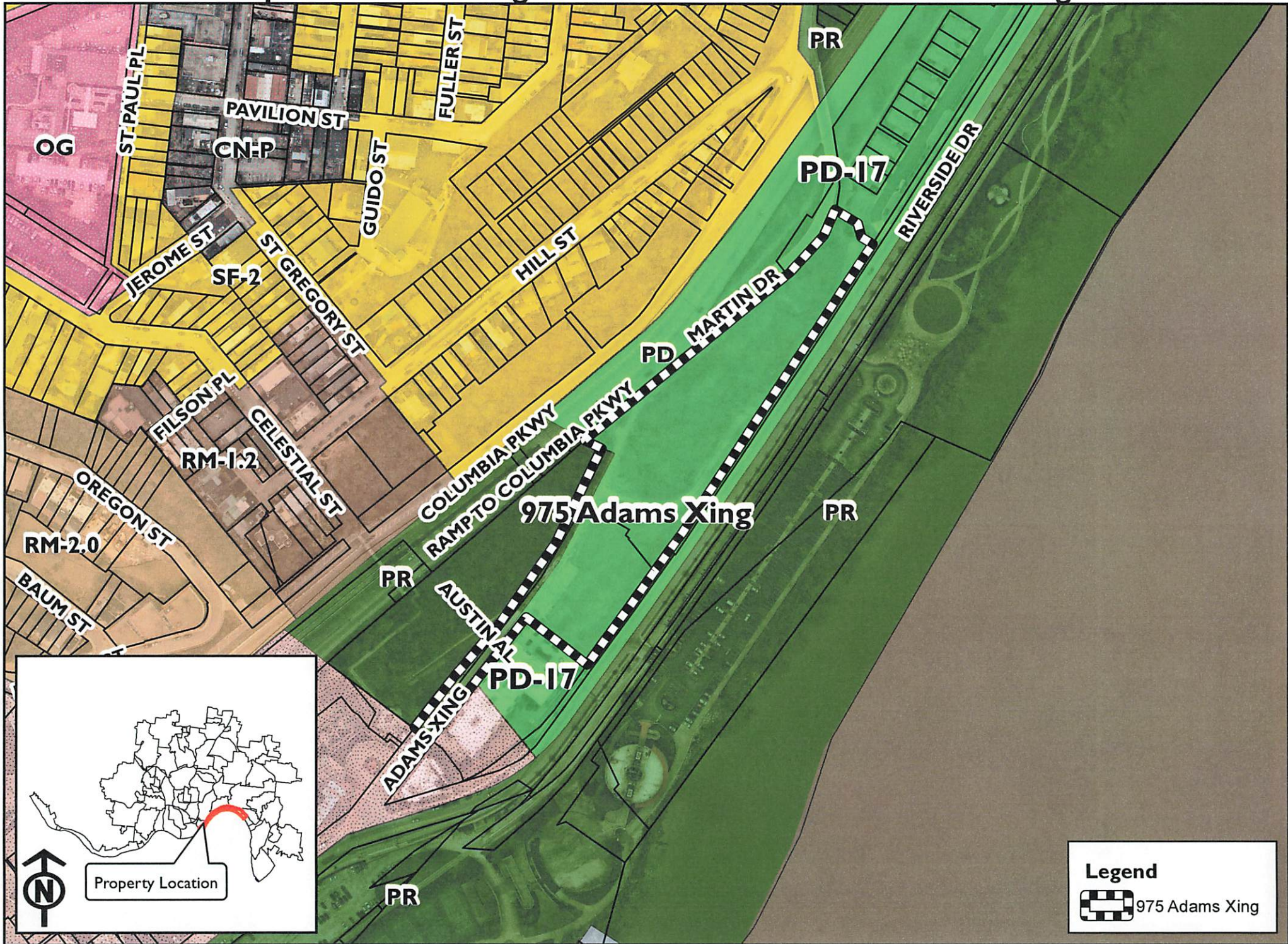
Gary S. Swierz  
Ohio Registered Professional Surveyor No. 7776

06NOV20  
Date

**EXHIBIT B**



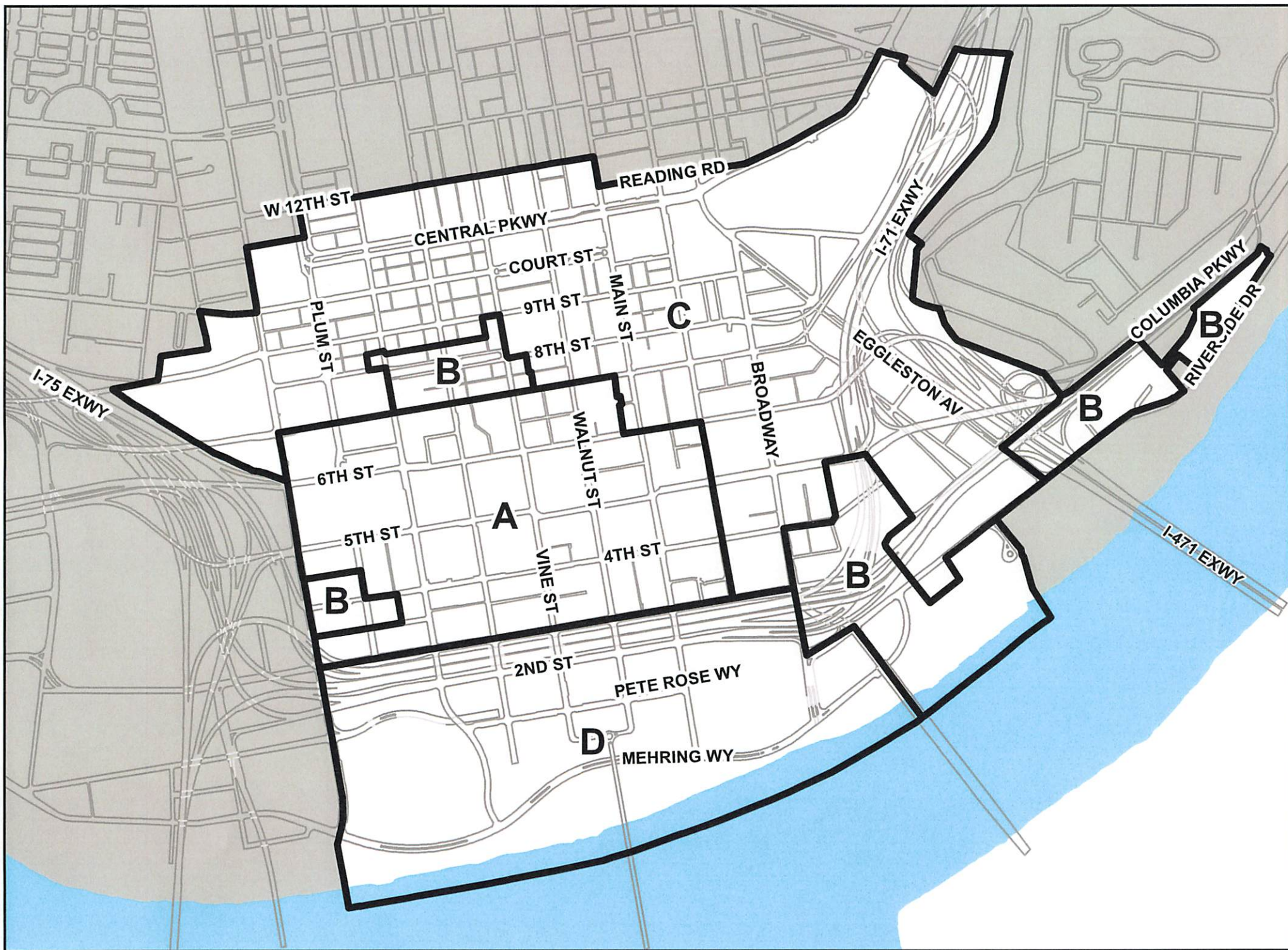
# Proposed Zone Change from PD-17 to DD - 975 Adams Xing





**EXHIBIT C**

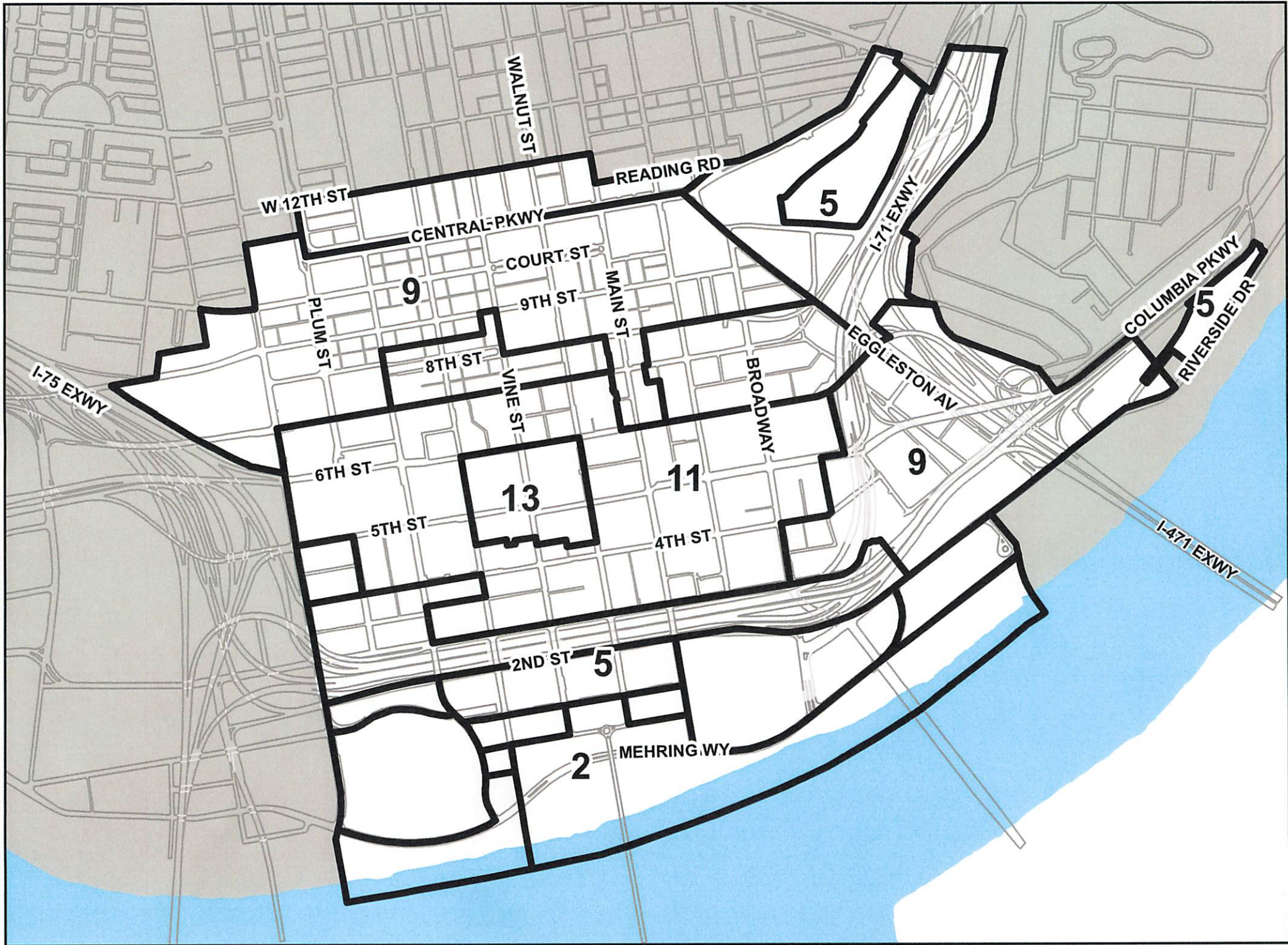
# Use Subdistrict Overlay



## EXHIBIT D



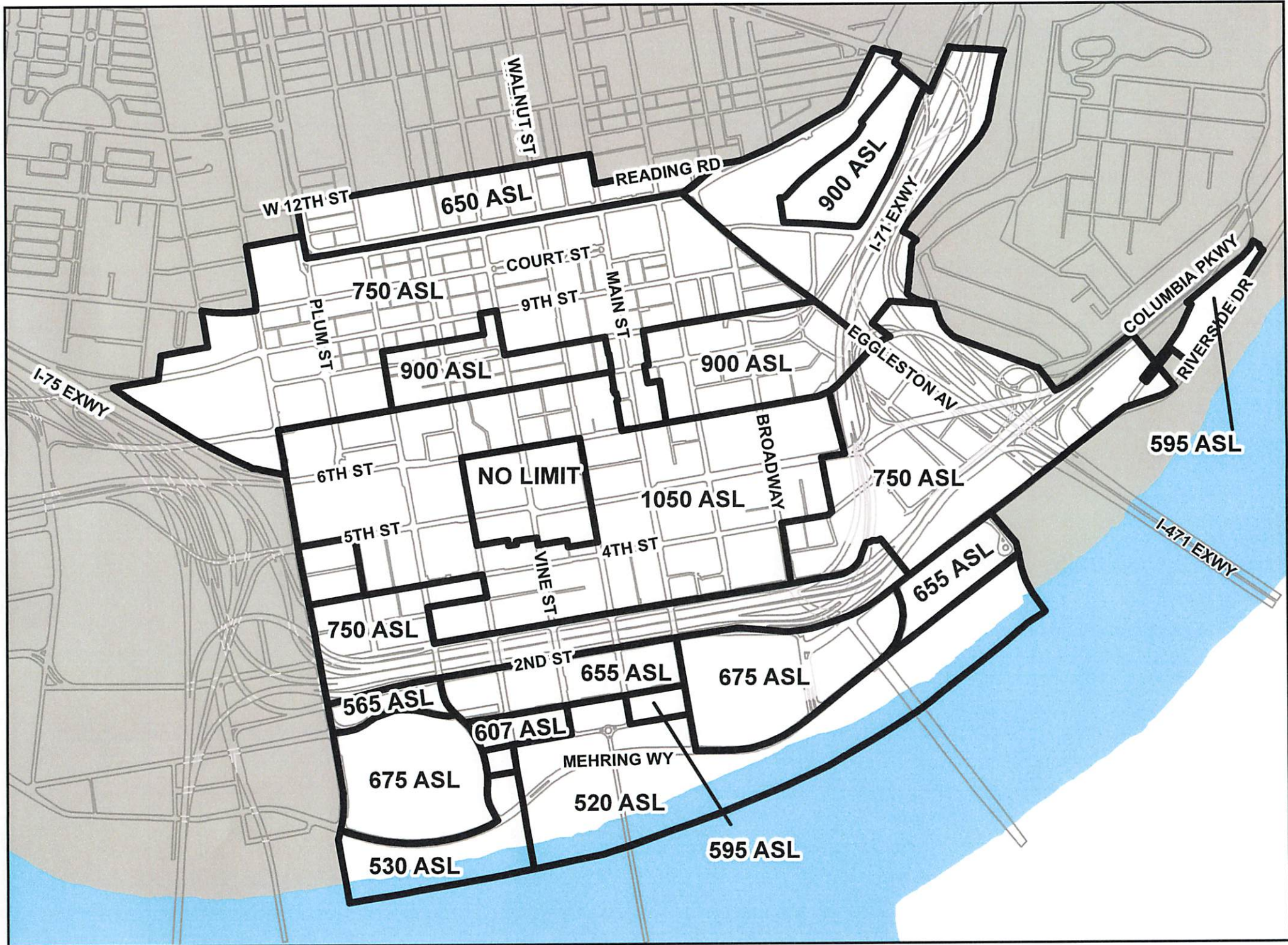
# Floor Area Ratio (FAR) Overlay



**EXHIBIT E**



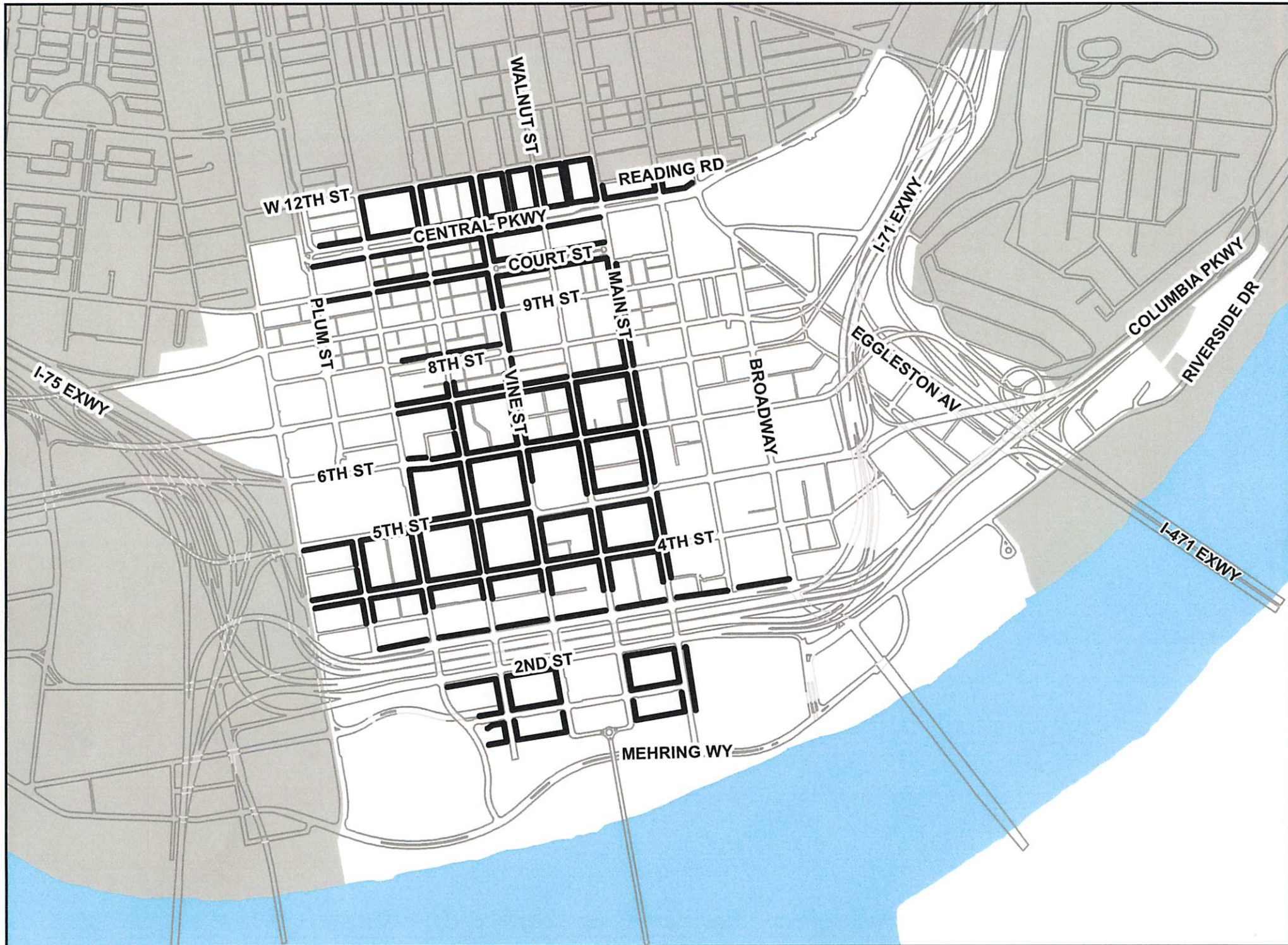
# Maximum Building Height Overlay



## **EXHIBIT F**



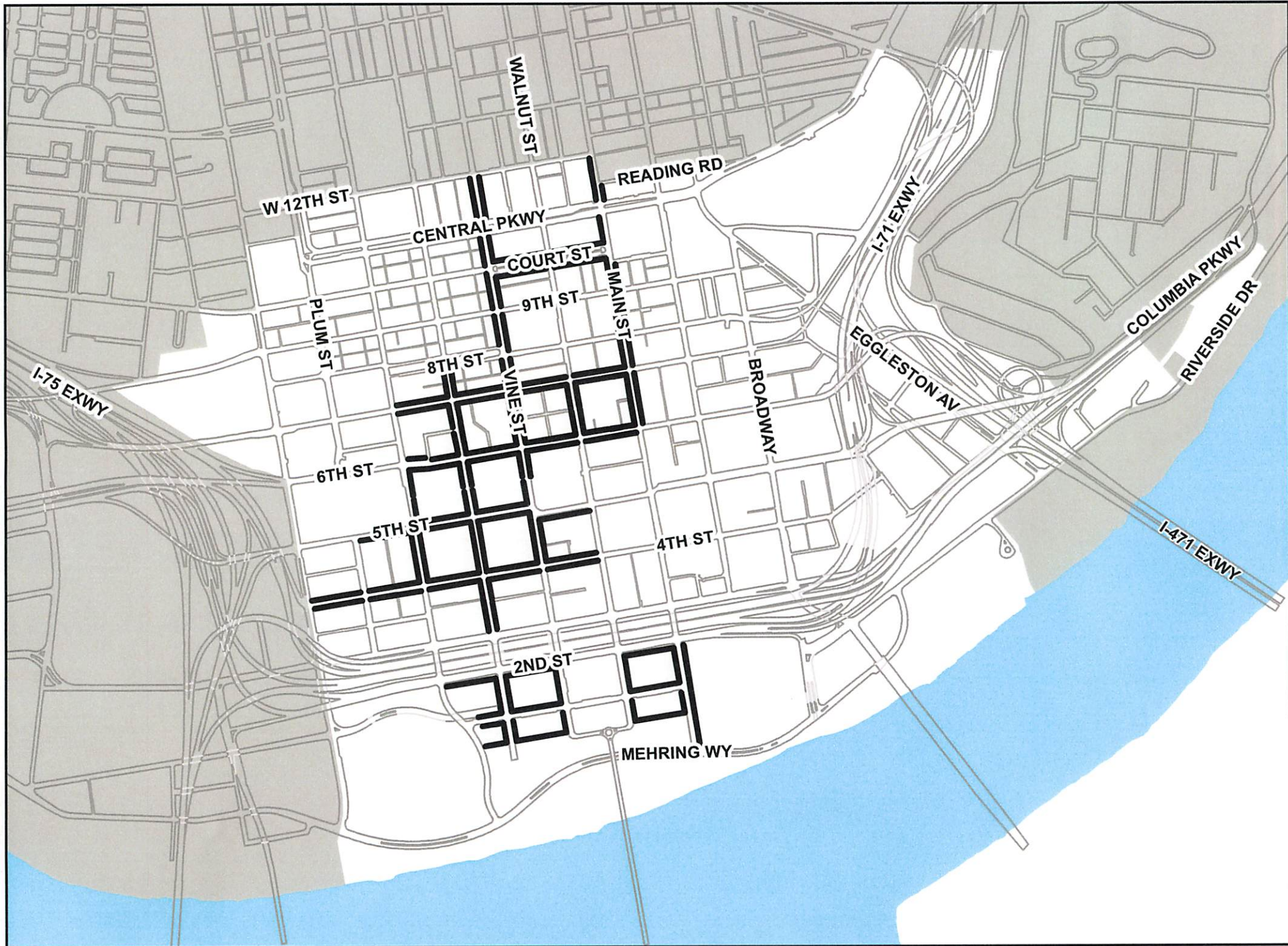
# Zero Setback Overlay



**EXHIBIT G**



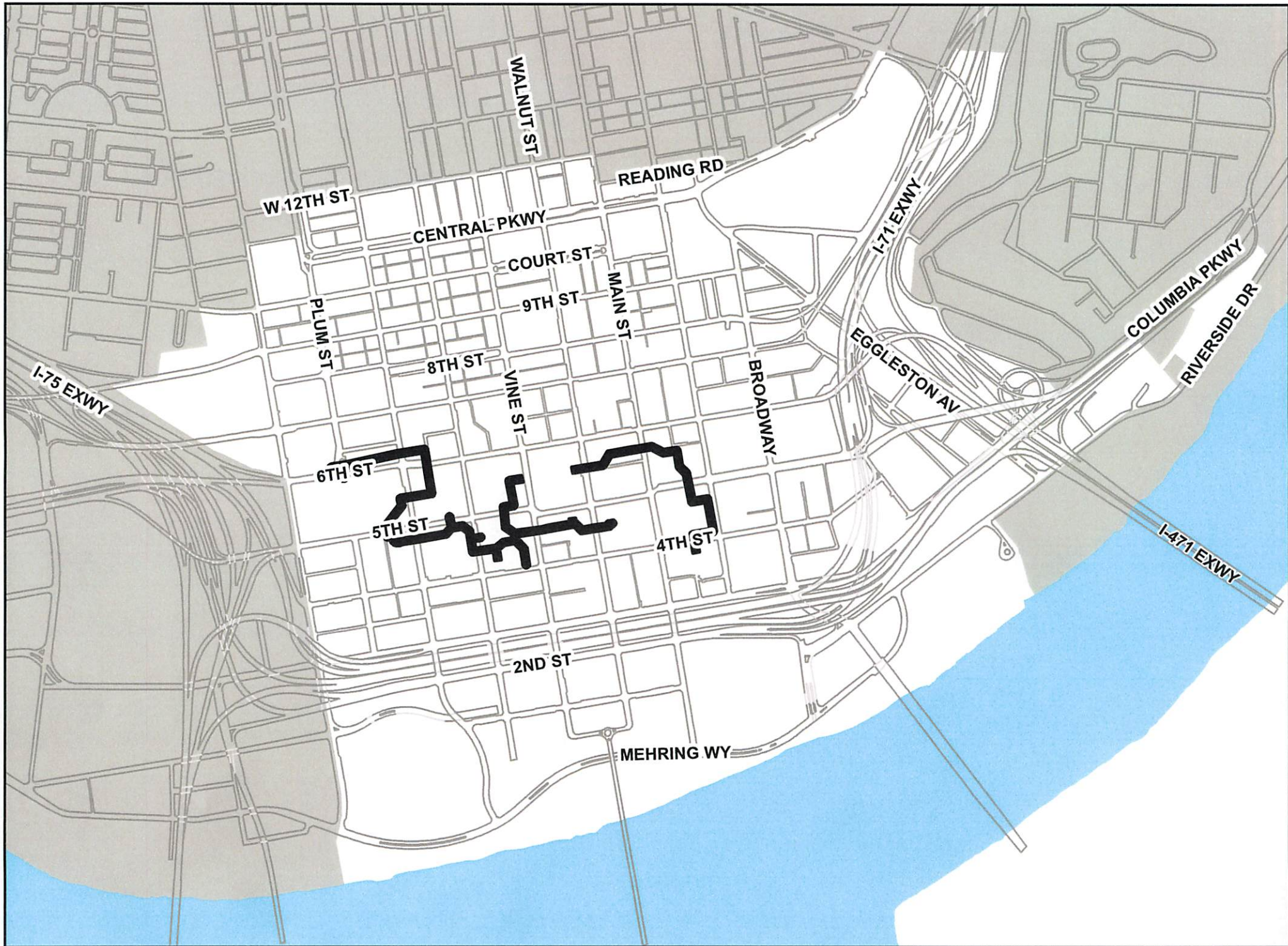
# Commercial Continuity Overlay



**EXHIBIT H**



# Skywalk Overlay



## EXHIBIT I



# Parking Subdistrict Overlay

