



EMERGENCY

City of Cincinnati

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An Ordinance No. 404

-2024

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 67, "University Station," to change the uses permitted within the planned development to facilitate the construction of a new College of Osteopathic Medicine at Xavier University in the area located at 1720 Dana Avenue in the Evanston neighborhood.

WHEREAS, Xavier University, owns or controls certain real property in the Evanston neighborhood located at 1720 Dana Avenue ("Property"), which Property Council rezoned to Planned Development District No. 67 ("PD-67"), pursuant to Ordinance No. 0361-2012 adopted on October 3, 2012; and

WHEREAS, the Property is currently vacant land and the original concept plan and development program statement for PD-67 provided for the construction of an office building with parking located beneath the office building on the Property; and

WHEREAS, The Kleinger's Group, has petitioned the City to approve a major amendment to the PD-67 concept plan and development program statement to allow for the construction of a new College of Osteopathic Medicine consisting of one four-story building with an approximate footprint of 45,000 square feet containing a meeting hall, lecture hall, café, student lounges, study rooms, locker rooms, research labs, simulation exam rooms, a chapel and reflection room, faculty offices, and administration offices; and

WHEREAS, the proposed College of Osteopathic Medicine will allow Xavier University to expand their academic and employment opportunities, reactive vacant land positioned along two major transportation corridors, and provide another local education option for students wanting to become primary care physicians; and

WHEREAS, the proposed College of Osteopathic Medicine will employ approximately 300 faculty and support staff, accommodate up to 400 medical students per semester, and generate over 700 jobs during the construction phase of the project which will help support adjacent businesses located within the Evanston neighborhood; and

WHEREAS, at its regularly scheduled meeting on November 1, 2024, the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-67; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-67 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 and development program statement for PD-67 is in accordance with the “Compete” initiative area with the goal to “[c]ultivate our position as the most vibrant and economically healthiest part of our region” as described on page 114 of Plan Cincinnati (2012); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-67 is in accordance with Goal 3 of the Evanston Work Plan (2019), which encourages development that can “[r]evive Evanston’s Business Districts to preserve the rich culture and history of the community, reflecting education and the arts and promoting the community as a great place to live and work” (page 80); and

WHEREAS, Council considers the major amendment to the PD-67 concept plan and development program statement 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 the 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. 67 (“PD-67”) 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-67 further described herein at the real property commonly known as 1720 Dana Avenue is depicted on the map attached hereto as Exhibit A and incorporated by reference.

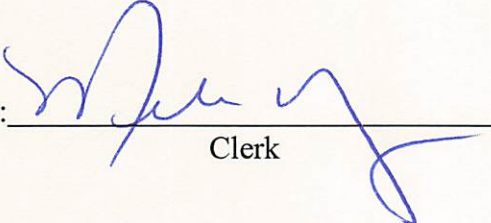
Section 3. That the concept plan and development program statement for PD-67 are hereby amended to incorporate the concept plan amendment, attached hereto as Exhibit B and incorporated herein by reference, and the development program statement amendment, attached hereto as Exhibit C and incorporated herein by reference.

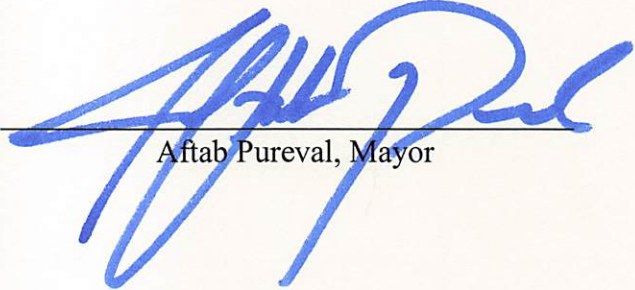
Section 4. That, to the extent the concept plan and development program statement for PD-67 are not amended herein, they shall remain in full force and effect.

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 commence construction activities to complete the project prior to the 2027 fall academic term at Xavier University and to secure time-sensitive financing for the project.

Passed: December 4, 2024

Attest:   
Clerk

  
Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 404 2024  
WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 12/17/2024  
Melissa Antley  
CLERK OF COUNCIL