

**ESTABLISHING** Urban Parking Overlay District #4, “Oakley,” in the Oakley neighborhood as an urban parking overlay district to eliminate minimum off-street parking requirements in certain designated areas.

WHEREAS, Oakley is a dense, urban neighborhood with a thriving mixed-use business district that promotes and encourages walkability; and

WHEREAS, minimum off-street parking requirements increase the cost of redevelopment and therefore pose a significant obstacle to redevelopment, the reutilization of existing buildings, and the conversion of existing buildings to more productive uses within the Oakley neighborhood; and

WHEREAS, eliminating minimum off-street parking requirements in certain designated areas of the Oakley neighborhood will encourage and promote strategic growth and redevelopment that strengthens the desirable characteristics of the urban neighborhood; and

WHEREAS, the proposed urban parking overlay district applies only to off-street parking regulations and will not affect the off-street loading requirements of the Cincinnati Municipal Code; and

WHEREAS, the City Planning Commission, at its regularly scheduled meeting on July 21, 2023, affirmatively recommended that the City Council establish an urban parking overlay district in certain designated areas of the Oakley neighborhood to eliminate minimum off-street parking requirements within those areas; and

WHEREAS, a committee of Council held a public hearing on the proposed urban parking overlay district following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the establishment of an urban parking overlay district within the Oakley neighborhood, finding it in the interest of the general public’s health, safety, and welfare; and

WHEREAS, Council finds that establishing an urban parking overlay district within the Oakley neighborhood is consistent with Plan Cincinnati (2012), including Goal 1 in the Compete Initiative Area to “[f]oster a climate conducive to growth, investment, stability, and opportunity” as described on page 103; the Strategy under Goal 2 in the Live Initiative Area to “[b]ecome more walkable” by “increas[ing] mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors” and revising “the City’s

Building and Zoning Codes with standards that emphasize traditional neighborhood development over suburban development” as described on page 157; and the Strategy under Goal 2 of the Sustain Initiative Area to “[p]reserve our built history” which specifically recommends that the City “[d]evelop changes to zoning regulations to remove barriers to the adaptive reuse of buildings” as described on page 197; and

WHEREAS, Council finds that establishing an urban parking overlay district within the Oakley neighborhood is consistent with the Oakley Master Plan (2019), including the “Investing in Our Businesses” focus area with the stated goals to “[u]tilize creative parking solutions that allow our business district to thrive” as described on page 56, by “[e]xplor[ing] options to create an Urban Parking Overlay District in the Oakley Business District” as described on page 57, and to “[w]ork with the [City] to create a parking strategy that correlates with neighborhood goals” as described on page 58; and

WHEREAS, Council further finds that the proposed urban parking overlay district is in the interest of the public’s health, safety, and general welfare; now, therefore,

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

Section 1. That, pursuant to Cincinnati Municipal Code Section 1425-04, the area of the City of Cincinnati’s official zoning map shown on the map attached hereto as Attachment A and incorporated by reference herein is hereby amended to superimpose Urban Parking Overlay District #4, “Oakley,” over the existing zoning districts within the designated areas.

Section 2. That Cincinnati Municipal Code Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 are hereby declared inoperable in Urban Parking Overlay District #4, “Oakley,” to the extent they require the establishment, provision, or maintenance of off-street parking requirements. That Cincinnati Municipal Code Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 shall continue to have an operative effect in Urban Parking Overlay District #4, “Oakley,” to the extent they require the establishment, provision, or maintenance of loading facilities.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2023

\_\_\_\_\_  
Aftab Pureval, Mayor

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