

Proposed Nine-Month Extension of IDC No. 88 Surface Parking in the Downtown Development Zoning District in the Central Business District

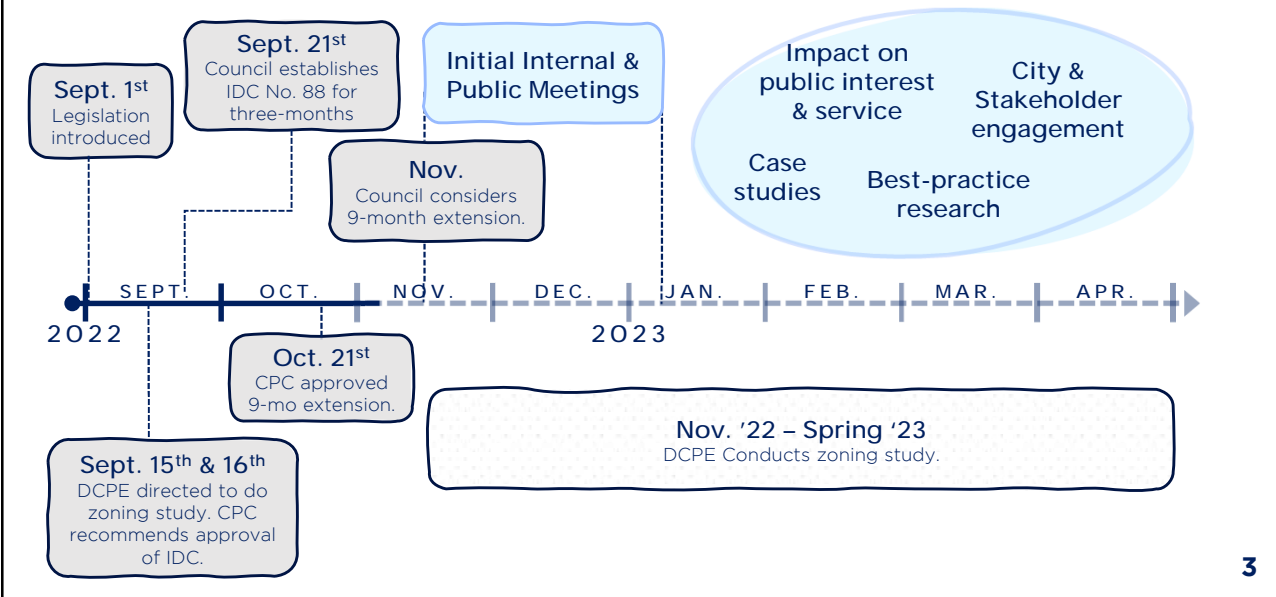
Equitable Growth and Housing Committee | November 8, 2022

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TIMELINE



§ 1431-11 CRITERIA FOR ONE-YEAR IDC

- a) Ongoing Study
- b) Study Completion
- c) Inconsistent Uses

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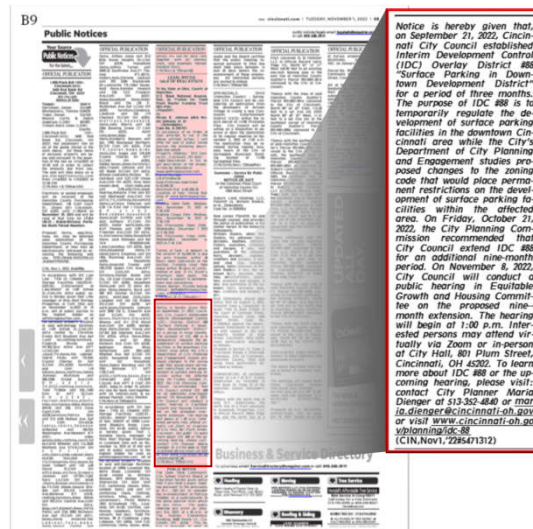
- a) Ongoing Study – DD district has dense commercial and residential uses → many business, resident, and user affected
- b) Study Completion – anticipate 2-4 months for zoning study
- c) Inconsistent Uses – two permits submitted before IDC established, more anticipated without an IDC

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PUBLIC COMMENT

- 14-day notices (*7 days required)
- *Cincinnati Enquirer*
 - September 30th(CPC)
 - November 1st (EGH)
- Mailed & emailed notices to:
 - Affected Community Councils & CDCs
- No public inquiry



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CONSISTENCY WITH PLANS

Plan Cincinnati (2012)

Compete Initiative Area

Strategy: “target investment to geographic areas where there is already economic activity”

Action Step: “continue development of existing growth opportunity areas”

Live Initiative Area

Strategy: “become more walkable”

Connect Initiative Area

Strategy: “expand options for non-automotive travel”

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CONSISTENCY WITH PLANS

Cincinnati 2000 Comprehensive Development Plan for Downtown (1986)

“preservation of the City’s historic and architecturally significant buildings”

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RECOMMENDATION

The City Planning Commission recommends that City Council take the following action:

- 1) **ADOPT** the Department of City Planning and Engagement's staff findings that the proposed extension of IDC No. 88 meets the criteria set forth in Cincinnati Zoning Code Section 1431-11, One-Year IDC Overlay Districts, as discussed on pages 1 - 3 of this report; and,
- 2) **APPROVE** the extension of Interim Development Control (IDC) Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District," for a period of nine additional months, or until the Department of City Planning and Engagement's zoning study is complete and implemented.