

August 4, 2020

To: Mayor and Members of City Council
From: Paula Boggs Muething, Interim City Manager *CB For PBM*
Subject: **Emergency Ordinance - IDC 86, Auburn Avenue in Mt. Auburn**

202000901

Transmitted is an Emergency Ordinance captioned:

EXTENDING Interim Development Control District No. 86, "Auburn Avenue in Mt. Auburn," in the Mt. Auburn neighborhood as an interim development control district for a period of six months pursuant to Chapter 1431, "Interim Development Control Overlay Districts," of the Cincinnati Zoning Code.

Summary

On June 26, 2019, City Manager Patrick A. Duhaney forwarded a request from Vice Mayor Christopher Smitherman requesting the Department of City Planning to place an IDC Overlay District in Mt. Auburn along the Auburn Avenue corridor.

On June 24, 2019, Vice Mayor Christopher Smitherman raised concerns with City Manager Patrick A. Duhaney regarding the redevelopment of the properties located at the corner of Auburn Avenue and McMillan Street in Mt. Auburn. This intersection serves as the northern gateway to the neighborhood and Auburn Avenue. All properties located along Auburn Avenue between McMillan Street and Wellington Place are currently zoned Office General (OG). As such, City Planning staff created the proposed IDC Overlay District boundary by selecting all properties zoned OG along Auburn Avenue between McMillan Street and Bodmann Avenue (on the east) and Estelle Street (on the west).

Pursuant to Section 1431-01 of the Cincinnati Zoning Code, the purpose of the IDC Overlay District is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in the areas where potential development could be detrimental or have adverse impacts on the implementation of approved amendments to the Cincinnati Zoning Code, approved or adopted plans, or current planning, land use or zoning studies.

The three-month IDC was approved by City Council on August 7, 2019. A nine-month extension of the IDC was approved by City Council on October 16, 2019 and will expire on August 7, 2020. The zoning study is complete, but due to COVID-19 there has not been adequate time to discuss or implement any potential changes from the study. The City Planning Commission recommended approval of a six-month extension of the IDC at their July 17, 2020 meeting.

The emergency measure is necessary due to the IDC being set to expire before a standard ordinance would take effect.

The Administration recommends Approval of this Ordinance.

cc: Katherine Keough-Jurs, AICP, Director
Department of City Planning

