



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final-revised Equitable Growth & Housing

*Chairperson, Jeff Cramerding*  
*Vice Chairperson, Reggie Harris*  
*Councilmember, Meeka Owens*  
*Councilmember, Mark Jeffreys*  
*Councilmember, Liz Keating*  
*Vice Mayor, Jan-Michele Kearney*  
*Councilmember, Victoria Parks*  
*Councilmember, Scotty Johnson*  
*Councilmember, Seth Walsh*

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Wednesday, June 21, 2023

1:00 PM

Council Chambers, Room 300

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### PUBLIC HEARING

ROLL CALL

### PRESENTATIONS

#### Proposed Zone Change at 1670 Cooper Street in Northside

Jesse Urbancsik, Senior City Planner

#### 2133 Ravine Street Zone Change Park & Recreation (P-R) to Single-Family Residential (SF-2) Over-the-Rhine

Caroline Hardy Kellam, Senior City Planner

#### Proposed Text Amendments Permitting Accessory Dwelling Units on the Same Lots as Single-Family Dwellings

Gabrielle Couch, City Planner

#### Proposed Zoning Code Text Amendment to Permit Sandwich Board Signs in Urban Design Overlay Districts in College Hill, Hyde Park, and Mt. Airy

Maria Dienger, City Planner

### AGENDA

### START OF PUBLIC HEARING

1. [202301519](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 6/1/2023, **AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property located at 1670 Cooper Street in the Northside neighborhood from the MG, "Manufacturing General," zoning district to the CN-P, "Commercial Neighborhood-Pedestrian," zoning district to permit the construction of a three-story residential multi-family development. (Subject to the [Temporary Prohibition List](#) <https://www.cincinnati-oh.gov/law/ethics/city-business>)

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Attachment A](#)  
[Attachment B](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)
2. [202301703](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 6/21/2023, regarding a zone change located at 1670 Cooper Street in the Northside neighborhood from the MG, "Manufacturing General," zoning district to the CN-P, "Commercial Neighborhood-Pedestrian," zoning district to permit the construction of a three-story residential multi-family development.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Presentation](#)
3. [202301580](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 6/21/2023, **AMENDING** the official zoning map of the City of Cincinnati to rezone certain property located at 2133 Ravine Street in the Over-the-Rhine neighborhood from the PR, "Park and Recreation," zoning district to the SF-2, "Single-family," zoning district to facilitate construction of a single-family home.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Attachment A](#)  
[Attachment B](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)
4. [202301749](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 6/21/2023, regarding a proposed zone change at 2133 Ravine Street in Over-the-Rhine.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Presentation](#)

5. [202301750](#) **COMMUNICATION** submitted by Councilmember Cramerding, from the Over-the-Rhine Community Council, regarding the proposed rezoning at 2133 Ravine Street.
- Sponsors:** Cramerding
- Attachments:** [Communication](#)
6. [202300881](#) **ORDINANCE**, submitted by Councilmember Jeffreys, from Emily Smart Woerner, City Solicitor, **MODIFYING** Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code, by **ORDAINING** new Sections 1401-01-A1A, "Accessory Dwelling Unit," and 1421-06, "Accessory Dwelling Units," and by **AMENDING** the provisions of Sections 1401-01T3, "Two-Family Dwelling," 1403-05, "Land Use Regulations," 1405-05, "Land Use Regulations," 1407-05, "Land Use Regulations," 1409-07, "Land User Regulations," 1410-05, "Land Use Regulations," 1411-05, "Land Use Regulations," 1413-05, "Land Use Regulations," 1415-05, "Land Use Regulations," 1417-03, "Land Use Regulations," 1421-01, "Accessory Residential Structures," and 1501-12, "Class F Civil Offenses," to provide, throughout the City, for the establishment of accessory dwelling units on the same lots as a single-family dwellings.
- Sponsors:** Jeffreys
- Attachments:** [Transmittal](#)  
[Ordinance](#)
7. [202301802](#) **ORDINANCE (B VERSION)** submitted by Councilmember Jeffreys, from Emily Smart Woerner, City Solicitor, **MODIFYING** Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code, by **ORDAINING** new Sections 1401-01-A1A, "Accessory Dwelling Unit," and 1421-06, "Accessory Dwelling Units," and by **AMENDING** the provisions of Sections 1401-01-T3, "Two-Family Dwelling," 1403-05, "Land Use Regulations," 1405-05, "Land Use Regulations," 1407-05, "Land Use Regulations," 1409-07, "Land Use Regulations," 1410-05, "Land Use Regulations," 1411-05, "Land Use Regulations," 1413-05, "Land Use Regulations," 1415-05, "Land Use Regulations," 1417-03, "Land Use Regulations," 1421-01, "Accessory Residential Structures," and 1501-12, "Class F Civil Offenses," to provide, throughout the City, for the establishment of accessory dwelling units on the same lots as single-family dwellings.
- Sponsors:** Jeffreys
- Attachments:** [Transmittal](#)  
[Ordinance](#)
8. [202301747](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 6/21/2023, regarding the modification of Title XIV of the Zoning Code of the City of Cincinnati to Permit Accessory Dwelling Units on the Same Lots as Single-Family Dwellings.
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)  
[Presentation](#)

9. [202301577](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 6/21/2023, **MODIFYING** Title XIV “Zoning Code of the City of Cincinnati” of the Cincinnati Municipal Code by repealing and reordaining the provisions of Sections 1427-26 “Sandwich Board Sign Regulations” and Section 1437-09 “Development Standards in UD Overlay Districts,” to allow the placement of sandwich board signs in the Urban Design Overlay Districts of College Hill, Hyde Park, and Mt. Airy neighborhoods.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)

10. [202301634](#) **ORDINANCE (B VERSION)** submitted by Vice Mayor Kearney, from Emily Smart Woerner, City Solicitor, **MODIFYING** Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code, by **REPEALING AND REORDAINING** the provisions of Section 1437-07, “Applications Subject to Review,” and Section 1437-09, “Development Standards in Urban Design Overlay Districts,” to allow the placement of sandwich board signs in Urban Design Overlay Districts in the College Hill, Hyde Park, and Mt. Airy neighborhoods.

**Sponsors:** Kearney

**Attachments:** [Transmittal](#)  
[Ordinance](#)

11. [202301748](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 6/21/2023, regarding a text amendment to the Cincinnati Zoning Code to permit sandwich board signs in the Urban Design Overlay Districts in College Hill, Hyde Park, and Mt. Airy.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Presentation](#)

### END OF PUBLIC HEARING

12. [202301724](#) **MOTION**, submitted by Councilmember Owens, As part of the ongoing efforts to expand renter properties through the Cincinnati Tenants Bill of Rights, **WE MOVE** for the City Administration to update the Housing Provider and Tenant Education Initiatives that have been previously conducted. (BALANCE ON FILE IN THE CLERK’S OFFICE).

**Sponsors:** Owens

**Attachments:** [Motion](#)

13. [202301731](#) **MOTION**, submitted by Councilmember Owens, **WE MOVE** that the Administration conduct strategic engagement with residents of Cincinnati to collect feedback on the drafted “Tenant’s Guide.” The engagement period should be at least ninety (90) days and include distribution of the Guide to a diverse range of tenants, housing providers, community stakeholders and partners; public-facing survey(s); and focus groups. (BALANCE ON FILE IN THE CLERK’S OFFICE) (STATEMENT ATTACHED)
- Sponsors:** Owens
- Attachments:** [Motion](#)
14. [202301710](#) **MOTION**, submitted by Councilmember Owens and Vice Mayor Kearney, **WE MOVE** that the City Administration conduct a city-wide survey to determine residents’ awareness, understanding, and views on the “Renter’s Choice” legislation that was passed by Council in 2020. The Administration should additionally engage with the City’s renter and housing provider stakeholders on this subject. The survey should be available for a minimum of thirty (30) days or longer. (BALANCE ON FILE IN THE CLERK’S OFFICE) (STATEMENT ATTACHED)
- Sponsors:** Owens and Kearney
- Attachments:** [Motion](#)
15. [202301745](#) **MOTION**, submitted by Councilmembers Owens and Harris, As part of the ongoing efforts to expand renter protections through the Cincinnati Tenants Bill of Rights, **WE MOVE** that City Administration create a short, concise, and simple document entitled “Guide to Housing Providers’ Rights, Responsibilities, and Resources” (“Guide”) to serve as a companion document to the “Tenants’ Guide.” The Rights and Responsibilities should include the information from Cincinnati Municipal Code Section 871-9 (Obligations of Landlords and Tenants) and any other relevant Federal, State, or Local Laws. The Resources should include information and contact information for landlord resources, organizations, or programs offered through the City of Cincinnati or other local organizations, such as the Housing Provider Training, Buildings, and Inspections information, etc.
- Sponsors:** Owens and Harris
- Attachments:** [Motion](#)
16. [202301717](#) **MOTION**, submitted by Councilmembers Owens and Walsh, As part of the ongoing efforts to expand renter protections through the Cincinnati Tenants Bill of Rights, **WE MOVE** for the City of Cincinnati Administration to provide a report that assesses the administrative feasibility of implementing additional renter protections through the City’s available development incentives, including the Residential and / or Property Tax Abatement Program; Notice of Funding Availability Program; the Fund of Funds administered by the Cincinnati Development Fund; and any other forces of City influence that are permissible under O.R.C. 5321.19. (BALANCE ON FILE IN THE CLERK’S OFFICE) (STATEMENT ATTACHED)
- Sponsors:** Owens and Walsh
- Attachments:** [Motion](#)

ADJOURNMENT