



PROPOSED URBAN PARKING OVERLAY DISTRICT IN CAMP WASHINGTON

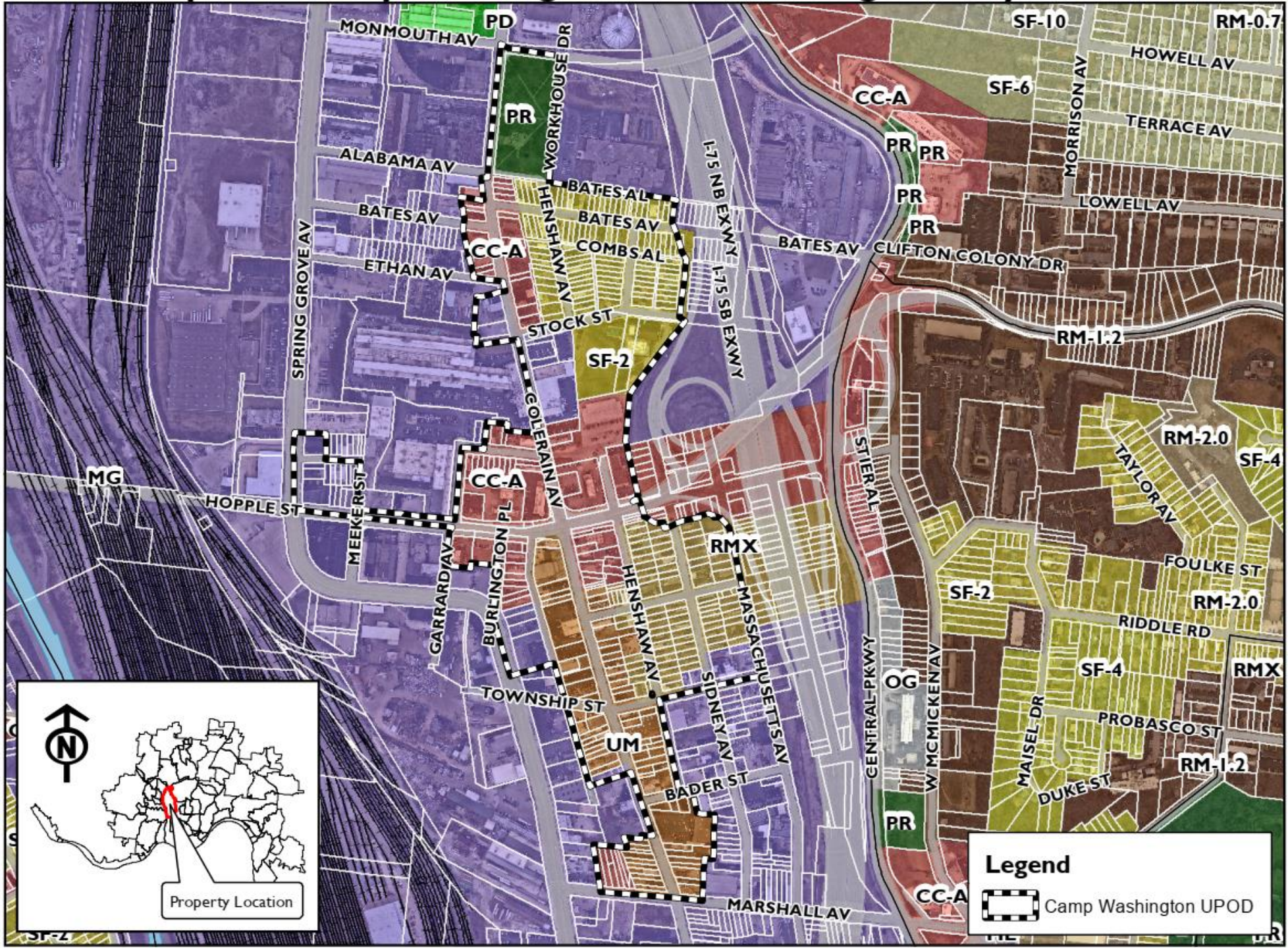
Economic Growth & Zoning Committee | June 22, 2021

BACKGROUND


- August 7, 2013 - Cincinnati City Council approved Ordinance 259-2013 for text amendments to the Cincinnati Zoning Code to Create Urban Parking Overlay Districts (UPODs)
- Urban Parking Overlay Districts eliminate all off-street parking requirements within the boundary
 - Parking can still be put in based on need, but is not required by the Zoning Code
 - All other standards, such as location of parking (if provided) and loading zones (if necessary) still apply

BACKGROUND

- In early 2019, Camp Washington re-zoned part of their Neighborhood Business District to Urban Mix (UM)
- UPOD #1: Urban Core was being discussed during this time
 - Camp Washington expressed interest in a UPOD at that time but wasn't ready to move forward
- March 1, 2021 – The Camp Washington Community Board formally requested a UPOD for Camp Washington



Legend

 Camp Washington UPOD

PUBLIC COMMENT

- Notices sent to property owners within the proposed UPOD, along with the Camp Washington Community Council and Camp Washington Community Board
- Virtual Staff Conference held on May 18, 2021
 - Eight members of the public attended, including several members of the Camp Washington Community Board
 - Most in support, but some questions about what happens if parking becomes an issue in the future
- Letters of support from Camp Washington Community Council and Camp Washington Business Association
- Letter of opposition from a business owner

CONSISTENCY WITH *MADE IN CAMP* (2018)

- “Do something dramatic to jumpstart the business district” (p.19)
- “Analyze parking requirements and make necessary changes” (p. 23)

CONSISTENCY WITH *PLAN CINCINNATI* (2012)

LIVE INITIATIVE AREA

- **Strategy:** “Become more walkable”
- **Action Step:** “Revise the City’s Building and Zoning Codes [...] with standards that emphasize traditional neighborhood development over suburban development”

SUSTAIN INITIATIVE AREA

- **Goal 2:** “Preserve our built history”
- **Strategy:** “Develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings”

ANALYSIS

- The existing parking requirements were not intended for historic, dense urban areas
- Between parking exemptions (first 2,000 square feet in most commercial districts, streetcar reductions, etc.) and variances, existing parking requirements are not currently being met

CONCLUSIONS

- Minimum parking requirements are not designed to promote a high-density, walkable, pedestrian-friendly, and mixed-use environment, as well as a strong sense of character of place.
- The Camp Washington Community Board made the request, and the Camp Washington Community Council has provided a letter of support.
- *Made in Camp* (2018) and *Plan Cincinnati* (2012) do not support minimum parking requirements in urban neighborhoods

RECOMMENDATION

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

APPROVE the proposed map amendment to add Urban Parking Overlay District #2: “Camp Washington”, as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to a portion of Camp Washington