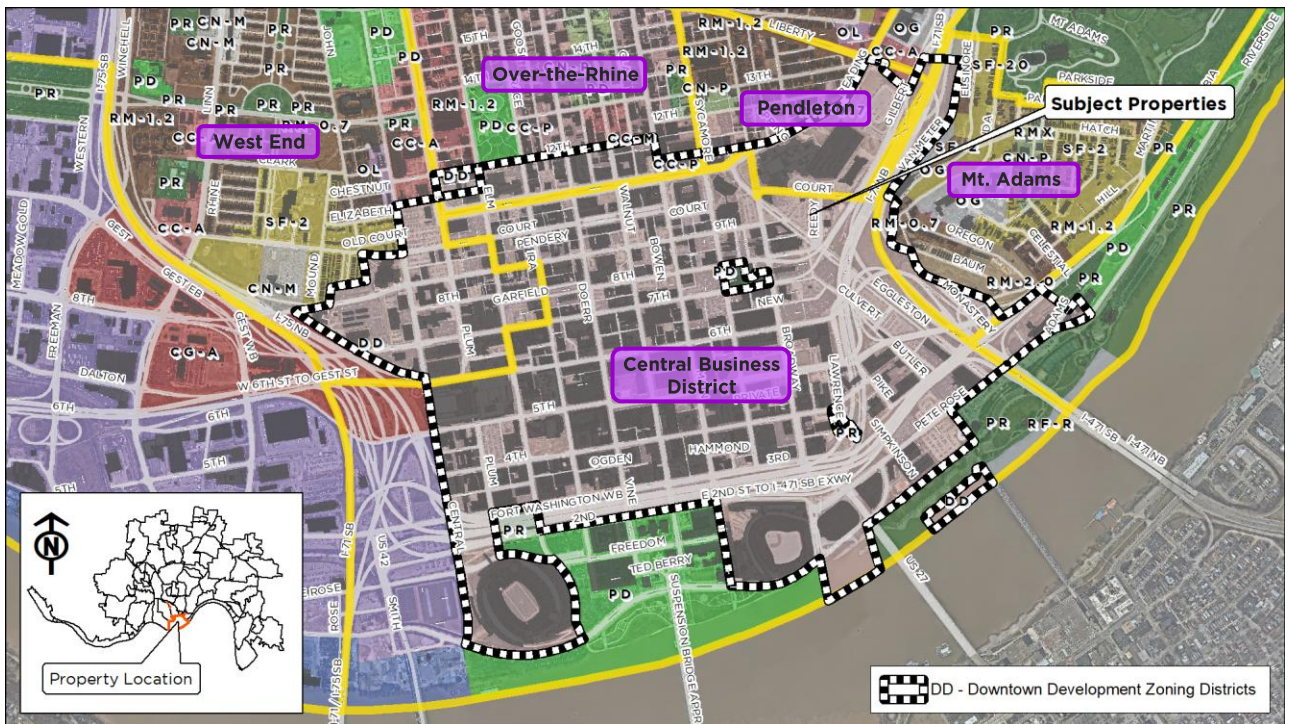


Establishment of IDC #88 Surface Parking in the Downtown Development Zoning District in the Central Business District

City Council Committee | September 19, 2022

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BACKGROUND

- **September 2022** – Council Member Mark Jeffreys introduced legislation to amend the Downtown Development (DD) zoning district and to study surface parking.
- **September 15, 2022** – City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement to conduct a zoning study of DD zoning district and establish an Interim Development Control (IDC) Overlay District for the duration of the study.

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ZONING STUDY

- Study impact of surface parking lots in the DD
- Process includes:
 - Analyzing existing conditions
 - Researching best practices
 - Conducting public engagement
 - Legislative process

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ESTABLISHING AN IDC

- **Ensures compatibility** of any proposed surface parking facilities while study occurs
- **§ 1431-05, Establishment of IDC Overlay Districts**
 City Council may establish an IDC Overlay District if the City Planning Commission gives them an affirmative recommendation on the finding that:
 - I. Proposed Amendments
 - II. Study and Review
 - III. Public Interest
- **Three months** + option to extend for nine months
 - Notice must be sent within 10 days of initial establishment

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PERMITS FOR REVIEW DURING IDC

DCPE **recommends review** of:

- Building permits
- Certificates of compliance
- Certificates of appropriateness

FOR

Surface parking facilities (SPF)

new construction
alterations, modification, or expansion
changes in use to a SPF
site improvements

DCPE **does not** recommend review:

FOR

Surface parking facilities (SPF)

resurfacing
restriping
new lighting
new fencing
new landscaping

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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 the City Council take the following action:

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,
- 2) **ADOPT** the Department of City Planning and Engagement staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, Establishment of IDC Overlay Districts, as discussed on pages 1 - 3 of this report; and,
- 3) **RECOMMEND** that City Council establish Interim Development Control (IDC) Overlay District No. 88, Surface Parking in the Downtown Development Zoning District, for a period of three months, finding it to be in the interest of the general public's health, safety, and welfare during the course of the Department of City Planning and Engagement study, which recommendation includes:
 - a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and
 - b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled "Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District," and Designation of Administrative Reviewer."