

February 3, 2021

TO: Mayor and Members of City Council  
FROM: Paula Boggs Muething, City Manager  
SUBJECT: Transit Corridor Zoning Study Plan

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202100463

REFERENCE DOCUMENT # 202002127

**Background**

On November 12, 2020, City Council adopted Motion 20200217. City Council moved that the Administration conduct a zoning study on the high-frequency and 24-hour transit corridors proposed by Reinvesting Metro specifically focused on updating zoning regulations to provide flexibility on density and parking requirements in order to increase neighborhood investment. The motion requested that the Administration provide a report to Council within 60 days. Given the scope of the request, the zoning study requires a process that extends beyond the 60-day timeframe. This report aims to outline the process that the Administration will undertake in the coming months to conduct the zoning study.

**Process**

- Evaluate existing zoning districts, land uses, and regulations around transit corridor study areas
- Conduct case study research on peer cities' approaches to transit-oriented development and zoning policies with support from the Bloomberg Philanthropies' American Cities Climate Challenge including national partners Urban Land Institute (ULI), and North American City Transit Officials (NACTO)
- Hold targeted engagement sessions with stakeholders including, but not limited to, Metro/SORTA, Cincinnati Chamber USA, community councils, developers, City departments, and other partners as outlined in the Motion's attachment
- Host public engagement sessions open to all community members and stakeholders
- Develop recommendations

**Deliverables**

- A study of existing zoning and land uses surrounding the identified transit corridor areas
- Case studies of peer cities' transit-oriented development policies
- Report of community and stakeholder feedback
- A recommendation on or proposal for text amendments to the Zoning Code or application of existing overlay districts to targeted areas.

**Next Steps**

The Department of City Planning will lead the process as outlined with the assistance of the Department of Community and Economic Development, Department of Transportation and Engineering, and Office of Environment and Sustainability. The Administration will provide Council with the referenced deliverables.

CC: Katherine Keough-Jurs, AICP, Director, Department of City Planning  
Markiea Carter, Director, Department of Community and Economic Development  
John Brazina, Director, Department of Transportation and Engineering  
Michael Forrester, Director, Office of Environment and Sustainability