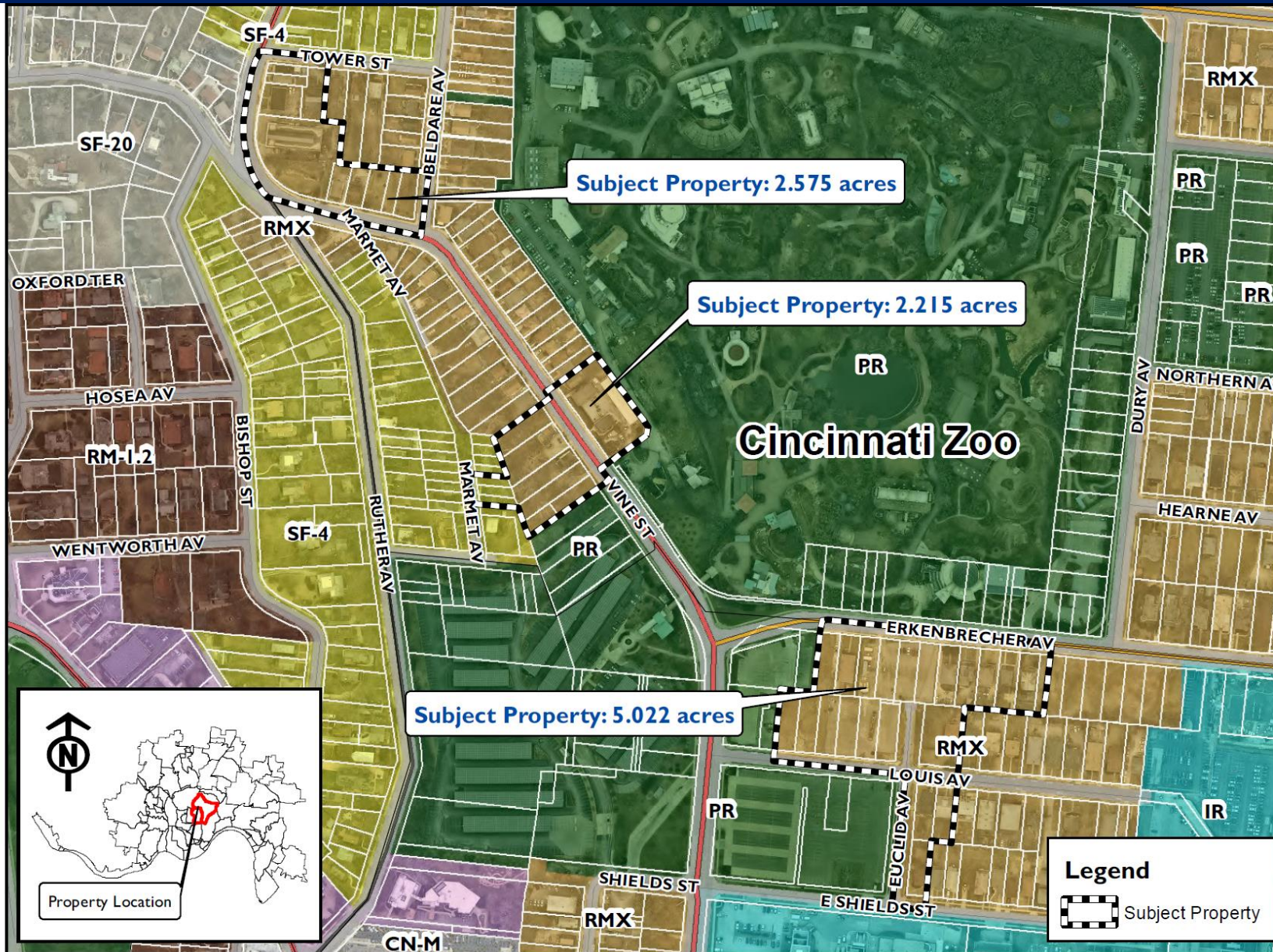


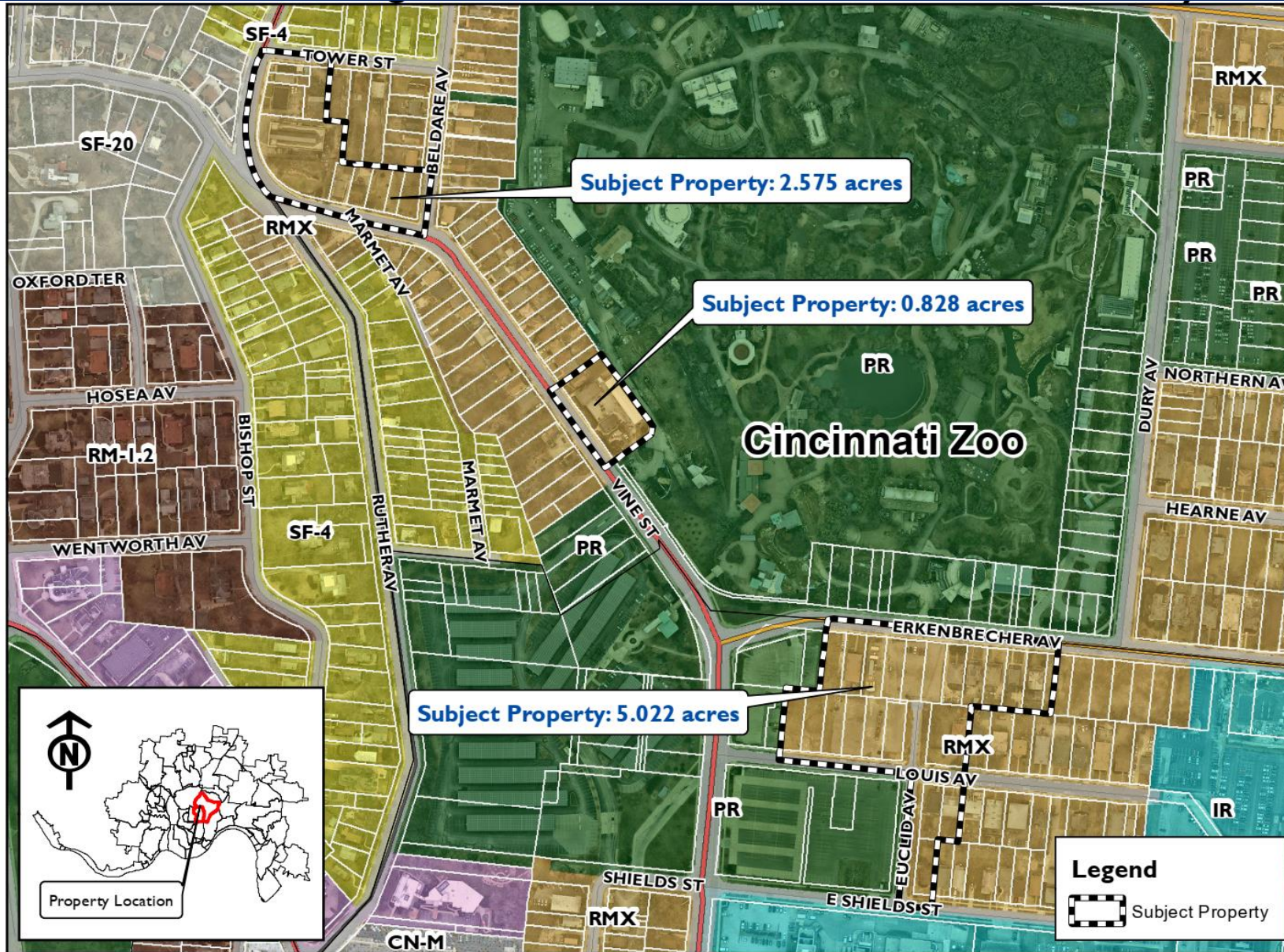
# **PROPOSED ZONE CHANGES FOR THE CINCINNATI ZOO & BOTANICAL GARDEN IN AVONDALE AND CORRYVILLE**

Economic Growth & Zoning Committee | April 13, 2021

# ORIGINAL REQUEST



# REVISED REQUEST



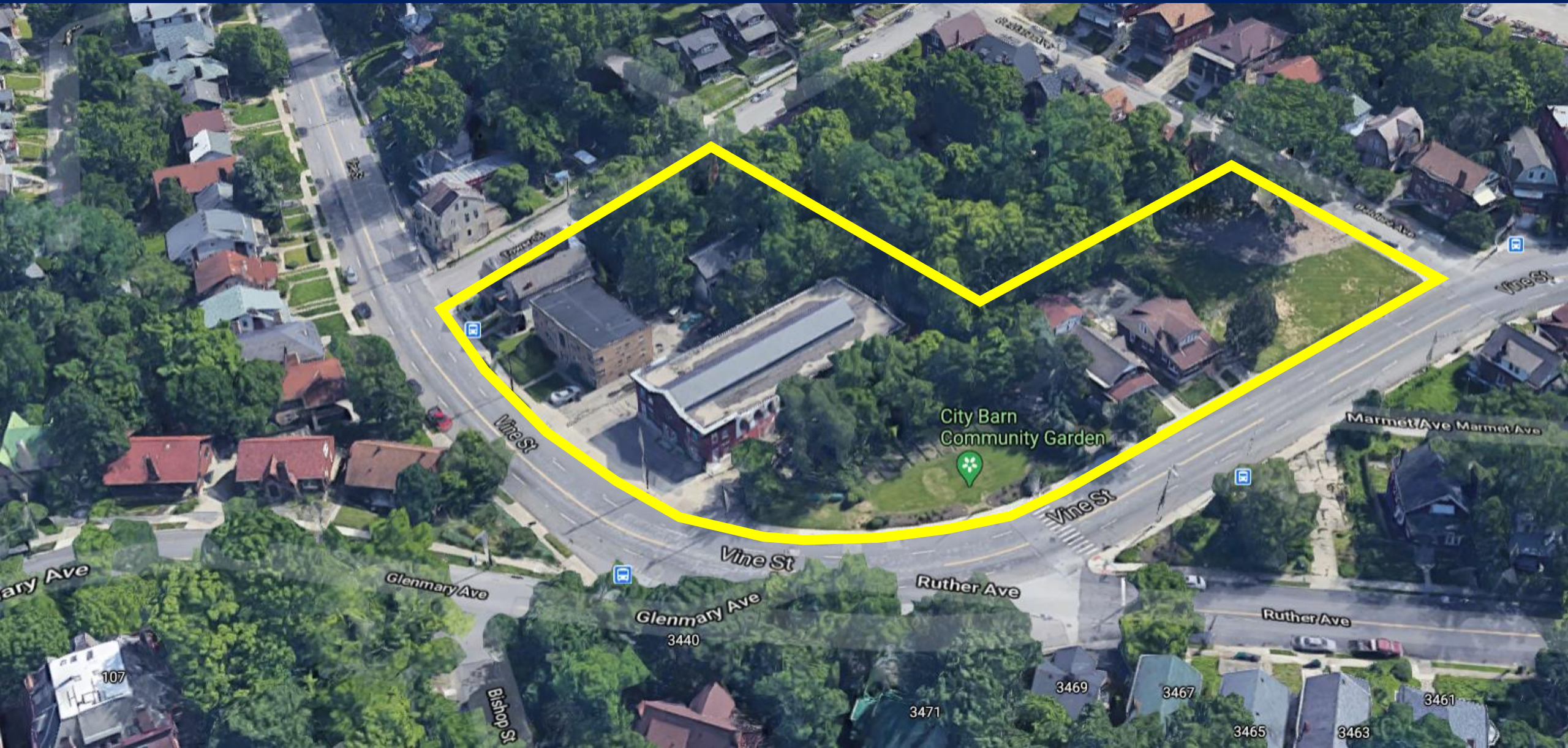
# BACKGROUND

- The Cincinnati Zoo and Botanical Garden (The Zoo) is currently almost entirely zoned Park and Recreation (PR)
- The Zoo owns several properties adjacent to the main Zoo campus that are zoned residential
- The Zoo is requesting to rezone these properties to PR to have one consistent zoning district for their properties and to expand an existing parking lot

# CITY BARN

- Proposed zone change from Residential Mixed (RMX) to Park and Recreation (PR)
- Plans include turning apartment building into a storage building and adding pocket parks around the site
  - Some resident concern here of Zoo buying properties around this area
- No plans otherwise for this area

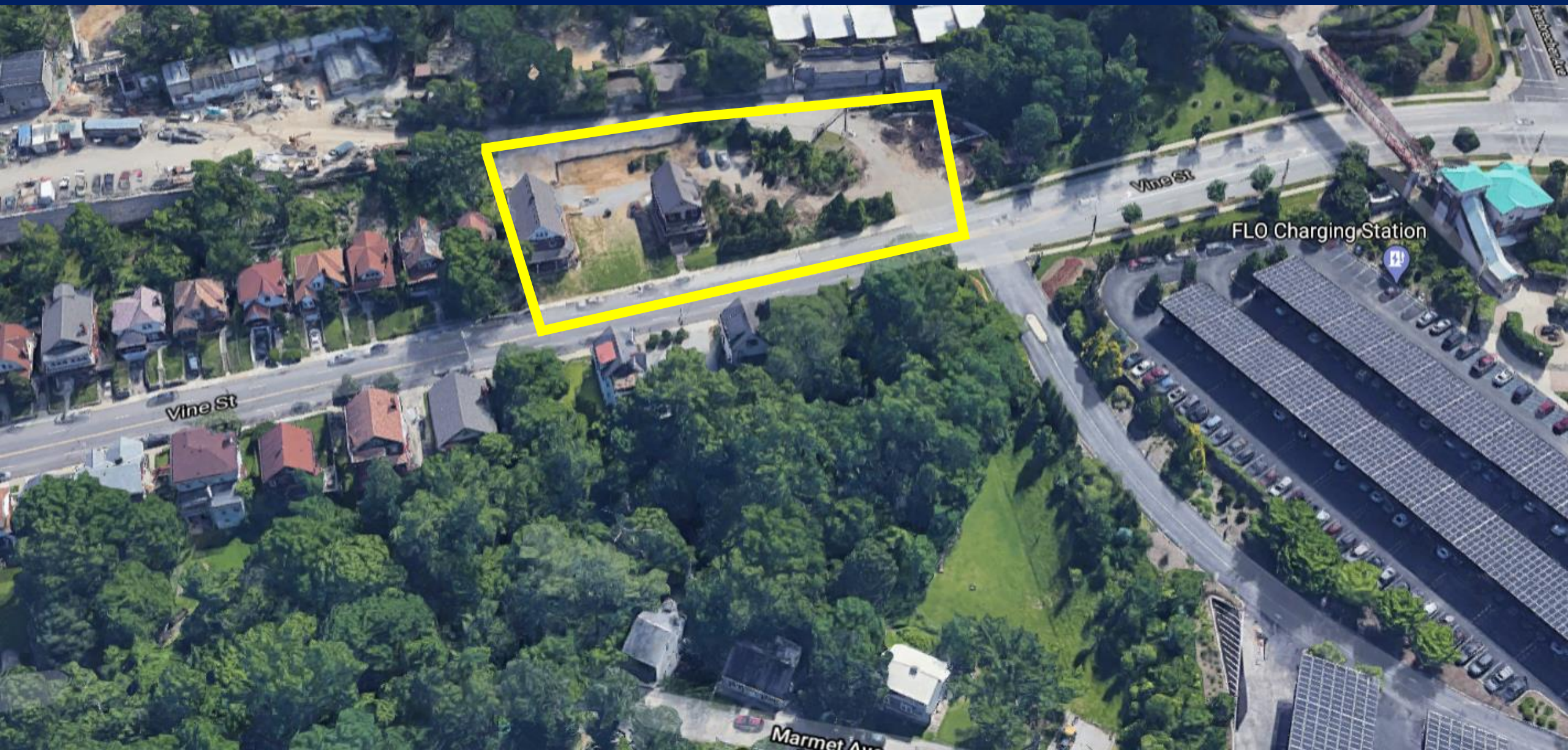
# CITY BARN



# FACILITIES

- Proposed zone change from Residential Mixed (RMX) to Park and Recreation (PR)
- This area includes existing Zoo office buildings on the east side of Vine Street
- The Zoo amended their request on April 12, 2021 to remove the western portion of Vine Street from this request

# FACILITIES





# PARKING LOT

- Proposed zone change from Residential Mixed (RMX) to Park and Recreation (PR)
- This area includes an existing Zoo parking lot and several houses along Erkenbrecher Avenue
  - Expanding parking lot from 433 spaces to ~720 spaces and adding solar panels (similar to existing main lot)
    - Houses to remain at this time
  - Requires dedication and vacation of streets, and an easement for a bridge over Erkenbrecher Avenue (future CPC meeting)

# PARKING LOT





# ZOO MASTER PLAN



# PUBLIC COMMENT

- Notices sent to property owners within a 400-foot radius, Avondale Community Council (ACC), Corryville Community Council (CCC) and adjacent Clifton Town Meeting (CTM)
- Virtual Staff Conference held on February 25, 2021
  - Members of the applicant team
  - ~20 community members, almost exclusively nearby property owners
    - Questions/concerns about future plans for the Zoo
    - Questions/concerns about traffic patterns for existing residents (Louis Avenue, E. Shields Street)
- Letters of Support from ACC and CCC

# COORDINATED SITE REVIEW

## **CPRE200007: Preliminary Design Review**

- Original request for parking garage at parking lot site
- No objections to the proposed zone changes, but requirements for the parking lot (dedications, vacations, easements, etc.)
  - Requires approval at future City Planning Commission meeting

## **CPRE210010: Development Design Review**

- Plans scaled back to parking lot
- No objections, but same requirements as before

# CONSISTENCY WITH AVONDALE QUALITY OF LIFE MOVEMENT (2020)

- The Zoo is listed as a partner to “help implement safety recommendations” (page 31)
  - The new parking lot will remove the need to cross a busy street on a main City throughfare
- Strategy 8.E - “Resident Groups/ Block Clubs explore pilot pocket park network in Avondale for future expansion” (page 79)
  - The proposed new pocket parks on the City Barn site will help further this strategy

# CONSISTENCY WITH *PLAN CINCINNATI* (2012)

## COMPETE INITIATIVE AREA

- **Goal 2:** “Cultivate our position as the most vibrant and healthiest part of our region.”
- **Strategy:** “Target investment to geographic areas where there is already economic activity”

## SUSTAIN INITIATIVE AREA

- **Goal 1:** “Become a healthier Cincinnati”
- **Strategy:** “Create a healthy environment and reduce energy consumption”



# ANALYSIS

The proposed zone changes would:

- Bring the majority of Zoo properties into one consistent zoning district
- The PR zoning is necessary for the parking lot expansion, which will help alleviate on-street parking congestion to existing residents
- Not substantially change the existing built environment at this time, besides the parking lot

Additionally, the Zoo remains committed to is working in partnership with surrounding neighbors and community organizations

# RECOMMENDATION

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

**APPROVE** the proposed zone changes from Residential Mixed (RMX) to Park and Recreation (PR) along Erkenbrecher Avenue and Euclid Avenue in Corryville, from Residential Mixed (RMX) to Park and Recreation (PR) at 3438-3452 Vine Street in Avondale, and from Residential Mixed (RMX) to Park and Recreation (PR) at 3502 to 3526 Vine Street in Avondale.