



City of Cincinnati

CHM

EESW

An Ordinance No. 320

- 2023

AMENDING the official zoning map of the City of Cincinnati to rezone certain real properties located in and around the Lick Run Greenway Corridor.

WHEREAS, in February 2020, in response to a request from the South Fairmount Community Council, the Department of City Planning and Engagement conducted a planning and zoning study of the areas in and around the Lick Run Greenway Corridor to study potential planning and zoning solutions to ensure that future development in the area is consistent with the community's desire for walkable, pedestrian-friendly development; and

WHEREAS, the Department of City Planning and Engagement, in partnership with the South Fairmount Community Council and the Cincinnati chapter of the American Institute of Architects, organized an urban design workshop, among other public meeting sessions, to engage community stakeholder groups such as residents, business owners, and affected City departments to consider changes to existing zoning regulations to promote the vision established by the Lick Run Watershed Master Plan (2012) and the Cincinnati Choice Neighborhoods Transformation Plan (2014); and

WHEREAS, the existing zoning regulations that govern land use development in and around the Lick Run Greenway Corridor are predominantly industrial and auto-oriented, which regulations are inconsistent with community stakeholders' desired vision for the area and the strategies and goals established by the Lick Run Watershed Master Plan (2012) and the Cincinnati Choice Neighborhoods Transformation Plan (2014); and

WHEREAS, the proposed zoning map amendments rezoning certain areas of the South Fairmount neighborhood from the MG, "Manufacturing General," zoning district, the CC-A, "Commercial Community-Auto-Oriented," zoning district, and the CC-M, "Commercial Community-Mixed," zoning district to the UM, "Urban Mix," zoning district, CC-P, "Community Commercial-Pedestrian," zoning district, and the CC-M, "Commercial Community-Mixed," zoning district promotes the land use development strategies and goals outlined in the Lick Run Watershed Master Plan (2012) and the Cincinnati Choice Neighborhoods Transformation Plan (2014) by facilitating new walkable, pedestrian-friendly development; and

WHEREAS, the proposed zoning map amendments are consistent with Plan Cincinnati (2012), including the plan's "Live" Initiative Area and the strategies to "become more walkable" as described on page 157, and to "support and stabilize our neighborhoods" as described on page 160; and

WHEREAS, at its regularly scheduled meeting on March 17, 2023, the City Planning Commission determined that the proposed zoning map amendments are in the interest of the public's health, safety, morals, and general welfare and recommended the proposed zoning map amendments to rezone the properties located in the South Fairmount neighborhood; and

WHEREAS, a committee of Council held a public hearing on the proposed zoning map amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the zoning map amendments, finding they are in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council finds the proposed zoning map amendments to be in the interest of the general public's health, safety, morals, and welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real properties in the South Fairmount neighborhood generally bounded by Waverley Avenue to the north, Beekman Street and State Avenue to the east, Ernst Street to the south, and Osterfeld Street to the west, shown on the map attached hereto as Attachment A and incorporated by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated by reference, is hereby amended from the MG, "Manufacturing General," zoning district to the UM, "Urban Mix," zoning district.

Section 2. That the shape and area of the City of Cincinnati's official zoning map in the location of the real properties in the South Fairmount neighborhood generally bounded by Harrison Avenue to the north, Queen City Avenue to the south, and Engel Alley to the west, shown on the map attached hereto as Attachment C and incorporated by reference, and being more particularly described on the legal description contained in Attachment D attached hereto and incorporated by reference, is hereby amended from the CC-A, "Commercial Community-Auto-oriented," zoning district to the CC-P, "Commercial Community-Pedestrian," zoning district.


Section 3. That the shape and area of the City of Cincinnati's official zoning map in the location of the real properties in the South Fairmount neighborhood generally bounded by the following public streets: (a) Westwood Avenue to the north, Osterfeld Street to the east, and Esmonde Street to the south; (b) Wickham Place to the north and west, Engel Alley to the east, and Queen City Avenue to the south; and (c) Wickham Alley to the north, Clifford Street to the east, Queen City Avenue to the south, and White Street to the west, as more particularly shown on the map attached hereto as Attachment E and incorporated by reference, and being more particularly described on the legal descriptions contained in Attachment F attached hereto and incorporated by reference, is hereby amended from the CC-M, "Commercial Community-Mixed," zoning district to the CC-P, "Commercial Community-Pedestrian," zoning district.

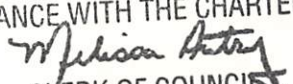
Section 4. That the shape and area of the City of Cincinnati's official zoning map in the location of the real properties in the South Fairmount neighborhood generally bounded by Westwood Avenue to the north and Quebec Road to the east, shown on the map attached hereto as Attachment G and incorporated by reference, and being more particularly described on the legal description contained in Attachment H attached hereto and incorporated by reference, is hereby amended from the CC-A, "Commercial Community-Auto-oriented," zoning district to the CC-M, "Commercial Community-Mixed," zoning district.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: September 27, 2023

Attest: 
Clerk


Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 372-2023
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 10/10/2023

CLERK OF COUNCIL