

August 5, 2025

To: Members of the Equitable Growth & Housing Committee 202501479

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Proposed zone change from Park and Recreation (PR) to Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) at 1813 Race Street in Over-the-Rhine.

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1813 Race Street in the Over-the-Rhine neighborhood from the PR, “Park and Recreation,” zoning district to the CC-P-T, “Commercial Community-Pedestrian-Transportation Corridor,” zoning district to facilitate the construction of an office building.

The City Planning Commission recommended approval of the zone change at its July 18, 2025, meeting.

Summary

The Corporation for Findlay Market (CFFM) currently conducts its operations in three separate locations and is seeking to consolidate operations on one site. With the current CFFM offices being demolished as part of the Over-the-Rhine Community Center development, the organization is in need of a new office space. The property at 1813 Race Street is zoned Park and Recreation (PR) and used today as a parking lot and waste management site.

The petitioner, Arcx Studio, on behalf of the Corporation for Findlay Market, has requested a zone change to Commercial Community-Pedestrian-Transportation Corridor (CC-P-T) for the construction of a building for CFFM operations.

The City Planning Commission recommended the following on July 18, 2025, to City Council:

APPROVE a zone change from Park and Recreation (PR) to Commercial Community – Pedestrian – Transportation at 1813 Race Street in Over-the-Rhine.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement