



Proposed Map Amendment to Add Urban Parking Overlay District #4 in portions of Oakley

Equitable Growth and Housing Committee
Department of City Planning & Engagement
September 26, 2023

Background

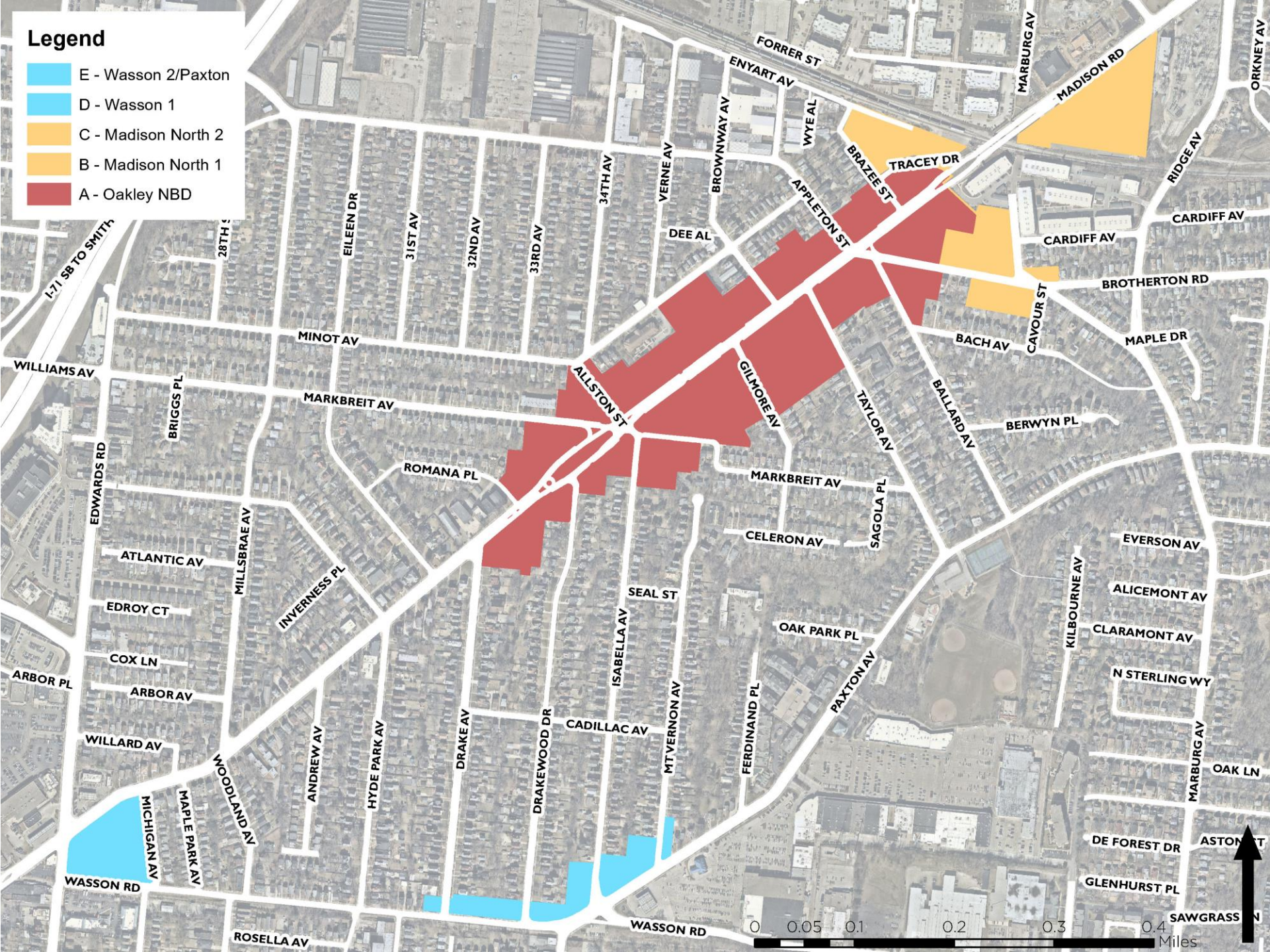
- **August 2013** – City Council approved text amendments to the Cincinnati Zoning Code to create Urban Parking Overlay Districts (UPODs).
- **October 2019** – The *Oakley Master Plan* was officially approved.
- **April 2022** – Oakley Community Council formally requested an Urban Parking Overlay District.
- **May 2023** – Councilmembers Harris and Jeffreys filed a motion to co-sponsor the proposed map amendment.
- **July 2023** – Approved by City Planning Commission.

Urban Parking Overlay District (UPOD)

- **Urban Parking Overlay Districts eliminate all off-street parking requirements within the boundary.**
 - Parking can still be provided but is not required by the Zoning Code.
 - All other standards, such as location of parking (if provided) and loading zones (if necessary) still apply.
- **3 Current UPODs:**
 - Downtown/OTR
 - Camp Washington
 - West End

Legend


- E - Wasson 2/Paxton
- D - Wasson 1
- C - Madison North 2
- B - Madison North 1
- A - Oakley NBD

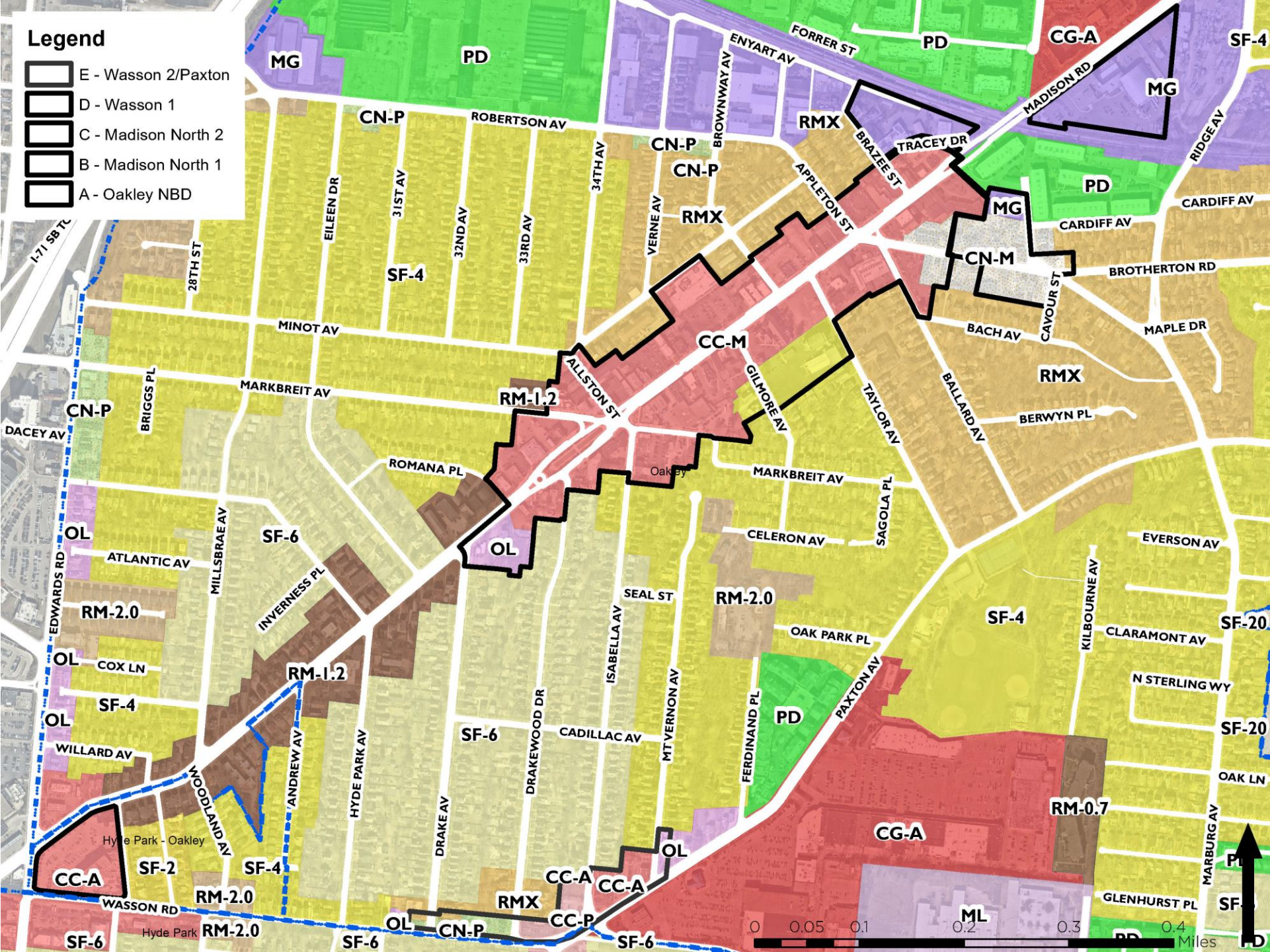


0 0.05 0.1 0.2 0.3 0.4 Miles



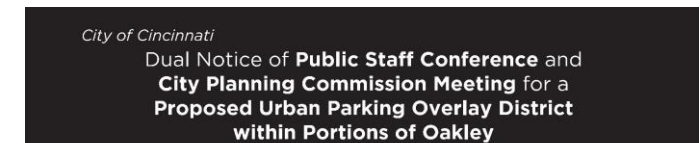
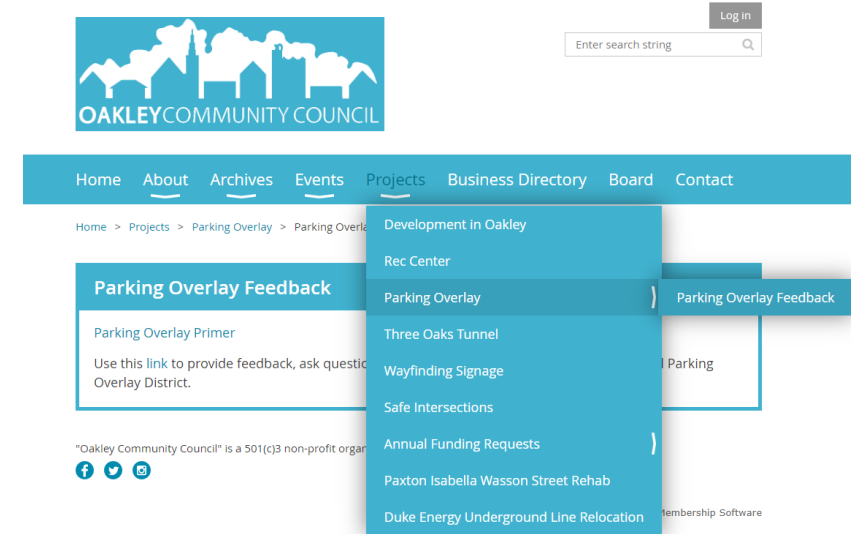
Legend

-  E - Wasson 2/Paxton
-  D - Wasson 1
-  C - Madison North 2
-  B - Madison North 1
-  A - Oakley NBD



Public Comment and Engagement

- **Virtual Public Staff Conferences** held on:
 - September 2022 – 25 members of the public in attendance
 - July 17, 2023 – 7 members of the public in attendance
- **OCC Engagement (Exhibit C):**
 - Approved by OCC and presented at ~24 meetings.
 - Additional engagement via Oakley Now website and distributed fliers about UPODs.
- **Noticing**
 - Sent to properties within requested areas *and* 400' of boundary areas



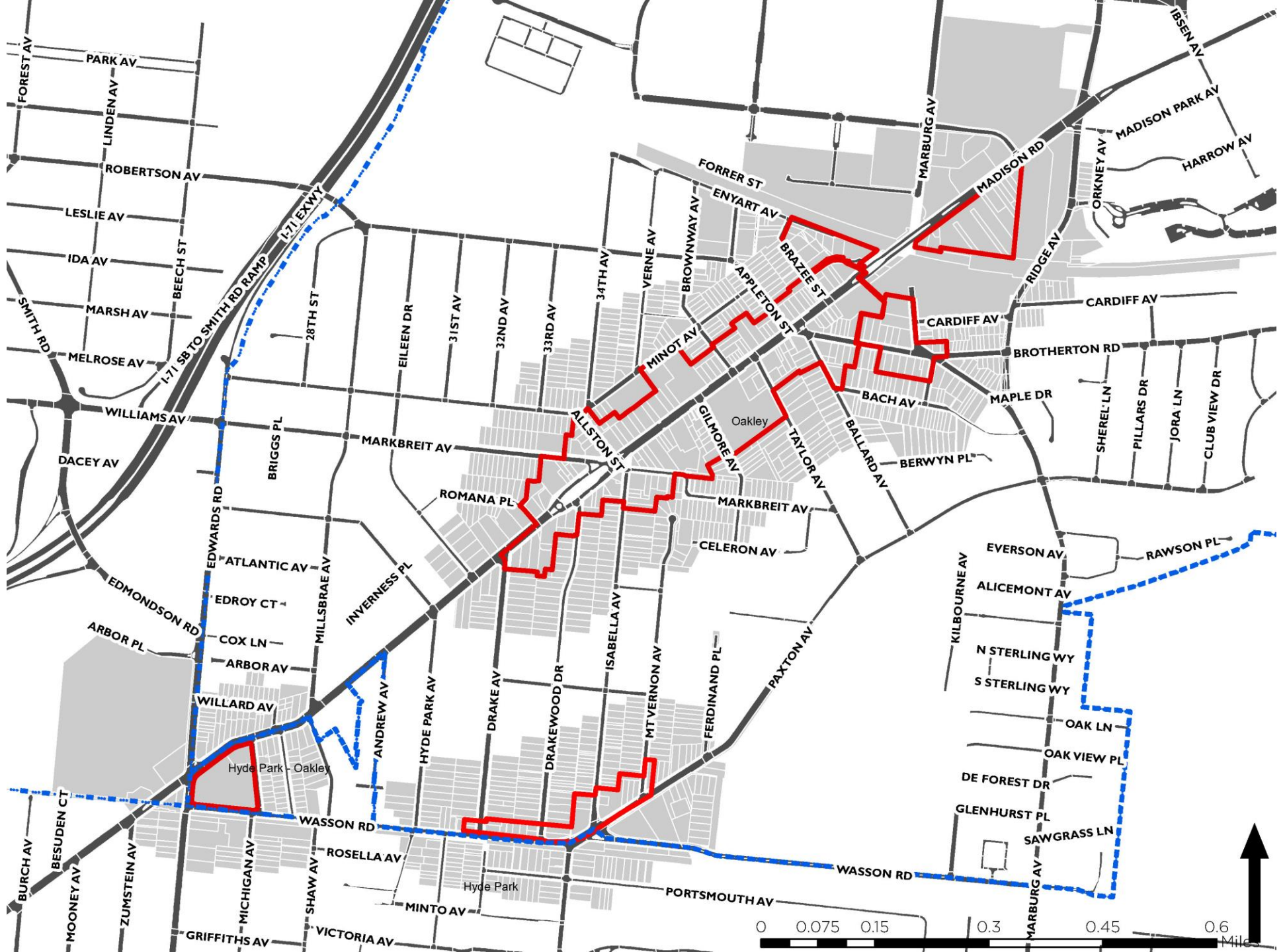
Public Staff Conference
Date: Monday, July 17, 2023 at 4:00pm
Place: This meeting is being held via Zoom.

City Planning Commission
Date: Friday, July 21, 2023 at 9:00am
Place: This meeting is being held in City Hall (801 Plum Street, Room 300 - Cincinnati, OH 45202) or virtually via Zoom.

Please contact: jesse.urbancsik@cincinnati-oh.gov or **513-352-4843** to register. Scan the QR Code or visit the website below for additional information and the proposed areas located on the neighborhood map.

[:https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/oakley-upoc/](https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/oakley-upoc/)





Public Comment and Engagement (2)

(Exhibit E and Additional Correspondence)

- **Support**
 - New business opportunities
 - Less variance requests for parking
 - Can focus on walkability more/pedestrian-oriented opportunities
- **Concerns and Comments**
 - Limited parking options already
 - Parking on other peoples' /businesses' properties already
 - Increased traffic congestion
 - Could be possible deterrent to businesses
 - There should be more transportation alternatives before this is implemented
 - Lack of evidence it will benefit the community

Consistency with the *Oakley Master Plan* (2019)

Investing in Our Businesses

- “Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability”
- “Utilize *creative parking solutions that allow our business district to thrive*”
- “Explore options to create an **Urban Parking Overlay District** in the Oakley Business District”
- “Work with the City of Cincinnati to *create a parking strategy that correlates with neighborhood goals*”

Goal
1

Utilize creative parking solutions that allow our business district to thrive.

STRATEGY #1

Explore options to create an Urban Parking Overlay District in the Oakley Business District.

Connecting Our Communities

- “Increase pedestrian safety, volume, and connectivity”
- “Increase the *volume of pedestrians*”

Goal
1

Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood.

Consistency with *Plan Cincinnati* (2012)

Compete Initiative Area

- “Foster a climate conducive to growth, investment, stability, and opportunity”

Live Initiative Area

- “Increasing mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors”
- “Revise the City’s Building and Zoning Codes [...] with standards that emphasize traditional neighborhood development over suburban development”
- “Develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings”



Preserve or create a pedestrian-scaled city.

Much of our city is already walkable, but we want Cincinnati to become truly human-scaled by focusing on accommodating the person and not the automobile. We want to preserve our compact, walkable areas where they already exist and strategically create them where they don't. The key to modernization of our thriving urban city is to contemporize, but not suburbanize.

Analysis

- Exploring options to create an **Urban Parking Overlay District** is stated verbatim in the ***Oakley Master Plan*** (2019) with respective strategies and actions steps outlining the neighborhood's desire to implement this.
- Minimum parking requirements have become burdensome to development in the Oakley community.
- Promotes and encourage walkability/movability options.
- Contributes to maintaining the urban character desired by the community.
- Would allow residents to walk past different businesses and areas of the community that they otherwise wouldn't if they were in a personal vehicle.
- Businesses are still allowed to provide parking, even up to the minimum amount 'required'.

Analysis

- The Cincinnati Zoning Code (CZC) was written in 2004 and research and professional standards on parking have evolved through the years.
- Consistent with the *Oakley Master Plan* (2019).
- Consistent with *Plan Cincinnati* (2012).
- Consistent with the research and ideas of **Connected Communities**.

Recommendation

City Planning Commission recommends City Council take the following action:

APPROVE the proposed map amendment to add Urban Parking Overlay District #4: “Oakley”, as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to multiple portions in the Oakley neighborhood.