

September 19, 2022

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

ESTABLISHING Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District” as an overlay district for a period of three months, pursuant to Chapter 1431, “Interim Development Control Overlay District Regulations,” of the Cincinnati Municipal Code.

The City Planning Commission recommended approval of the IDC 88, Surface Parking in the Downtown Development Zoning District, at its September 16, 2022 meeting.

Summary:

In September 2022, Council Member Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, “Downtown Development,” zoning district to study the potential impacts of surface parking lots and make recommendations for potential zoning code text amendments. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study and propose an Interim Development Control (IDC) Overlay District over the Downtown Development zoning district for the duration of the study.

The City Planning Commission recommended the following on September 16, 2022, to City Council:

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,
- 2) **ADOPT** the Department of City Planning and Engagement Findings that proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, as discussed on pages 1 – 3 of the staff report; and,
- 3) **RECOMMEND** that the City Council establish Interim Development Control (IDC) Overlay District No. 88 “Surface Parking in the Downtown Development Zoning District” in the Central Business District, for a period of three months, finding it to be in the interest of the general public’s health, safety, and welfare during the course of the Department of City Planning and Engagement study which recommendations include:
 - a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and,
 - b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled “Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”, and Designation of Administrative Reviewer.”

On September 16, 2022, the City Planning Commission voted unanimously to recommend approval of the proposed zone change from Commercial General-Auto to Planned Development (PD) for Jared Ellis Drive in Oakley to City Council.

Motion to Approve the
Administration's recommendation: Ms. Kearney

Ayes:

Mr. Weber
Mr. Eby
Ms. Kearney
Mr. Stallworth
Ms. Sessler
Mr. Samad

Seconded: Mr. Eby

THE CITY PLANNING COMMISSION



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