



# City of Cincinnati

DBS/B

AWB

## An Ordinance No. \_\_\_\_\_ - 2021

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property generally located at the southeast corner of Vine Street and Erkenbrecher Avenue in the Corryville neighborhood from the RMX, “Residential Mixed,” zoning district to the PR, “Park and Recreation,” zoning district to facilitate the expansion of an existing Cincinnati Zoo and Botanical Garden parking lot.

WHEREAS, the Cincinnati Zoo and Botanical Garden (“CZBG”) owns or controls certain real property in the Corryville neighborhood generally bound by Erkenbrecher Avenue, Euclid Avenue, East Shields Street, and Vine Street (“Property”), which Property is currently located in an RMX, “Residential Mixed,” zoning district zoning district; and

WHEREAS, CZBG has petitioned to rezone the Property to the PR, “Park and Recreation,” zoning district; and

WHEREAS, the proposed rezoning would allow the CZBG to expand an existing parking lot on the Property to accommodate zoo patrons and would further allow it to construct solar panels that would contribute to the CZBG’s effort to increase its reliance on renewable energy sources; and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), including its “Compete” initiative with the goal to “[t]arget investment to geographic areas where there is already economic activity,” (p. 141) and its “Sustain” initiative with the goal to “[c]reate a healthy environment and reduce energy consumption” (p.182); and

WHEREAS, at its regularly scheduled meeting on March 19, 2021, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the RMX, “Residential Mixed,” zoning district to the PR, “Park and Recreation,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the RMX, “Residential Mixed,” zoning district to the PR, “Park and Recreation,” zoning district, finding it to be in the interest of the public’s health, safety, morals, and general 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 property generally bound by Erkenbrecher Avenue, Euclid Avenue, East Shields Street, and Vine Street in the Corryville neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the RMX, "Residential Mixed," zoning district to the PR, "Park and Recreation," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

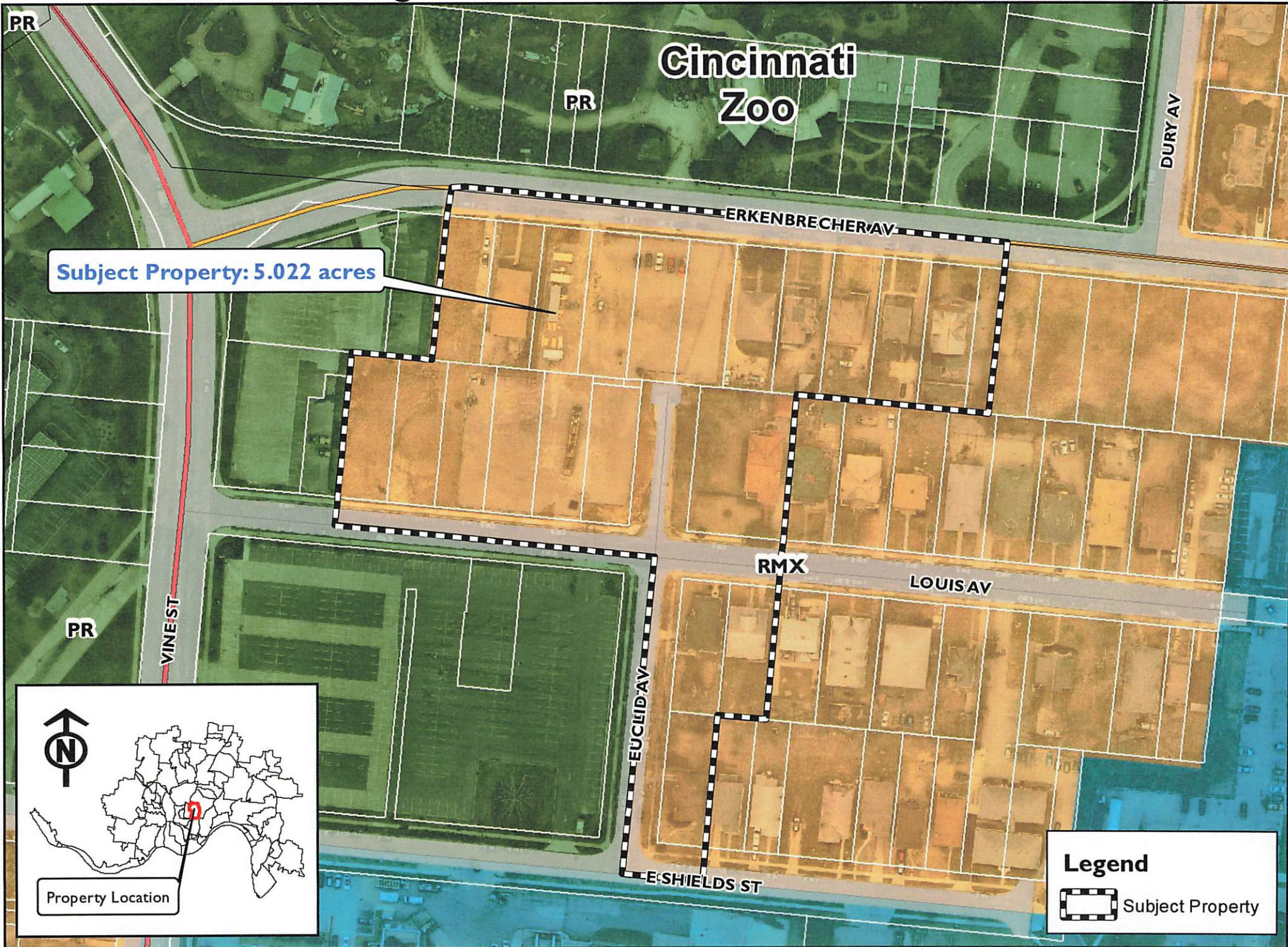
Passed: \_\_\_\_\_, 2021

\_\_\_\_\_  
John Cranley, Mayor

Attest: \_\_\_\_\_  
Clerk

**EXHIBIT A**

# Exhibit A: Zone Change for the Cincinnati Zoo - RMX to PR in Corryville



**EXHIBIT B**

**PARKING FACILITIES**

**5.022 ACRE PROPOSED REZONING**

Situate in City of Cincinnati, Hamilton County, Ohio, being a 5.022 acre Proposed Rezone Area from Zone "RMX" Residential to "PR" Parks and Recreation, said 5.022 acre Proposed Rezone Area being comprised of parcels conveyed to Cincinnati Zoo Properties LLC, 21 Erkenbrecher LLC, 43 Erkenbrecher LLC, PFS Real Estate I LLC, PFS Real Estate II LLC and portions of the right of way of Erkenbrecher Avenue, Louis Avenue, Euclid Avenue and Shields Street and being more particularly described as follows:

Beginning in the centerline of intersection of Euclid Avenue and Louis Avenue and being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 12 courses:

1. In said centerline of Louis Avenue, North 84° 17' 55" West, 331.33 feet to a point; thence
2. Leaving said centerline of Louis Avenue, North 05° 37' 15" East, 175.00 feet to a point; thence
3. South 84° 17' 55" East, 82.89 feet to a point; thence
4. North 06° 13' 54" East, 180.25 feet to a point in the centerline of Erkenbrecher Avenue; thence
5. In said centerline of Erkenbrecher Avenue, South 84° 17' 17" East, 575.00 feet to a point; thence
6. Leaving said centerline of Erkenbrecher Avenue, South 06° 13' 54" West, 180.11 feet to a point; thence
7. North 84° 17' 51" West, 196.73 feet to a point; thence
8. South 05° 33' 45" West, 336.80 feet to a point; thence
9. North 84° 21' 38" West, 50.00 feet to a point; thence
10. South 05° 33' 45" West, 167.72 feet to a point in the centerline of Shields Street; thence
11. In said centerline of Shields Street, North 84° 18' 51" West, 80.00 feet to a point in said centerline of Euclid Avenue; thence
12. In said centerline of Euclid Avenue, North 05° 33' 45" East, 329.47 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 5.022 acres.

This Description is for rezoning purposes only and is based on partial field surveys, available documents and Tax Maps and is not the result of a complete field survey.

