



City of Cincinnati

DBS

AWB

An Ordinance No. _____ - 2021

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 3502-3526 Vine Street in the Avondale neighborhood from the RMX, “Residential Mixed,” zoning district to the PR, “Park and Recreation,” zoning district to establish one consistent zoning district for the Cincinnati Zoo and Botanical Garden’s properties.

WHEREAS, the Cincinnati Zoo and Botanical Garden (“CZBG”) owns or controls certain real property in the Avondale neighborhood commonly known as 3502-3526 Vine Street (“Property”), which Property is currently located in a RMX, “Residential Mixed,” 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 for the development of a community garden, several pocket parks, and the conversion of an apartment building to a long-term storage facility for CZBG and would allow the Property to be developed and operated in a manner that is complimentary to the operation and development of adjacent properties owned or controlled by CZBG; 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 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 the “Sustain” initiative with the goal to “[c]reate a healthy environment and reduce energy consumption” (p.182); 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 commonly known as 3502-3526 Vine Street in the Avondale 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 Avondale

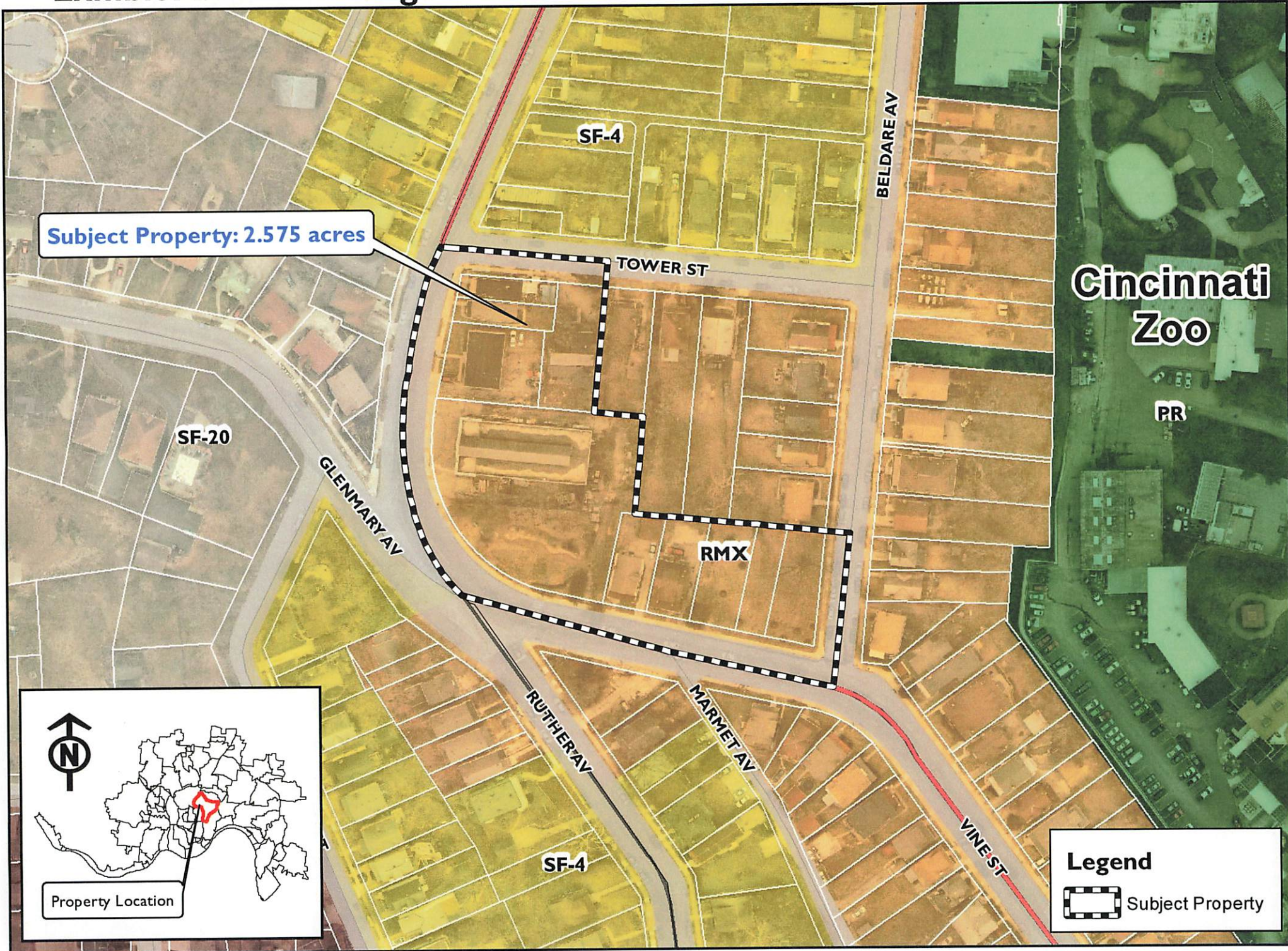


EXHIBIT B

CITY BARN

2.576 ACRE PROPOSED REZONING

Situate in City of Cincinnati, Hamilton County, Ohio, being a 2.576 acre Proposed Rezone Area from Zones "RMX" Residential to "PR" Parks and Recreation, said 2.576 acre Proposed Rezone Area being comprised of parcels conveyed to Cincinnati Zoo Properties LLC, The Zoological Society of Cincinnati, PFS Real Estate II LLC and portions of the right of way of Vine Street, Beldare Avenue and Tower Street and being more particularly described as follows:

Beginning in a point in the centerline intersection of of Vine Street and Beldare Avenue, said point being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 10 courses:

1. In the centerline of Vine Street, North 77° 20' 51" West, 436.62 feet to a point; thence
2. Continuing in said centerline of Vine Street, North 14° 58' 45" West, 105.83 feet to a point; thence
3. Continuing in said centerline of Vine Street, North 07° 04' 25" East, 107.16 feet to a point; thence
4. Continuing in said centerline of Vine Street, North 11° 58' 36" East, 154.29 feet to a point in the centerline of Tower Street; thence
5. In said centerline of Tower Street, South 84° 22' 41" East, 177.62 feet to a point; thence
6. Leaving said centerline of Tower Street, South 05° 52' 35" West, 155.39 feet to a point; thence
7. South 84° 22' 41" East, 49.99 feet to a point; thence
8. South 05° 52' 35" West, 100.00 feet to a point; thence
9. South 84° 22' 41" East, 225.00 feet to a point in the centerline of Beldare Avenue; thence
10. In said centerline of Beldare Avenue, South 05° 52' 35" West, 157.59 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 2.576 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.

