

September 16, 2020

**To:** Mayor and Members of City Council  
**From:** Paula Boggs Muething, Interim City Manager *PBM*  
**Subject:** Ordinance – Zone Change at 841 Lincoln Avenue in Walnut Hills

202001529

Transmitted is an Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 841 Lincoln Avenue in the Walnut Hills neighborhood from the RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district to allow the property to be operated as a birthing center.

The City Planning Commission recommended approval of the amendment at its September 4, 2020 meeting.

Summary

The property owner of 841 Lincoln Avenue is requesting a zone change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) to facilitate the opening and operation of the Cincinnati Birth Center. A birth center provides a home-like environment with a whole-person approach to pregnancy and birth. This use would be classified as a medical service or clinic.

The property is situated at the corner of Lincoln Avenue and Melrose Avenue with Martin Luther King Jr. Drive to the north, Gilbert Avenue to the east., and I-71 to the west. It consists of a large, single-family home that was constructed in the 1890s and has approximately 4,300 square feet of finished space. No exterior changes to the building are proposed.

The current zoning does not allow for medical service or clinic uses. The requested Residential Multi-family (RM-0.7) zone is an adjacent zoning district to the north, across Lincoln Avenue. The RM-0.7 zone allows for medical services and clinics on arterial streets and on the ground floor, occupying less than 2,500 square feet. The petitioner is proposing to use the entire building for the birth center and will pursue a Conditional Use approval from the Zoning Hearing Examiner to do so. The petitioner has also secured a lease agreement for off-site parking across the street at the southwest corner of Lincoln and Melrose avenues. A Special Exception for the location of parking is also required through a hearing with the Zoning Hearing Examiner.

If approved, the Cincinnati Birth Center will be the only freestanding birth center open in Ohio and Kentucky.

The City Planning Commission recommended the following on September 4, 2020 to City Council:

**APPROVE** the proposed zone change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) located at 841 Lincoln Avenue in Walnut Hills.

cc: Katherine Keough-Jurs, AICP, Director, Department of City Planning

*AP FOR KJ*