



Six-month extension of IDC #87 Summit Road in Roselawn


Economic Growth & Zoning Committee
August 4, 2020

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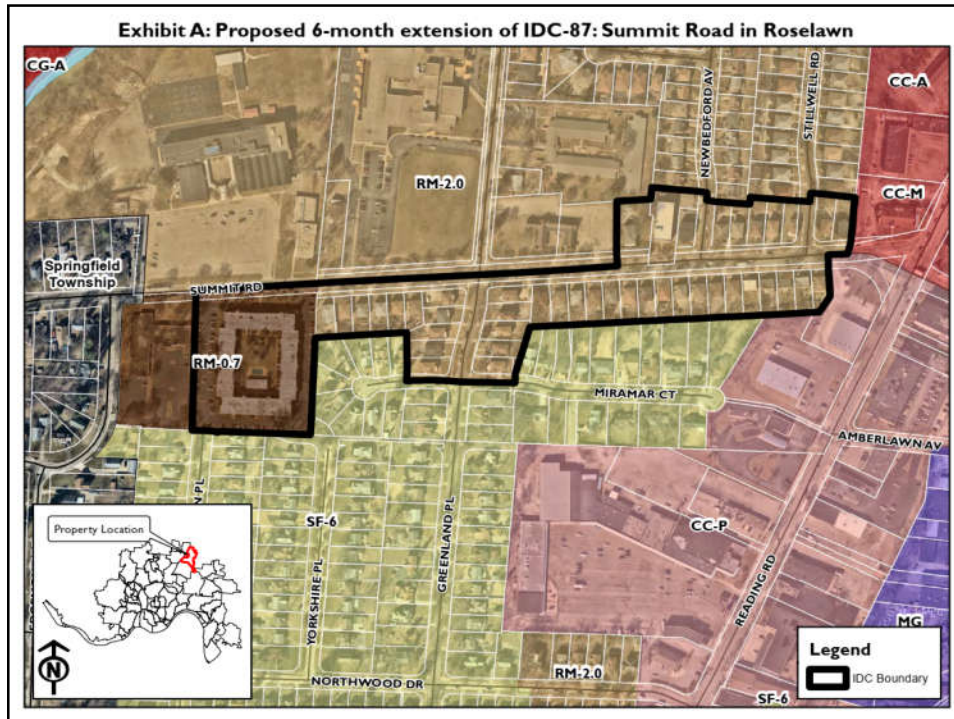
Background

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- July 3, 2019 – City Manager Patrick A. Duhaney directed City Planning to establish an IDC Overlay District and move forward with a zoning study
- August 2, 2019 – The City Planning Commission recommended a three-month emergency IDC to City Council
- August 7, 2019 – City Council approved the emergency IDC for three months and directed the Department of City Planning to undertake a zoning study in this area
- September 20, 2019 – The City Planning Commission recommended a nine-month extension of IDC to City Council
- October 15, 2019 – City Council approved a nine-month extension of the IDC
- The IDC will expire on August 7, 2020 if not extended



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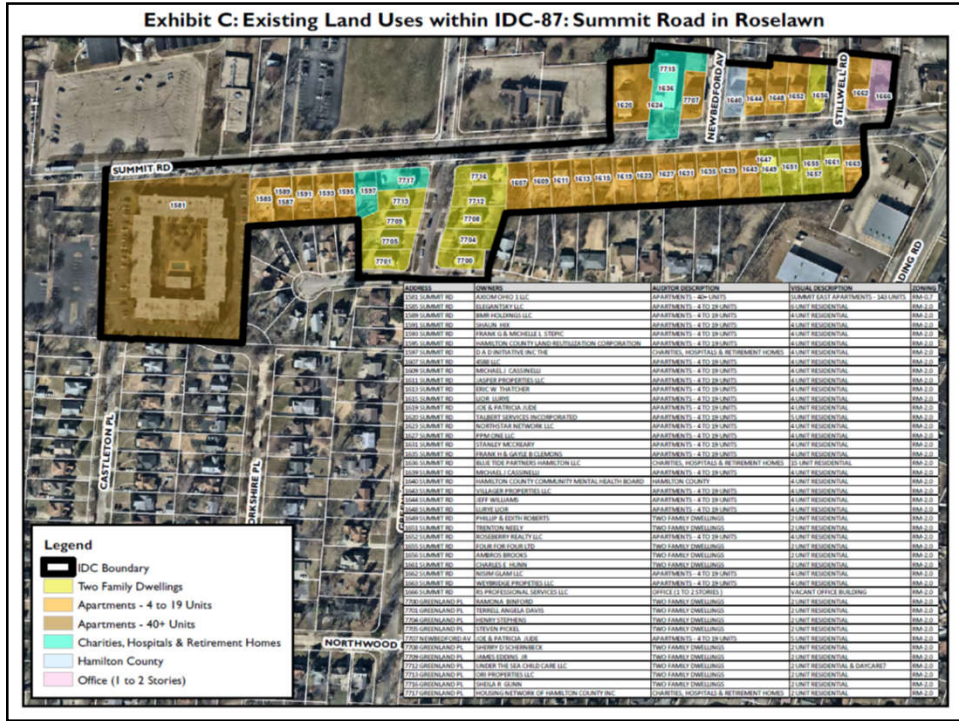


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Background 4

- **RM-0.7 zoning district:**
 - One property containing a 143-unit structure (Summit East Apartments)
- **RM-2.0 zoning district:**
 - 15 two-family structures
 - 23 four-family structures (two classified as “Charities, Hospitals, & Retirement Homes”, one owned by the Hamilton County Mental Health Board)
 - Two five-unit structures
 - One six-unit structure
 - One 15-unit structure (the former Chabad House, classified as “Charities, Hospitals, & Retirement Homes”)
 - One office building which is a legal non-conforming use in the district

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Criteria 6

§ 1431-13, Extension of IDC Overlay Districts
 City Council may extend the duration of an IDC Overlay District by an additional six months, provided that an IDC Overlay District may not remain in effect for more than two years from the date it was first established if notice has been given and a public hearing finding that:

- a) Complex Study
- b) Study Incomplete
- c) Inconsistent Uses

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Permits to be Reviewed

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- The following permits will be reviewed, in accordance with §1431-15 of the Cincinnati Zoning Code:
 - Building permits for:
 - New construction
 - Demolition of existing structures
 - Exterior or interior alterations
 - Additions to existing structures
 - Changes in use



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Analysis

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- The IDC is set to expire on August 7, 2020 if not extended
- The proposed extension of the IDC would leave the IDC in place until March 7, 2021 and would give the Department of City Planning time to implement any recommendations that come from the study
 - Zoning Map/Text amendments are typically a 3-6 month process due to notification requirements and meeting schedules
- The IDC would offer some immediate protection to the neighborhood while the recommendations are implemented



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Consistency with Plan Cincinnati

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- *Plan Cincinnati* (2012)
 - Live Initiative Area: Strategy to “support and stabilize our neighborhoods” (page 160)



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Recommendation

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The City Planning Commission recommends that the City Council take the following actions:

1. **ADOPT** the Department of City Planning’s staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-13, Extension of IDC Overlay Districts, as discussed on pages 2 – 3 of this report; and,
2. **RECOMMEND** that City Council extend Interim Development Control (IDC) Overlay District No. 87 Summit Road in Roselawn, for a period of six 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’s study.



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