



City of Cincinnati

Economic Growth & Zoning Committee

Meeting Minutes

Vice Mayor Christopher Smitherman, Chairperson
Councilmember Steven Goodin, Vice-Chair
Councilmember Betsy Sundermann, Member
Councilmember Liz Keating, Member
Councilmember Jan Michele Lemon Kearney, Member

Tuesday, April 13, 2021

11:00 AM

Council Chambers, Room 300

ROLL CALL

Present: Chairperson Smitherman
Steve Goodin
Betsy Sundermann
Liz Keating
Jan-Michele Kearney

Present: Chairperson Smitherman
Steve Goodin
Betsy Sundermann
Liz Keating
Jan-Michele Kearney

PRESENTATIONS

**Proposed Ordinance Regarding Properties Located on Goethe Street in Mt.
Auburn**

AGENDA

START OF PUBLIC HEARING

1. ORDINANCE submitted by Paula Boggs Muething, City Manager, on 3/17/2021, AUTHORIZING the renovation of the three existing buildings located at 127-129, 131, and 141 Goethe Street in the Mt. Auburn neighborhood and the construction of a new three-story building on vacant land located at 211-219 Goethe Street in the Mt. Auburn neighborhood for use as transitional housing, NOTWITHSTANDING (i) the use and density limitations contained in Chapter 1403, "Single-Family Districts," of the Cincinnati Municipal Code, (ii) the use and density limitations contained in Chapter 1405, "Residential

[202100976](#)

Multi-Family Districts,” of the Cincinnati Municipal Code, (iii) the parking limitations contained in Chapter 1425, “Parking and Loading Regulations,” of the Cincinnati Municipal Code, and (iv) the development standards contained in Chapter 1433, “Hillside Overlay Districts,” of the Cincinnati Municipal Code.

Recommend Passage

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

2. ORDINANCE submitted by Paula Boggs Muething, City Manager, on 3/24/2021, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 3502-3526 Vine Street, 3429-3447 Vine Street, and 3412-3416 Marmet Avenue in the Avondale neighborhood, and certain additional real property generally located at the southeast corner of Vine Street and Erkenbrecher Avenue in the Corryville neighborhoods from the RMX, “Residential Mixed,” and SF-4, “Single-Family,” zoning districts to the PR, “Park and Recreation,” zoning district to locate all of the Cincinnati Zoo and Botanical Garden properties within one consistent zoning district.

[202101199](#)

indefinite postponement

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

3. ORDINANCE submitted by Paula Boggs Muething, City Manager, on 4/13/2021, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property generally located at 3438-3452 Vine Street (even numbers) 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.

[202101433](#)

Recommend Passage

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

4. ORDINANCE submitted by Paula Boggs Muething, City Manager, on 4/13/2021, 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.

[202101439](#)

Recommend Passage

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

5. ORDINANCE submitted by Paula Boggs Muething, City Manager, on 4/13/2021, 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. [202101440](#)

Recommend Passage

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

END OF PUBLIC HEARING

6. PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 4/13/2021, regarding a presentation for a proposed Notwithstanding Ordinance for properties located at 127-129, 131, 141, and 211-219 Goethe Street in Mt. Auburn. [202101273](#)

Filed

7. PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 4/13/2021, regarding a presentation for proposed zone changes for the Cincinnati Zoo and Botanical Garden. [202101432](#)

Filed

10. ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 4/13/2021, DESIGNATING the Housing Advisory Board to (i) establish the City's affordable housing policy priorities, including with respect to the Affordable Housing Trust Fund and related capital improvement program project accounts and (ii) advise the City's third-party administrator of the affordable housing loan pool of such priorities; and further MODIFYING Section [202101434](#)

209-7 of the Cincinnati Municipal Code to clarify that the role of the Housing Advisory Board includes establishment of the City of Cincinnati's affordable housing policy priorities.

Recommend Passage

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

- 11. ORDINANCE (EMERGENCY)** submitted by Paula Boggs Muething, City Manager, on 4/13/2021, AUTHORIZING the submission of a Substantial Amendment to the City of Cincinnati's 2020-2024 Consolidated Plan/Annual Action Plan to the United States Department of Housing and Urban Development for Section 108 Loan funded activities; and further AUTHORIZING the City Manager to apply for Section 108 Loan funding from the United States Department of Housing and Urban Development as provided for under the provisions of Section 108 of the Housing and Community Development Act of 1974, as amended, in an amount up to \$34,000,000 for the purpose of funding a loan pool for financing the acquisition, rehabilitation, and construction costs related to affordable housing; and further AUTHORIZING the City Manager to (i) execute a Funding Agreement and any related agreements with Cincinnati Development Fund, Inc. and its affiliates to oversee the loan pool for financing the acquisition, rehabilitation, and construction costs related to affordable housing, and (ii) reinstate the Build Cincinnati Development Fund loan program and execute any related agreements with Build Cincinnati Development Fund LLC and Cincinnati Housing Development Fund LLC.

[202101436](#)

Recommend Passage

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

Yes: Chairperson Smitherman
Vice Chair Goodin
Councilmember Sundermann
Councilmember Keating
Councilmember Kearney

AFFORDABLE HOUSING SUBCOMMITTEE

PRESENTATIONS

Lann Field - Vice President of Development, 3CDC

**Michael Jones, PH.D. - Academic Director, MS in Applied Economics,
Academic Director, Kautz-Uible Economics Institute, Economics Department,
University of Cincinnati**

ADJOURNMENT