



City of Cincinnati

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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, 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 neighborhood from the RMX, “Residential Mixed,” and SF-4, “Single-Family,” zoning districts to the PR, “Park and Recreation,” zoning district to locate all Cincinnati Zoo and Botanical Garden properties within one consistent zoning district.

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, 3429-3447 Vine Street, and 3412-3416 Marmet Avenue, and certain additional real property in the Corryville neighborhood generally bound by Erkenbrecher Avenue, Euclid Avenue, East Shields Street, and Vine Street (“Properties”), which Properties are currently located in either an RMX, “Residential Mixed,” zoning district or an SF-4, “Single-Family,” zoning district; and

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

WHEREAS, the proposed rezoning would result in one consistent zoning district across all of the Properties and would allow them 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, 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, 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 Properties from the RMX, “Residential Mixed,” and SF-4, “Single-Family,” zoning districts to the PR, “Park and Recreation,” zoning district; and

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

WHEREAS, the Council resolves to rezone the Properties from the RMX, "Residential Mixed," and SF-4, "Single-Family," zoning districts 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, 3429-3447 Vine Street, and 3412-3416 Marmet Avenue in the Avondale neighborhood, and in the location of the real property generally bound by Erkenbrecher Avenue, Euclid Avenue, East Shields Street, and Vine Street in the Corryville neighborhood, all of which properties are shown on the map attached hereto as Exhibit A and incorporated herein by reference, and each of which are respectively and more particularly described on the legal descriptions contained in Exhibits B, C, and D attached hereto and incorporated herein by reference, are hereby amended from the RMX, "Residential Mixed," and SF-4, "Single-Family," zoning districts 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 Changes for the Cincinnati Zoo in Avondale and Corryville

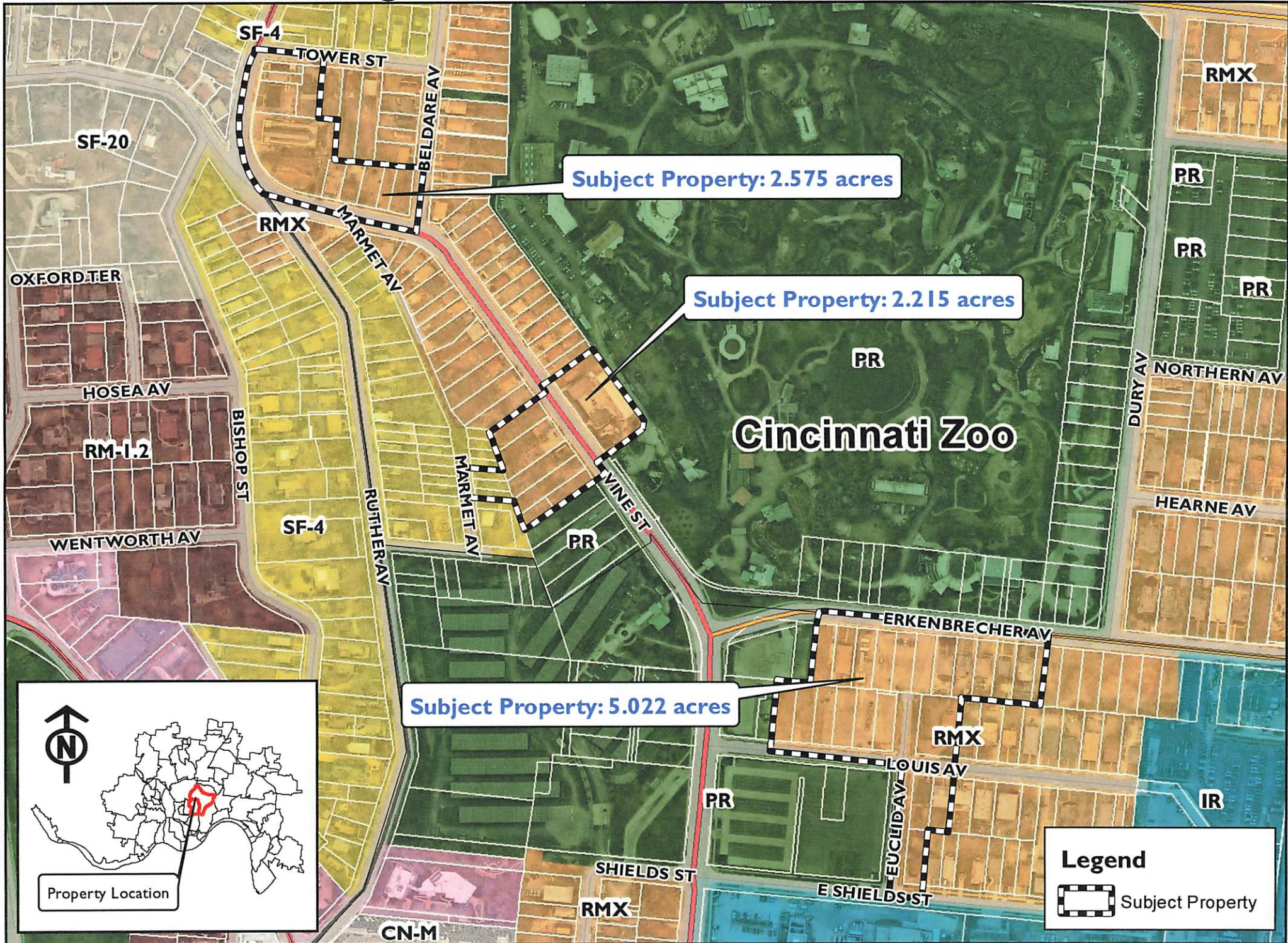


EXHIBIT B

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.



EXHIBIT C

FACILITIES

2.215 ACRE PROPOSED REZONING

Situate in City of Cincinnati, Hamilton County, Ohio, being a 2.215 acre Proposed Rezone Area from Zones "RMX" Residential and "SF-4" Single Family to "PR" Parks and Recreation, said 2.215 acre Proposed Rezone Area being comprised of parcels conveyed to Cincinnati Zoo Properties LLC, The Zoological Society of Cincinnati, City of Cincinnati, PFS Real Estate I LLC and a portion of the right of way of Vine Street and Marmet Avenue and being more particularly described as follows:

Beginning in a point in the northwesterly corner of a parcel conveyed to The Zoological Society of Cincinnati (Auditors Parcel 216-0042-0245) by deed recorded in Official Record 13365, Page 988, said point being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 12 courses:

1. South 35° 40' 14" East, 233.00 feet to a point; thence
2. South 54° 19' 46" West, 155.00 feet to a point in the centerline of Vine Street; thence
3. In said centerline of Vine Street, South 35° 40' 14" East, 33.48 feet to a point; thence
4. Leaving said centerline of Vine Street, South 54° 19' 33" West, 245.88 feet to a point; thence
5. North 19° 39' 26" West, 79.89 feet to a point; thence
6. North 84° 22' 13" West, 116.33 feet to a point in the centerline of Marmet Avenue; thence
7. In said centerline of Marmet Avenue, North 07° 25' 58" West, 75.00 feet to a point; thence
8. Leaving said centerline of Marmet Avenue, South 84° 22' 13" East, 98.77 feet to a point; thence
9. North 19° 39' 14" West, 99.43 feet to a point; thence
10. North 54° 19' 46" East, 174.11 feet to a point in said centerline of Vine Street; thence
11. In said centerline of Vine Street, North 35° 40' 14" West, 16.48 feet to a point; thence
12. Leaving said centerline of Vine Street, North 54° 19' 46" East, 155.00 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 2.215 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.



EXHIBIT D

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.

