

April 13, 2021

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager

JSJ FOR PBM

202101439

Subject: Ordinance – Zone Change for the Cincinnati Zoo Parking Lot

Transmitted is an Ordinance captioned:

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.

Summary

The Cincinnati Zoo and Botanical Garden (CZBG) is currently almost entirely zoned Park and Recreation (PR). The requested changes in zoning are primarily a clean-up exercise as the property is already owned and maintained by the CZBG, which desires to have a consistent zoning district for their properties. A similar measure was done in 2015. The applicant has requested three zone changes as three separate Ordinances for each area. These requests have been referred to as “City Barn,” “Facilities,” and “Parking Lot” in their applications.

This “B” version for the parking lot and has already been noticed prior to the Zoo amending their request for the “Facilities” zone change. The request (“Parking Lot”) is to rezone 5.022 acres at the southeast corner of Vine Street and Erkenbrecher Avenue from Residential Mixed (RMX) to Park and Recreation (PR) to expand the parking lot from 433 spaces to over 700 spaces with solar panels, and for several homes owned by the CZBG which are to remain unchanged at this time.

The zone change is consistent with both *Plan Cincinnati* (2012) and the *Avondale Quality of Life Plan* (2020) and the parking lot will be consistent with the existing surrounding built environment and adjacent zoning districts.

The Administration recommends Approval of this Ordinance.

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