

March 24, 2021

To: Mayor and Members of City Council

202101199

From: Paula Boggs Muething, City Manager

Subject: Ordinance – Zone Changes for the Cincinnati Zoo and Botanical Garden

Transmitted is an Ordinance captioned:

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.

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.

There are three requested zone changes:

1. The first is to rezone 2.575 acres along the east side of Vine Street between Tower Avenue and Beldare Avenue from Residential Mixed (RMX) to Park and Recreation (PR). This site contains the City Barn building, a community garden, and several open spaces that are planned to be turned into pocket parks for the neighborhood.
2. The second is to rezone 2.215 acres just north of the existing main parking lot entrance and pedestrian bridge over Vine Street from Residential Mixed (RMX) and Single-Family (SF-4) to Park and Recreation (PR). The eastern portion contains existing facilities and offices adjacent to the main zoo and will remain unchanged.
3. The third 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 changes are consistent with both *Plan Cincinnati* (2012) and the *Avondale Quality of Life Plan* (2020) and the future development 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