


November 19, 2024

To: Members of the Equitable Growth and Housing Committee

From: Sheryl M.M. Long, City Manager  202402409

Subject: Emergency Ordinance – Approving “Sayler Park Community Entertainment District”

Attached is an Emergency Ordinance captioned:

APPROVING the application for the creation of a community entertainment district in the Sayler Park neighborhood to be known as the “Sayler Park Community Entertainment District,” pursuant to Chapter 834, “Entertainment Districts,” of the Cincinnati Municipal Code.

BACKGROUND

Sayler Park is applying for a community entertainment district designation, which includes two areas zoned for commercial uses. A large portion of the proposed district includes an area zoned residential (RM and SF). However, that area is included only to comply with the statutory requirement that the entire entertainment district be contiguous; A CED designation in no way changes existing zoning requirements.

APPLICANT INFORMATION

The principal applicant listed on the application is the Hamilton County Land Reutilization Corporation (“Landbank”) as the owner of property located at 6665 Parkland Ave. The application, however, is a joint effort between the Sayler Park Village Council, Sayler Park Business Association and the Landbank.

COMMUNITY ENTERTAINMENT DISTRICT

The creation of a Community Entertainment District (CED) allows for the issuance of D-5J liquor licenses to businesses within that given CED’s boundaries. The State allows for one (1) D-5J permit per five (5) acres of land with a maximum of 15 permits per CED.

- Sayler Park is applying to create the Sayler Park Community Entertainment District (CED), totaling 66 acres.
- The creation of the Sayler Park CED will therefore allow for up to thirteen (13) D-5J permits to be available for issuance.
- Sayler Park’s application includes letters of support from Sayler Park Village Council, the Sayler Park Business Association and a “sponsorship of implementation of a CED” letter from the Port and Landbank. The applicant has also included the required application fee with their materials.

Pursuant to the "Entertainment Districts" procedure established by City Council (Chapter 834 of the Cincinnati Municipal Code), a business may apply to the City for designation as a Community Entertainment District, as provided for in Chapter 4301.80 of the Ohio Revised Code.

- The application fee for a CED designation is \$15,000 unless approved by Council ordinance for a discounted rate of \$1,500.
- Once the Division of Liquor Control approves the CED application documents submitted by the Legislative Authority, the Division will add the CED to the Division's permitting system.
- There is a \$100 processing fee and a \$2,344 permit fee. A D-5J permit holder cannot sell their permit outside of the CED's boundaries.

Note: Permit D-5J may be issued by the Ohio Division of Liquor Control to the owner or the operator of a retail food establishment or a food service operation licensed under Chapter 3717 of the Revised Code to sell beer and intoxicating liquor at retail, only by the individual drink in glass and from the container, for consumption on the premises where sold and to sell beer and intoxicating liquor in the same manner and amounts not for consumption on the premises where sold as may be sold by the holders of D-1 and D-2 permits.

RECOMMENDATION

The Administration recommends approval of this Ordinance.

Attachment A: Proposed CED Map

Attachment B: Existing Zoning in Proposed CED

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Attachment A: Proposed CED Map



Proposed CED boundaries (66 acres). Two commercial zoned areas applicant is seeking to include within the CED boundaries are at either end of the proposed boundaries.

Attachment B: Existing Zoning in Proposed CED

