

August 4, 2020

To: Nicole Crawford, Office of the Clerk of Council

From: Katherine Keough-Jurs, AICP, Director, Department of City Planning *KKJ*

Copies to: Stacey Hoffman, Senior City Planner

Subject: **Emergency Ordinance - Extending IDC No. 86, "Auburn Avenue in Mt. Auburn"**

The above referenced emergency ordinance is ready to be scheduled for Committee. We are requesting that this item be scheduled for the **Tuesday August 4th meeting** of the Economic Growth & Zoning Committee. This item requires a public hearing and notice in the City Bulletin 14 days before the public hearing,

Included in this submission are the following items:

- 1) The transmittal letter to the Economic Growth & Zoning Committee;
- 2) A copy of the Planning Commission staff report dated July 17, 2020;
- 3) The Emergency Ordinance extending IDC No. 86, Auburn Avenue in Mt. Auburn;
- 4) The mailing labels for notification of all property owners within the IDC
- 5) A copy of the mailing labels for your records

August 4, 2020

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

EXTENDING Interim Development Control District No. 86, "Auburn Avenue in Mt. Auburn," in the Mt. Auburn neighborhood as an interim development control district for a period of six months pursuant to Chapter 1431, "Interim Development Control Overlay Districts," of the Cincinnati Zoning Code.

Summary:

On June 26, 2019, City Manager Patrick A. Duhaney forwarded a request from Vice Mayor Christopher Smitherman requesting the Department of City Planning to place an IDC Overlay District in Mt. Auburn along the Auburn Avenue corridor.

On June 24, 2019, Vice Mayor Christopher Smitherman raised concerns with City Manager Patrick A. Duhaney regarding the redevelopment of the properties located at the corner of Auburn Avenue and McMillan Street in Mt. Auburn. This intersection serves as the northern gateway to the neighborhood and Auburn Avenue. All properties located along Auburn Avenue between McMillan Street and Wellington Place are currently zoned Office General (OG). As such, City Planning staff created the proposed IDC Overlay District boundary by selecting all properties zoned OG along Auburn Avenue between McMillan Street and Bodmann Avenue (on the east) and Estelle Street (on the west).

Pursuant to Section 1431-01 of the Cincinnati Zoning Code, the purpose of the IDC Overlay District is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in the areas where potential development could be detrimental or have adverse impacts on the implementation of approved amendments to the Cincinnati Zoning Code, approved or adopted plans, or current planning, land use or zoning studies.

The three-month IDC was approved by City Council on August 7, 2019. A nine-month extension of the IDC was approved by City Council on October 16, 2019 and will expire on August 7, 2020. The zoning study is complete, but due to COVID-19 there has not been adequate time to discuss or implement any potential changes from the study. The City Planning Commission recommended approval of a six-month extension of the IDC at their July 17, 2020 meeting. The emergency measure is necessary due to the IDC being set to expire before a standard ordinance would take effect.

Motion to Approve: Ms. Sesler

Ayes:

Mr. Eby
Mr. Juech
Mr. Samad
Ms. Sesler
Mr. Stallworth

Seconded: Mr. Samad

THE CITY PLANNING COMMISSION



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

KKJ: slh

Encl.: Staff Report, Ordinance