

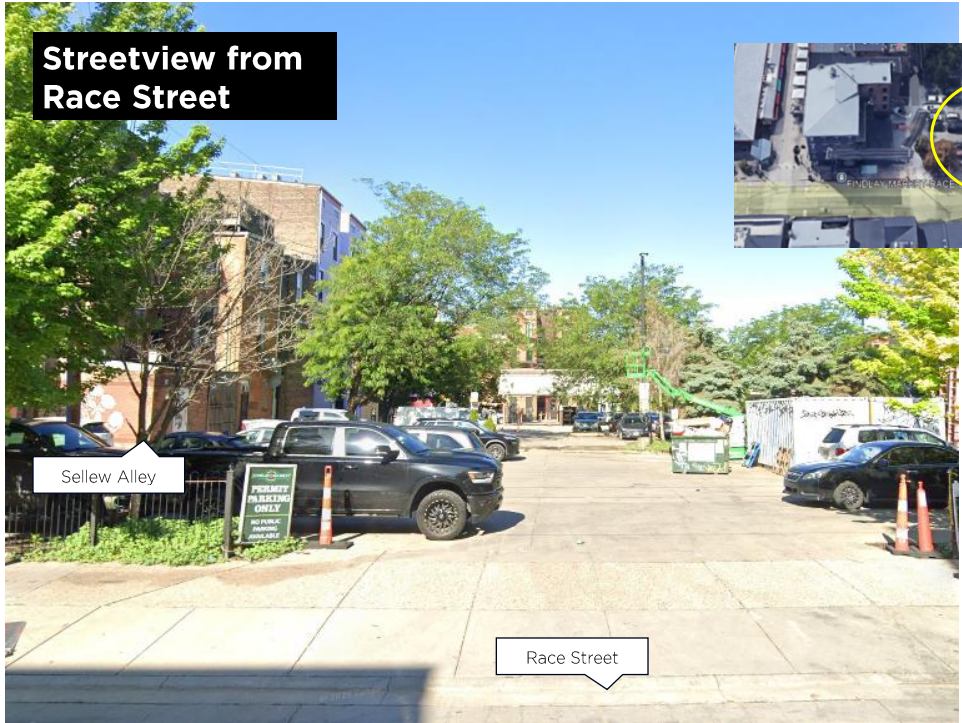
Proposed Zone Change at 1813 Race Street in Over-the-Rhine

Equitable Growth and Housing Committee
August 5, 2025

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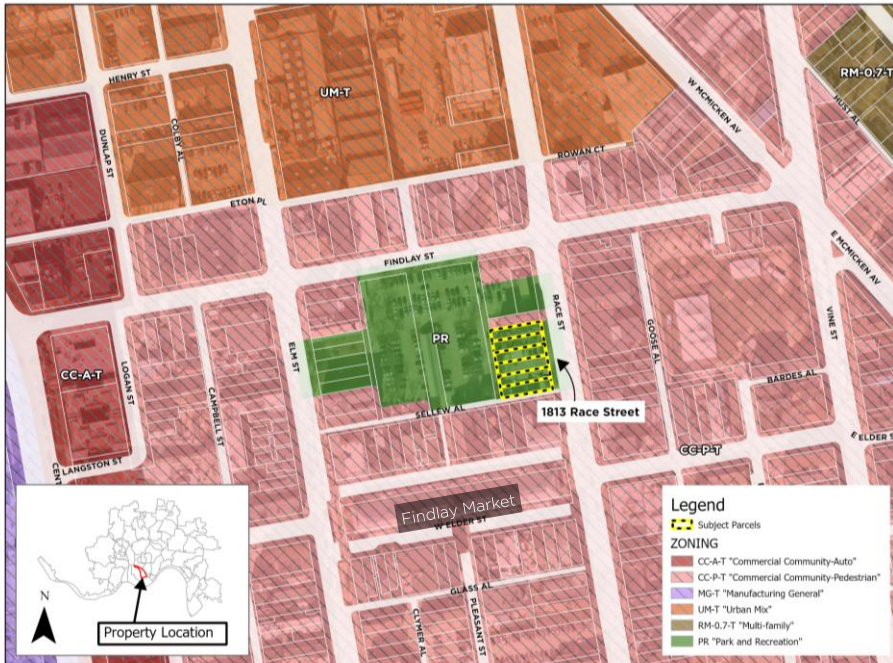


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Proposed Zone Change from PR to CC-P-T in Over-the-Rhine



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PROPOSED ZONE CHANGE

Existing Zoning District:

Park and Recreation (PR)

- To preserve, protect and enhance a system of public parks, parkways, greenspace, and recreation areas
- To preserve natural and scenic areas and protect sensitive natural resource areas.

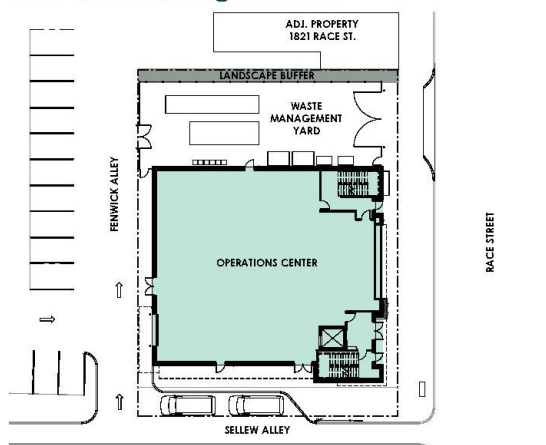
Proposed Zoning District:

Commercial Community – Pedestrian – Transportation Corridor (CC-P-T)

To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Future development must reflect a complementary and compatible mix of uses.

PROPOSED FUTURE DEVELOPMENT

Site Plan & Building Overview



Corporation for Findlay Market
Operations Center

Building Overview

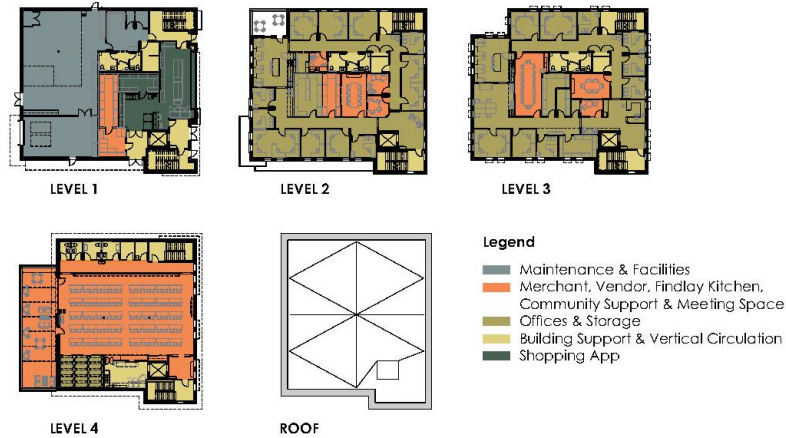
4-story
21,000 GSF
LEED Certified Goal

Level 01: 5,637 SF
Level 02: 5,433 SF
Level 03: 5,437 SF
Level 04: 4,489 SF

- Office building for Corporation for Findlay Market operations
- Event Room
- Maintenance Garage
- Shopping App “storefront”
- Space for bar prep
- Waste Management

PROPOSED FUTURE DEVELOPMENT

Floor Plans



Corporation for Findlay Market
Operations Center

OTRCC Member Mtg
06-23-2025

ZONING DISTRICTS COMPARISONS

	PR (Park and Recreation)	CC-P-T (Commercial Community - Pedestrian - Transportation Corridor)
Office	Not permitted	Permitted
Shopping App / Bar	Not permitted	Permitted
Event Room	Not permitted	Permitted
Maintenance Garage / Shop	Not permitted	Permitted
Waste Management	Accessory refuse storage area permitted	Accessory refuse storage area permitted

COORDINATED SITE REVIEW

Coordinated Site Review:

- Reviewed April 2025

Proposed Zoning District:

- DCPE staff recommended zone change to CC-P-T
- Will need zoning relief and approval from Historic Conservation Board
- Working with DOTE on parking and right-of-way restrictions

PUBLIC COMMENT

Public Staff Conference:

- July 2, 2025
- Attendance – 12
- Notice sent to OTR Community Council and property owners within 400ft, including condos
- Concerns from residents of 100 W Elder Street

Additional Correspondence:

- Letter of support from Over-the-Rhine Community Council
- Email in support from Our Daily Bread
- Statement in opposition from City Lofts at Findlay Market HOA President
- Multiple emails in support from residents
- Multiple emails with concerns

CONSISTENCY WITH PLANS

Plan Cincinnati (2012)

Compete Initiative Area

- “Grow our own” by focusing on retention, expansion, and relocation of existing businesses (p. 104)
- Foster innovation and entrepreneurship (p. 104)
- Target investment to geographic areas where there is already economic activity (p. 115)

Collaborate Initiative Area

- Make our community organizations the foundations for neighborhood change

Live Initiative Area

- Promote the civic experiences and public events that make Cincinnati unique (p. 151)
- Increase mixed-use, compact walkable development throughout the basin...and along transit corridors (p. 157)

Sustain Initiative Area

- Make sustainable access to fresh, healthy food a priority in all neighborhoods

CONSISTENCY WITH PLANS

Brewery District Master Plan (2013)

McMicken & Findlay North Neighborhood Zone (p. 54)

- “Area should continue allowing a wide range of uses”
- “New construction should be a minimum of 2-stories, and not taller than 5 stories”
- “Medium density, mixed use, pedestrian oriented” development

ANALYSIS & CONCLUSION

- CC-P-T zone is in keeping with surrounding zoning and land uses
- Permits proposed uses for CFFM Operations Center
- Activates underutilized property and fulfills goals set in Plan Cincinnati
- The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:
 1. The proposed zone is **consistent with the existing surrounding built environment** with regards to allowable uses, building scale, massing, and adjacent zoning districts.
 2. It is consistent with Plan Cincinnati (2012) within the Compete, Collaborate, Live and Sustain Initiative Areas as well as the Brewery District Master Plan (2013).

STAFF RECOMMENDATION

The City Planning Commission recommends that City Council take the following action:

APPROVE the proposed zone change from Park and Recreation (PR) to Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) at 1813 Race Street in Over-the-Rhine.