



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

CALENDAR

Equitable Growth & Housing

Chairperson, Jeff Cramerding
Vice Chairperson, Reggie Harris
Councilmember, Meeka Owens
Councilmember, Mark Jeffreys
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Victoria Parks
Councilmember, Scotty Johnson
Councilmember, Seth Walsh

Tuesday, June 4, 2024

1:00 PM

Council Chambers, Room 300

PUBLIC HEARING

REVISED

PRESENTATIONS

Proposed Notwithstanding Ordinance Permitting the Installation of Elm Street Plaza

Jesse Urbancsik, Senior City Planner

Connected Communities

Gabrielle Couch- City Planner, Emily Burns- City Planner, Andrew Halt- City Planner

College Hill & Hyde Park DORA Modifications

Justin Halter-DCED

AGENDA

Start of Public Hearing

1. [202401300](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 5/8/2024, **AUTHORIZING** the construction of an outdoor plaza and related improvements on the real property located at 150 W. 5th Street in the Central Business District **NOTWITHSTANDING** the provisions contained in Section 1411-15, "Minimum Façade Height," and Section 1411-17, "Commercial Continuity," of Cincinnati Municipal Code Chapter 1411, and any other applicable zoning regulations that would prevent the property's redevelopment as an outdoor plaza. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>).

Sponsors: City Manager

2. [202401486](#) **PRESENTATION**, submitted by Sheryl M. M. Long, City Manager, dated 6/4/2024, regarding the proposed Notwithstanding Ordinance permitting the installation of Elm Street Plaza (located between W. 5th Street and W. 6th Street) at 525 Elm Street in the Central Business District.

Sponsors: City Manager

3. [202401447](#) **ORDINANCE (B VERSION)** submitted by Sheryl M. M. Long, City Manager, on 5/22/2024, **MODIFYING** multiple Chapters of Title XIV, "Zoning Code of the City of Cincinnati," and Title XVII, "Land Development Code," of the Cincinnati Municipal Code, by **ORDAINING** Sections 1401-01-F9-0, "Four-Family Dwelling," 1401-01-T-0, "Projecting Bay," 1401-01-T-0, "Three-Family Dwelling," 1403-04, "Connected Communities," 1405-04, "Connected Communities," 1407-04, "Connected Communities," 1409-04, "Connected Communities," 1410-04, "Connected Communities," 1413-04, "Connected Communities," 1415-04, "Connected Communities," 1421-45, "Transit Stops," 1421-47, "Density, Height, and Parking Modifications for Projects Utilizing Certain Financial Programs," 1425-39, "Electric Vehicle Charging Equipment," 1435-05-07, "Exceptions from Base Development Regulations," by **AMENDING** Sections 1400-23, "Principal Structures," 1401-01-A14, "Attached Single-Family Dwelling," 1403-03, "Specific Purposes of the Single-Family Subdistricts," 1403-05, "Land Use Regulations," 1403-07, "Development Regulations," 1405-05, "Land Use Regulations," 1405-07, "Development Regulations," 1409-09, "Development Regulations," 1410-05, "Land Use Regulations," 1413-05, "Land Use Regulations," 1417-05, "Special Accessory Uses," 1417-15, "Sign Standards for Uses in the I-R District," 1419-21, "Limited or Full Service Restaurants and Drinking Establishments," 1421-07, "Building Projections Into Yards," 1421-19, "Exceptions to Height Limits," 1425-03, "Requirements for Off-Street Parking and Loading," 1425-04, "Urban Parking Overlay Districts," 1425-19, "Off-Street Parking and Loading Requirements," 1425-23, "Reduced Parking," 1425-29, "Parking Lot Landscaping," 1429-05, "Basic Requirements," 1429-17, "Appeals," 1431-21, "Appeals," 1435-05-01, "Applicability," 1447-05, "Nonconforming Structures," 1449-01, "Purpose and Authority," 1449-13, "Procedures for Appeals from Decisions of the Zoning Administrator, the Director of Buildings and Inspections or the City Planning Commission," 1703-2.40, "T3 Estate (T3E); T3E Sub-Zone(s)," 1703-2.40, "T3 Estate (T3E); T3E Allowed Building Types; Building Type," 1703-2.40, "T3 Estate (T3E); T3E Parking; Required Spaces," 1703-2.50, "T3 Neighborhood (T3N); T3N Sub-Zone(s)," Section 1703-2.50, "T3 Neighborhood (T3N); T3N Allowed Building Types; Building Type," Section 1703-2.50, "T3 Neighborhood (T3N); T3N Parking; Required Spaces," Section 1703-2.60, "T4 Neighborhood Medium Footprint (T4N.MF); T4N.MF SubZone(s)," 1703-2.60, "T4 Neighborhood Medium Footprint (T4N.MF); T4N Parking; Required Spaces," 1703-2.70, "T4 Neighborhood Small Footprint (T4N.SF); T4N.SF SubZone(s)," 1703-2.70, "T4 Neighborhood Small Footprint (T4N.SF); T4N Parking; Required Spaces," 1703-2.80, "T5 Main Street (T5MS); T5MS Sub-Zone(s)," 1703-2.80, "T5 Main Street (T5MS); T5MS Parking; Required Spaces," 1703-2.80, "T5 Main Street (T5MS); T5MS Use Table; Retail," 1703-2.90, "T5 Neighborhood Large Setback (T5N.LS); T5N.LS Sub-Zone(s)," 1703-2.90, "T5

Neighborhood Large Setback (T5N.LS); T5N.LS Parking; Required Spaces,” 1703-2.90, “T5 Neighborhood Large Setback (T5N.LS); T5N.LS Use Table; Retail,” 1703-2.100, “T5 Neighborhood Small Setback (T5N.SS); T5N.SS SubZone(s),” 1703-2.100, “T5 Neighborhood Small Setback (T5N.SS); T5N.SS Parking; Required Spaces,” 1703-2.100, “T5 Neighborhood Small Setback (T5N.SS); T5N.SS Use Table; Retail,” 1703-2.110, “T5 Flex (T5F); T5F Sub-Zone(s),” 1703-2.110, “T5 Flex (T5F); T5F Building Placement; Required Spaces,” 1703-2.110, “T5 Flex (T5F); T5F Use Table; Retail,” 1703-2.120, “T6 Core (T6C); T6C Sub-Zone(s),” 1703-2.120, “T6 Core (T6C); T6C Parking; Required Spaces;” 1703-2.120, “T6 Core (T6C); T6C Use Table; Retail,” Table 1703-3.30.A, “Building Types General,” 1703-3.100, “Multi-Plex: Small,” 1703-5.50, “Parking,” 1703-5.100, “Additional Standards for Specific Uses,” and by **MODIFYING** Title XV, “Code Compliance and Hearings,” of the Cincinnati Municipal Code by **AMENDING** Section 1501-12, “Class F Civil Offenses;” and by **REPEALING** Sections 1403-11, “Purpose of Cluster Housing,” 1403-13, “Cluster Housing General Regulations,” 1403-15, “Covenants,” 1403-17, “Site Divided by Zoning Line,” 1403-19, “Application Procedures and Requirements,” to foster greater development that focuses on pedestrian and human-centered design, to increase housing options, and to strengthen neighborhood business districts throughout the City.

Sponsors:

City Manager

4. [202401146](#) **ORDINANCE**, submitted by Mayor Aftab Pureval and Councilmembers Cramerding and Harris, from Emily Smart Woerner, City Solicitor, **MODIFYING** multiple Chapters of Title XIV, “Zoning Code of the City of Cincinnati,” and Title XVII, “Land Development Code,” of the Cincinnati Municipal Code, by **ORDAINING** Sections 1401-01-F9-0, “Four-Family Dwelling,” 1401-01-T-0, “Projecting Bay,” 1401-01-T-0, “Three-Family Dwelling,” 1403-04, “Connected Communities,” 1405-04, “Connected Communities,” 1407-04, “Connected Communities,” 1409-04, “Connected Communities,” 1410-04, “Connected Communities,” 1413-04, “Connected Communities,” 1415-04, “Connected Communities,” 1421-45, “Transit Stops,” 1421-47, “Density, Height, and Parking Modifications for Projects Utilizing Certain Financial Programs,” 1425-39, “Electric Vehicle Charging Equipment,” 1435-05-07, “Exceptions from Base Development Regulations,” by **AMENDING** Sections 1400-23, “Principal Structures,” 1401-01-A14, “Attached Single-Family Dwelling,” 1403-03, “Specific Purposes of the Single-Family Subdistricts,” 1403-05, “Land Use Regulations,” 1403-07, “Development Regulations,” 1405-05, “Land Use Regulations,” 1405-07, “Development Regulations,” 1409-09, “Development Regulations,” 1410-05, “Land Use Regulations,” 1413-05, “Land Use Regulations,” 1417-05, “Special Accessory Uses,” 1417-15, “Sign Standards for Uses in the I-R District,” 1419-21, “Limited or Full Service Restaurants and Drinking Establishments,” 1421-07, “Building Projections Into Yards,” 1421-19, “Exceptions to Height Limits,” 1425-03, “Requirements for Off-Street Parking and Loading,” 1425-04, “Urban Parking Overlay Districts,” 1425-19, “Off-Street Parking and Loading Requirements,” 1425-23, “Reduced Parking,” 1425-29, “Parking Lot Landscaping,” 1429-05, “Basic Requirements,” 1429-17, “Appeals,” 1431-21, “Appeals,” 1435-05-01, “Applicability,” 1447-05, “Nonconforming Structures,” 1449-01, “Purpose and Authority,” 1449-13, “Procedures for Appeals from Decisions of the Zoning Administrator, the

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Recommendation CITY PLANNING COMMISSION

Sponsors: Mayor, Cramerding and Harris

5. [202401534](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 6/4/2024, regarding changes to the Zoning Code of Cincinnati as proposed under the “Connected Communities” initiative. Topics include a summary of research and engagement, description of the ordinance, and information about the City Planning Commission vote.

Sponsors: City Manager

6. [202401476](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager, on 5/30/2024, **APPROVING** an application to expand an existing designated outdoor refreshment area in the College Hill neighborhood of Cincinnati, established under Ordinance No. 183-2022, known as the “College

Hill DORA,” pursuant to Chapter 838 of the Cincinnati Municipal Code, “Outdoor Refreshment Areas”; and **AMENDING** Ordinance No. 183-2022 to modify the specific boundaries of the existing College Hill DORA.

Recommendation **EQUITABLE GROWTH & HOUSING COMMITTEE**

Sponsors: City Manager

7. [202401477](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager, on 5/30/2024, **AMENDING** Ordinance No. 184-2022 to modify the hours of operation of the existing designated outdoor refreshment area in the Hyde Park neighborhood of Cincinnati, known as the “Hyde Park DORA,” pursuant to Chapter 838 of the Cincinnati Municipal Code, “Outdoor Refreshment Areas.”

Recommendation **EQUITABLE GROWTH & HOUSING COMMITTEE**

Sponsors: City Manager

8. [202401567](#) **PRESENTATION**, submitted by Councilmember Cramerding, from Justin Halter, Department of Community & Economic Development (DECD), regarding College Hill & Hyde Park DORA Modifications.

Sponsors: Cramerding

End of Public Hearing

9. [202401574](#) **COMMUNICATION**, submitted by Councilmember Cramerding, from Jesse Urbancsik, Department of City Planning & Engagement, regarding public correspondence for Connected Communities.

Sponsors: Cramerding

ADJOURNMENT