

January 17, 2024

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

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

MODIFYING Chapter 1411, "Downtown Development Districts," of the Cincinnati Municipal Code by **AMENDING** the provisions of Sections 1411-25, "Location of Parking," and 1411-27 "Accessory Surface Parking," and by **ORDAINING** new Section 1411-32, "Temporary Surface Parking Facility Design Standards," and **REPEALING** Sections 1411-29, "Off-Site Parking," and 1441-13, "Temporary Parking Uses in Urban Renewal Areas," to restrict the development of surface parking lots in the DD, "Downtown Development," zoning district.

Summary:

In September 2022, Council Member Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, "Downtown Development," zoning district to study the potential impacts of surface parking lots and make recommendations for potential zoning code text amendments. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study and propose an Interim Development Control (IDC) Overlay District over the Downtown Development zoning district for the duration of the study. As a result of the zoning study, DCPE staff recommended to prohibit new surface parking lots, except to allow temporary parking lots for up to seven years. Additional landscaping requirements would be required for the temporary surface parking lots, including planting one tree for every four parking spaces, adding plant buffers to break up large parking lots, and applying heat reflective surfacing.

On January 5, 2024, The City Planning Commission voted unanimously to approve and forward the text amendment recommendations to City Council after considering the findings of the zoning study; the relationship of the proposed text amendments to the comprehensive plans of the city and of the affected community; and the effect of the proposed designation on the surrounding areas and economic development plans of the city.

The City Planning Commission recommended the following on January 5, 2024, to City Council:

ADOPT staff findings outlined on pages 5-9 of this report; and to

APPROVE the proposed zoning text amendments attached to this report as Exhibit C.

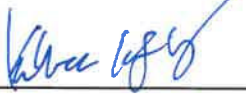
APPROVE the early termination of Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development District," as an overlay district following the passage of the zoning text amendments.

Motion to Approve: Ms. Kearney

Seconded: Mr. Samad

Ayes: Ms. Beltran
Mr. Eby
Ms. Kearney
Mr. Samad
Ms. Sesler
Mr. Stallworth
Mr. Weber

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement