

June 17, 2025

To: Members of Equitable Growth and Housing Committee
From: Sheryl M. M. Long, City Manager
Subject: Emergency Ordinance – 515 Water Street Temporary Parking Facility

202501209

Transmitted is an Emergency Ordinance captioned:

AUTHORIZING the real property located at 515 Water Street in the Central Business District to be developed and used as a temporary parking facility NOTWITHSTANDING the use limitations contained in Chapter 1413, "Manufacturing General," and Chapter 1415, "Riverfront Districts," of the Cincinnati Municipal Code and certain other zoning regulations governing the development of a temporary parking facility.

The City Planning Commission recommended approval of the designation at its June 6, 2025 meeting.

Summary

The petitioner, The Hamilton County Board of Commissioners, is requesting a Notwithstanding Ordinance to facilitate the construction of a temporary parking lot at 515 Water Street in the Central Business District. The site is approximately 7.98 acres, and there would be about 964 total parking spaces.

The City Planning Commission recommended the following on June 6, 2025 to City Council:

ADOPT the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and

APPROVE the Notwithstanding Ordinance permitting the installation and operation of a parking facility at 515 Water Street in the Central Business District with the following conditions:

- a. That the Notwithstanding Ordinance is valid until March 1, 2026, after which point it will expire.
- b. That the proposed site plan substantially conforms to the site plan as submitted.
- c. That the City Manager and the appropriate City officials may order the removal of the temporary parking lot and the restoration of the Property, at no cost to the City:
(i) upon finding that the County has failed to comply with one or more of the conditions contained herein; (ii) upon the County's vacation of the Property or abandonment of the parking lot.

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

SKH
FOR K&J