



City of Cincinnati

DBS

AWG

An Ordinance No. 120

- 2021

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property generally located at 3438-3452 Vine Street (even numbers) in the Avondale neighborhood from the RMX, “Residential Mixed,” zoning district to the PR, “Park and Recreation,” zoning district to establish one consistent zoning district for the Cincinnati Zoo and Botanical Garden’s properties.

WHEREAS, the Cincinnati Zoo and Botanical Garden (“CZBG”) owns or controls certain real property in the Avondale neighborhood commonly known as 3438-3452 Vine Street (even numbers) (“Property”), which Property is currently located in a RMX, “Residential Mixed,” zoning district; and

WHEREAS, the CZBG has petitioned to rezone the Property to the PR, “Park and Recreation,” zoning district; and

WHEREAS, the CZBG’s petition initially included certain other CZBG properties located on the west side of Vine Street, but the CZBG modified its petition following the City Planning Commission’s review of its proposal to address community concern concerns raised at that meeting; and

WHEREAS, the Property contains existing CZBG facilities and offices and is located immediately adjacent to the main CZBG campus, which is currently located in a PR “Park and Recreation,” zoning district; and

WHEREAS, the proposed rezoning would result in one consistent zoning district for the CZBG’s properties and would allow them to be developed and operated in a consistent manner; and

WHEREAS, at its regularly scheduled meeting on March 19, 2021, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the RMX, “Residential Mixed,” zoning district to the PR, “Park and Recreation,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), including its “Compete” initiative with the goal to “[t]arget investment to geographic areas where

there is already economic activity,” (p. 141) and the “Sustain” initiative with the goal to “[c]reate a healthy environment and reduce energy consumption” (p.182); and

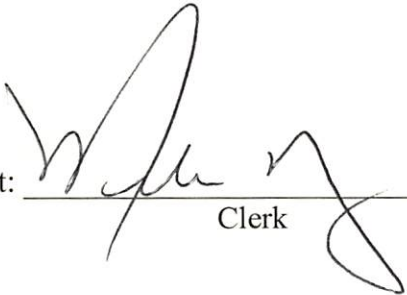
WHEREAS, the Council resolves to rezone the Property from the RMX, “Residential Mixed,” zoning district to the PR, “Park and Recreation,” zoning district, finding it to be in the interest of the public’s health, safety, morals, and general welfare; now, therefore,

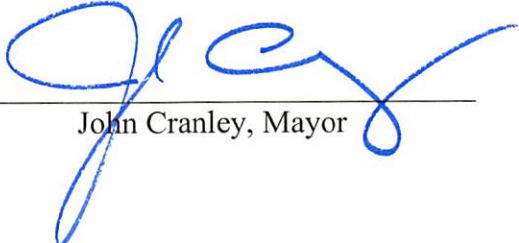
BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

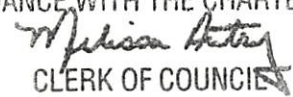
Section 1. That the shape and area of the City of Cincinnati’s official zoning map in the location of the real property commonly known as 3438-3452 Vine Street (even numbers) in the Avondale neighborhood, shown on the map attached hereto as Exhibit “A” and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit “B” attached hereto and incorporated herein by reference, is hereby amended from the RMX, “Residential Mixed,” zoning district to the PR, “Park and Recreation,” zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: April 14, 2021

Attest: 
Clerk


John Cranley, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 120-2021
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 4-27-2021

CLERK OF COUNCIL