



City of Cincinnati

DBS

AWB

An Ordinance No. 346

- 2021

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 3201, 3215, 3223, and 3229 Woodburn Avenue in the Evanston neighborhood from the CN-P, “Commercial Neighborhood-Pedestrian,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district in furtherance of the *Evanston Five-Point Urban Renewal Plan* (2003).

WHEREAS, in January 2020, the Department of City Planning and Engagement commenced a zoning study following a request by the Evanston Community Council (“ECC”) to consider rezoning the real property located at 3201, 3215, 3223, and 3229 Woodburn Avenue (“Property”) in the Evanston neighborhood to a residential zoning classification consistent with its neighborhood plans; and

WHEREAS, the Property is presently located in the CN-P, “Commercial Neighborhood-Pedestrian,” zoning district, and it consists of approximately 1.87 acres on four parcels; and

WHEREAS, the Property is also the site of the recently demolished Calvary United Methodist Church and two residential structures, and no specific development is currently proposed for the Property; and

WHEREAS, the Department of City Planning and Engagement has now completed its study, and it has recommended rezoning the Property to the RM-0.7, “Residential Multi-Family,” zoning district; and

WHEREAS, the Department of City Planning and Engagement considered many factors in conducting its review and arriving at its recommendation, including (i) the existing use of the Property and nearby properties; (ii) potential uses of the Property and those properties in its immediate vicinity; (iii) the viability of development under existing and proposed zoning classifications; (iv) the existing character of the area and the potential impacts, positive or adverse, that development may present under existing and proposed zoning classifications; and (v) relevant community plans; and

WHEREAS, the Department of City Planning and Engagement’s study was further informed by community engagement sessions that provided a forum in which the owners of the Property, ECC members, and other community stakeholders could provide their perspectives and debate the zoning classifications that might be appropriate for the Property; and

WHEREAS, the Department of City Planning and Engagement’s recommendation to rezone the Property from the CN-P, “Commercial Neighborhood-Pedestrian,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district rests upon its determination that the rezoning is consistent with the *Evanston Five-Point Urban Renewal Plan* (2003), which recommends that the Property be designated for residential use; and

WHEREAS, the recommendation is further based upon the department's finding that the rezoning would allow for a reasonable transition from residential districts to the south of the Property and the commercial areas located to the north and east of the Property; and

WHEREAS, the recommended zone change is consistent with *Plan Cincinnati* (2012), specifically the goal to "create a more livable community" (page 156), as well as the strategy to "become more walkable" (page 157) and the action step to "integrate more housing into our neighborhood business districts to strengthen them and increase pedestrian activity" (page 158); and

WHEREAS, the recommended zone change is also consistent with the *Evanston Five-Point Urban Renewal Plan's* (2003) "Urban Renewal Land Use Concept Map" (page 16) which contemplates the Property designation as a "Residential District" within a "Commercial to Residential Buffer" area; and

WHEREAS, at its regularly scheduled meeting on February 5, 2021, the City Planning Commission voted to hold the proposed zone change to allow for additional engagement between the Department of City Planning and Engagement, the neighborhood, and property owners, and for City staff to expand the study area to include 3231 Woodburn Avenue, 3235-3243 Woodburn Avenue, and 3248 Woodburn Avenue; and

WHEREAS, at its regularly scheduled meeting on July 16, 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 CN-P, "Commercial Neighborhood-Pedestrian," zoning district to the RM-0.7, "Residential Multi-Family," 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 Council resolves to rezone the Property from the CN-P, "Commercial Neighborhood-Pedestrian," zoning district to the RM-0.7, "Residential Multi-Family," 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:

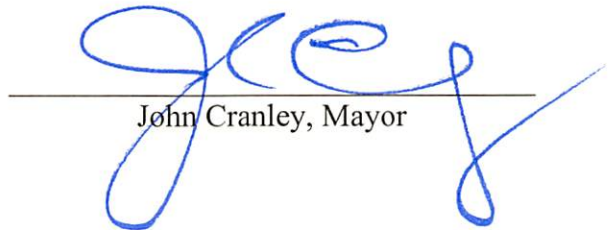
Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property at 3201, 3215, 3223, and 3229 Woodburn Avenue in the Evanston neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B"

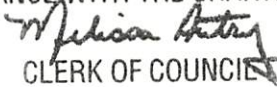
attached hereto and incorporated herein by reference, is hereby amended from the CN-P, "Commercial Neighborhood-Pedestrian," zoning district to the RM-0.7, "Residential Multi-Family," zoning district.

Section 2. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to preserve the character of the area to be rezoned and to prevent adverse impacts that potential development of the area poses under existing zoning classifications.

Passed: September 1, 2021

Attest: 
Clerk


John Cranley, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 346 2021
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 9.14 2021

CLERK OF COUNCIL