

ESTABLISHING Urban Parking Overlay District #3, “West End,” in the West End neighborhood as an urban parking overlay district to eliminate minimum off-street parking requirements in the area.

WHEREAS, the West End neighborhood contains a high-density, mixed-use, urban environment that promotes and encourages walkability and provides the foundation for a healthy and attractive neighborhood; and

WHEREAS, minimum off-street parking requirements increase the cost of redevelopment and therefore pose a major obstacle to redevelopment, the reutilization of existing buildings, and the conversion of existing buildings to more productive uses within the West End neighborhood; and

WHEREAS, eliminating minimum off-street parking requirements in certain designated areas of the West End neighborhood will encourage and promote redevelopment that strengthens the desirable characteristics of the urban neighborhood; and

WHEREAS, the proposed urban parking overlay district applies only to off-street parking regulations and will not affect the off-street loading requirements of the Cincinnati Municipal Code; and

WHEREAS, the City Planning Commission at its regularly scheduled meeting on August 19, 2022 affirmatively recommended that the City Council establish an urban parking overlay district within the West End neighborhood to eliminate minimum off-street parking requirements within that area; and

WHEREAS, a committee of Council held a public hearing on the proposed urban parking overlay district following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the establishment of an urban parking overlay district within the West End neighborhood, finding it in the interest of the general public’s health, safety, and welfare; and

WHEREAS, the Council finds that establishing an urban parking overlay district within the West End neighborhood is consistent with *Plan Cincinnati* (2012), including: Goal 1 in the Compete Initiative Area to “[f]oster a climate conducive to growth, investment, stability, and opportunity,” (page 103); the Strategy under Goal 2 in the Live Initiative Area to “[b]ecome more walkable” by “increas[ing] mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors” and revising “the City’s Building and Zoning Codes...with standards that emphasize traditional neighborhood development over suburban development,” (page 157); and the Strategy under Goal 2 of the Sustain Initiative Area to “[p]reserve our built history,” which specifically recommends that the City “[d]evelop

changes to zoning regulations to remove barriers to the adaptive reuse of buildings,” (page 197); and

WHEREAS, the Council finds that establishing an urban parking overlay district within the West End neighborhood is consistent with the *West End Speaks Plan* (2016), as Linn Street is identified as the neighborhood center of activity, and the urban parking overlay would align with areas identified by the neighborhood in the Future Land Use map for neighborhood mixed use and pedestrian mixed use (page 31); and

WHEREAS, the Council further finds that the proposed urban parking overlay district is in the interest of the public’s health, safety, and general welfare; now, therefore,

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

Section 1. That, pursuant to Cincinnati Municipal Code Section 1425-04, the area of the City of Cincinnati’s official zoning map shown on the map attached hereto as Exhibit A and incorporated by reference is hereby amended to superimpose Urban Parking Overlay District #3, “West End,” over the existing zoning districts within the designated area.

Section 2. That Cincinnati Municipal Code Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 are hereby declared inoperable in Urban Parking Overlay District #3, “West End,” to the extent they require the establishment, provision, or maintenance of off-street parking requirements. That Cincinnati Municipal Code Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 shall continue to have an operative effect in Urban Parking Overlay District #3, “West End,” to the extent they require the establishment, provision, or maintenance of loading facilities.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk