

September 13, 2022

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

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.

The City Planning Commission recommended approval of the district at its August 19, 2022 meeting.

Summary:

In 2013, Cincinnati City Council approved text amendments to the Cincinnati Zoning Code to allow for the creation of Urban Parking Overlay Districts that would make it possible for City Council to eliminate minimum parking requirements in the areas it determines to be appropriate.

The West End Community Council formally requested an Urban Parking Overlay District for the West End business district in April of 2022. The opportunities for redevelopment in the West End are numerous and a major focus of the community. The minimum parking requirements have become a barrier to development in this high-density, mixed-use neighborhood. These requirements do not promote a mixed-use, walkable neighborhood.

The existing minimum parking regulations emphasize suburban development patterns, obstruct the renovation and rehabilitation of existing buildings, and endanger the urban fabric and historic character of the West End, by attempting to provide parking for all vehicles. The proposed elimination of minimum off-street parking requirements removes an obstacle to the redevelopment of the West End and can help create and maintain the urban form desired in the West End.

The proposal is consistent with *Plan Cincinnati* (2012) and the *West Ends Speaks Plan* (2016).

The City Planning Commission recommended the following on August 19, 2022, to City Council:

APPROVE the proposed map amendment to add Urban Parking Overlay District #3: “West End”, as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to a portion of the West End.

Motion to Approve: Mr. Eby

Ayes: Mr. Eby

Ms. Kearney

Seconded: Mr. Weber

Mr. Stallworth

Mr. Weber

THE CITY PLANNING COMMISSION

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