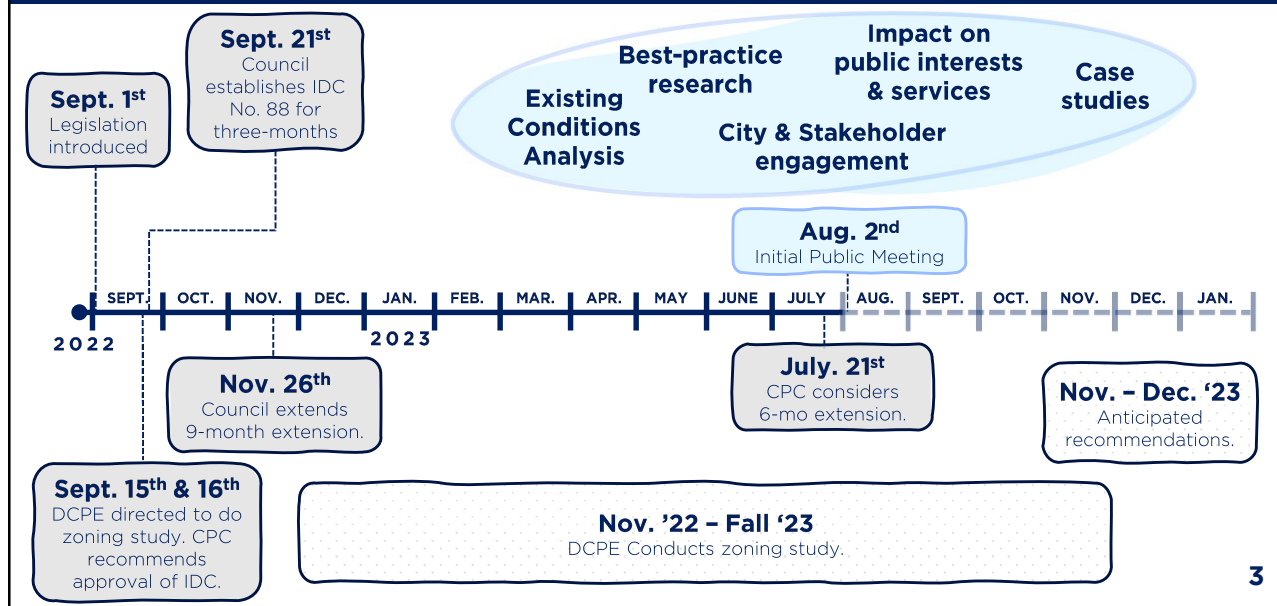


TIMELINE



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Zoning Study

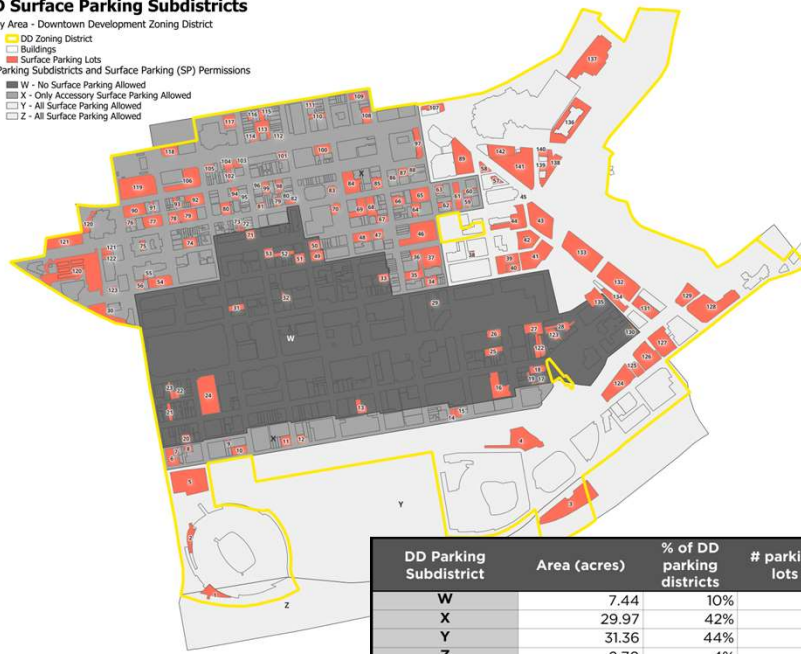
Completed:

- Mapped existing lots
- Compiled pictures
- Reviewed surface parking permits (2)
- Discussions with Zoning, Law, DCED, DOTE, and OES

DD Surface Parking Subdistricts

Study Area - Downtown Development Zoning District

- DD Zoning District
- Buildings
- Surface Parking Lots
- DD Parking Subdistricts and Surface Parking (SP) Permissions
- W - No Surface Parking Allowed
- X - Only Accessory Surface Parking Allowed
- Y - All Surface Parking Allowed
- Z - All Surface Parking Allowed



DD Parking Subdistrict	Area (acres)	% of DD parking districts	# parking lots
W	7.44	10%	26
X	29.97	42%	87
Y	31.36	44%	33
Z	2.70	4%	2
Total	71.47		148

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Zoning Study

In Progress:

- Understanding key features and effects
- Internal & external stakeholder engagement
- Continuing research on best practices and peer city regulations

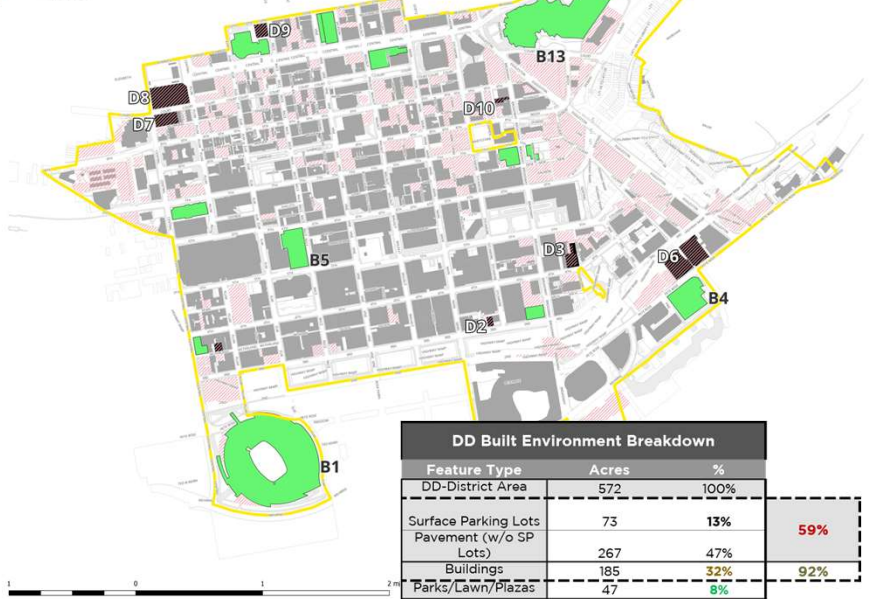
Future:

- Analyzing potential social, economic, and environmental effects
- Research additional engagement questions
- Continuing stakeholder engagement, as needed

New Surface Parking and Buildings

Study Area - Downtown Development Zoning District

- DD Zoning District
- Surface Parking Lots
- Redeveloped Parking Lots since 1996
- Building Demolished into Parking Lots since 1996
- Buildings



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§ 1431-11 CRITERIA FOR 6 MONTH EXTENSION

- a) Complex Study** – DD district has dense commercial and residential uses – many business, resident, and user affected
- b) Study Incomplete** – anticipate 2-4 months for zoning study
- c) Inconsistent Uses** – two permits submitted before IDC established, more anticipated without an IDC

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§ 1431-11 CRITERIA FOR 6 MONTH EXTENSION

- a) **Complex Study – DD district has dense commercial and residential uses → many affected users**

- b) **Study Incomplete – analyzing potential impacts, incorporate public feedback**

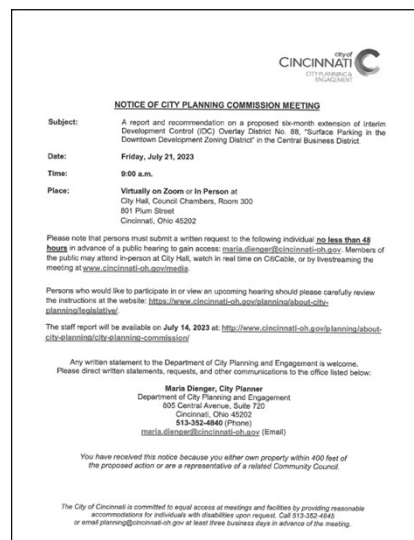
- c) **Inconsistent Uses – more permits expected (two reviewed)**

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PUBLIC COMMENT

- Notice mailed to all property owners, Community Councils, and CDCs within the study area on July 6th.
- Inquiries from five property owners with surface parking lots
 - Four had no issues.
 - One submitted exhibit revisions.
- Initial public meeting – August 2nd



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CONSISTENCY WITH PLANS

Plan Cincinnati (2012)

Compete Initiative Area

Strategy: “target investment to geographic areas where there is already economic activity”

Action Step: “continue development of existing growth opportunity areas”

Live Initiative Area

Strategy: “become more walkable”

Connect Initiative Area

Strategy: “expand options for non-automotive travel”

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CONSISTENCY WITH PLANS

Cincinnati 2000 Comprehensive Development Plan for Downtown (1986)

“preservation of the City’s historic and architecturally significant buildings”

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RECOMMENDATION

The City Planning Commission recommends that City Council take the following action:

- 1) ADOPT** the Department of City Planning and Engagement's staff findings that the proposed extension of IDC No. 88 meets the criteria set forth in Cincinnati Zoning Code Section 1431-13, Extension of IDC Overlay Districts, as discussed on pages 1 - 4 of this report; and,
- 2) APPROVE** the extension of Interim Development Control (IDC) Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District," for a period of six additional months, or until the Department of City Planning and Engagement's zoning study is complete and implemented.