



Six-month extension of IDC #86  
Auburn Avenue in Mt. Auburn


Economic Growth & Zoning Committee  
August 4, 2020

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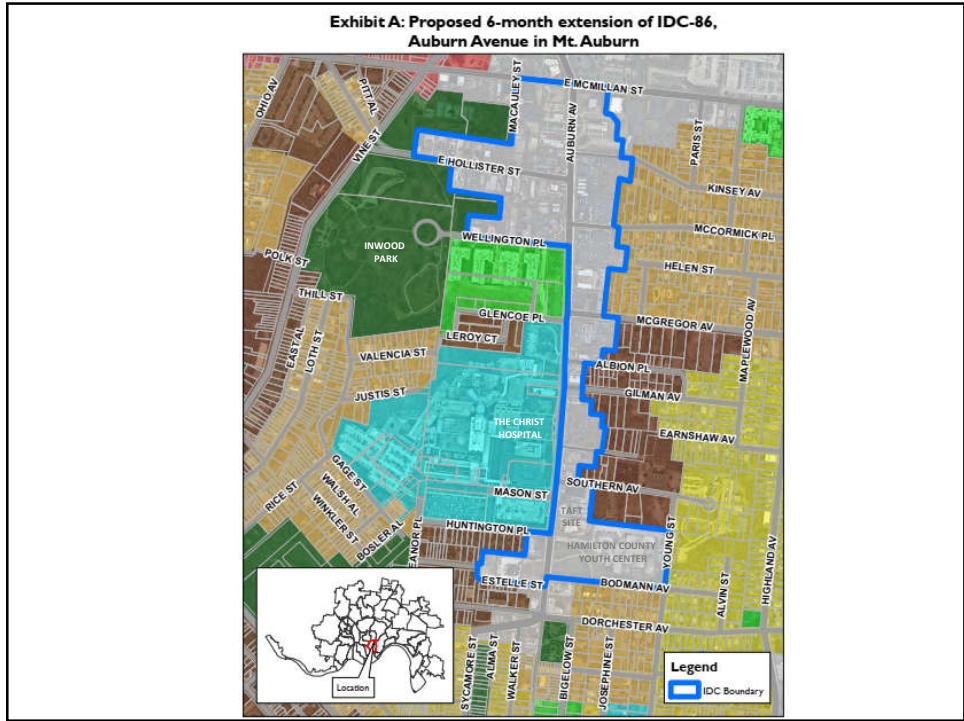
## Background

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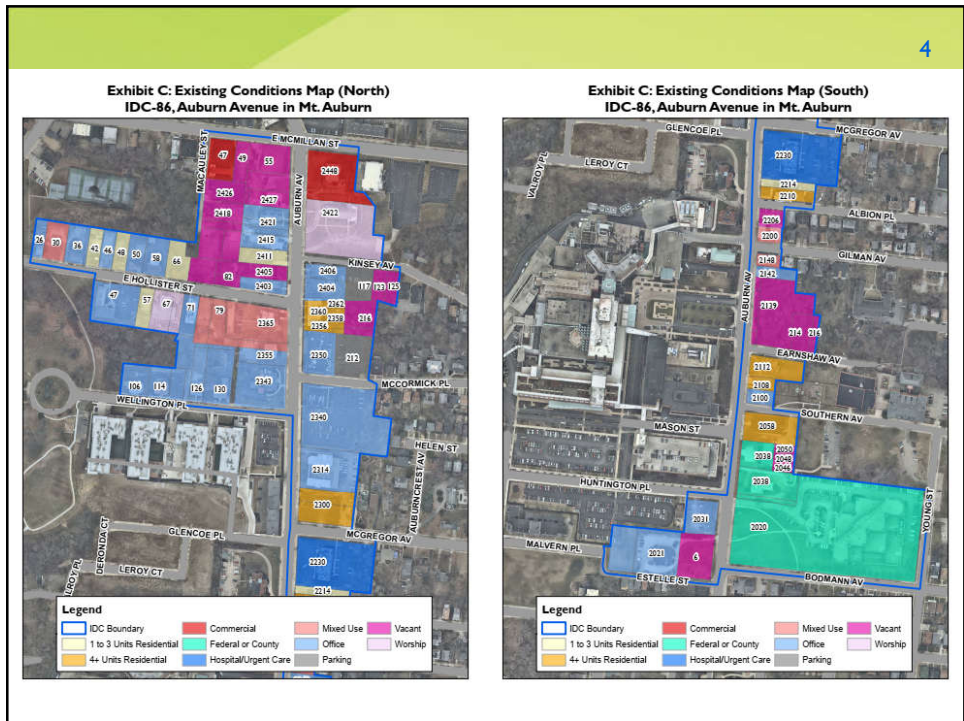
- June 26, 2019 – City Manager directed City Planning to establish an IDC Overlay District and move forward with a zoning study
- August 7, 2019 – IDC #86 established for 3-months by emergency ordinance
- October 15, 2019 – City Council approved a 9-month extension of the IDC
- The IDC will expire on August 7, 2020 if not extended



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### **§ 1431-13, Extension of IDC Overlay Districts**

City Council may extend the duration of an IDC Overlay District by an additional six months, provided that an IDC Overlay District may not remain in effect for more than two years from the date it was first established if notice has been given and a public hearing finding that:

- a) Complex Study
- b) Study Incomplete
- c) Inconsistent Uses

- The following permits will be reviewed, in accordance with §1431-15 of the Cincinnati Zoning Code:
  - Building permits for applications resulting in a change of use or occupancy under the Ohio Building Code or Cincinnati Municipal Code.

## Analysis

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- The IDC is set to expire on August 7, 2020 if not extended
- The proposed extension of the IDC would leave the IDC in place until March 7, 2021 and would give the Department of City Planning time to implement any recommendations that come from the study
  - Zoning Map amendments are typically a 3-6-month process due to notification requirements and meeting schedules
- The IDC would offer some immediate protection to the neighborhood while the recommendations are implemented

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## Public Comment

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- Notice of the proposed extension was sent to all property owners within the IDC boundary in addition to the Mt. Auburn Community Council and the Mt. Auburn Community Development Corporation
- To date, staff has not received any correspondence

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## Consistency with Plans

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- *Auburn Avenue Corridor Strategic Development Plan (2017)*
  - Transform the corridor into a neighborhood serving business district
  - Identify opportunities that support a Neighborhood Business District
  - Address pedestrian enhancements along Auburn Avenue
  - Explore opportunities to expand connectivity and strengthen gateways
- *Plan Cincinnati (2012)*
  - Live Initiative Area: Strategies to “become more walkable” and “support and stabilize our neighborhoods”



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## Recommendation

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

1. **ADOPT** the Department of City Planning’s staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-13, Extension of IDC Overlay Districts, as discussed on pages 2 – 3 of this report; and,
2. **RECOMMEND** that City Council extend Interim Development Control (IDC) Overlay District No. 86 Auburn Avenue in Mt. Auburn, for a period of six months, finding it to be in the interest of the general public’s health, safety, and welfare during the course of the Department of City Planning’s study.



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