

September 16, 2020

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 841 Lincoln Avenue in the Walnut Hills neighborhood from the RMX, "Residential Mixed," zoning district to the RM-0.7, "Residential Multi-Family," zoning district to be operated as a birthing center.

Summary:

The property owner of 841 Lincoln Avenue is requesting a zone change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) to facilitate the opening and operation of the Cincinnati Birth Center. A birth center provides a home-like environment with a whole-person approach to pregnancy and birth. This use would be classified as a medical service or clinic.

The property is situated at the corner of Lincoln Avenue and Melrose Avenue with Martin Luther King Jr. Drive to the north, Gilbert Avenue to the east., and I-71 to the west. It consists of a large, single-family home that was constructed in the 1890s and has approximately 4,300 square feet of finished space. No exterior changes to the building are proposed.

The current zoning does not allow for medical service or clinic uses. The requested Residential Multi-family (RM-0.7) zone is an adjacent zoning district to the north, across Lincoln Avenue. The RM-0.7 zone allows for medical services and clinics on arterial streets and on the ground floor, occupying less than 2,500 square feet. The petitioner is proposing to use the entire building for the birth center and will pursue a Conditional Use approval from the Zoning Hearing Examiner to do so. The petitioner has also secured a lease agreement for off-site parking across the street at the southwest corner of Lincoln and Melrose avenues. A Special Exception for the location of parking is also required through a hearing with the Zoning Hearing Examiner.

If approved, the Cincinnati Birth Center will be the only freestanding birth center open in Ohio and Kentucky.

The City Planning Commission recommended the following on September 4, 2020 to City Council:

APPROVE the proposed zone change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) located at 841 Lincoln Avenue in Walnut Hills.


Motion to Approve: Mr. Eby

Ayes:

Mr. Eby
Mr. Juech
Ms. McKinney
Mr. Samad
Ms. Sesler
Mr. Stallworth

Seconded: Ms. Sesler

THE CITY PLANNING COMMISSION


FOR KATHERINE KEOUGH-JURS
Katherine Keough-Jurs, AICP, Director
Department of City Planning

September 16, 2020

To: Nicole Crawford, Office of the Clerk of Council

From: Katherine Keough-Jurs, AICP, Director, Department of City Planning *AKJ*

Copies to: Stacey Hoffman, Senior City Planner

Subject: **Ordinance – Zone Change at 841 Lincoln Avenue in Walnut Hill**

The above referenced ordinance is ready to be scheduled for Committee. We are requesting that this item be scheduled for the next available meeting of the Economic Growth & Zoning Committee. This item requires a public hearing and notice in the City Bulletin 14 days before the public hearing.

Included in this submission are the following items:

- 1) The transmittal letter to the Economic Growth & Zoning Committee;
- 2) A copy of the Planning Commission staff report dated September 4, 2020;
- 3) The Ordinance amending the zoning at 841 Lincoln Avenue in Walnut Hills;
- 4) The mailing labels for notification of all property owners within the 400 feet of the zone change; and
- 5) A copy of the mailing labels for your records