

April 13, 2021



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 3502-3526 Vine Street in the Avondale neighborhood from the RMX, "Residential Mixed," zoning district to the PR, "Park and Recreation," zoning district to establish one consistent zoning district for the Cincinnati Zoo and Botanical Garden's properties.**

**Summary:**

The Cincinnati Zoo and Botanical Garden (CZBG) is currently almost entirely zoned Park and Recreation (PR). The requested changes in zoning are primarily a clean-up exercise as the property is already owned and maintained by the CZBG, which desires to have a consistent zoning district for their properties. A similar measure was done in 2015. The applicant has requested three zone changes as three separate Ordinances for each area. These requests have been referred to as "City Barn," "Facilities," and "Parking Lot" in their applications. This proposed zone change is related to Council item 202101199, which previously incorporated this area. Each area is now a separate ordinance at the request of the Zoo.

The request ("City Barn") is to rezone 2.575 acres along the east side of Vine Street between Tower Avenue and Beldare Avenue from Residential Mixed (RMX) to Park and Recreation (PR). This site contains the City Barn building, a community garden, and several open spaces that are planned to be turned into pocket parks for the neighborhood.

The zone change is consistent with both *Plan Cincinnati* (2012) and the *Avondale Quality of Life Plan* (2020) and the parking lot will be consistent with the existing surrounding built environment and adjacent zoning districts.

The City Planning Commission voted to approve the zone change at their March 19, 2021 meeting.

Motion to Approve: Mr. Samad

Ayes:

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

Seconded: Ms. Sesler

THE CITY PLANNING COMMISSION

A handwritten signature in black ink that reads "Katherine Keough-Jurs". The signature is written in a cursive, flowing style.

Katherine Keough-Jurs, AICP, Director  
Department of City Planning

KKJ: jmw

Encl.: Staff Report, Ordinance