



City of Cincinnati

Economic Growth & Zoning Committee

Meeting Minutes

Vice Mayor Christopher Smitherman, Chairperson
Councilmember Jeff Pastor, Vice Chair
Councilmember Betsy Sundermann

Tuesday, August 4, 2020

10:00 AM

Council Chambers, Room 300

AGENDA

Present: Christopher Smitherman
Vice Chair Jeff Pastor
Betsy Sundermann

Start of Public Hearing

- 1** ORDINANCE, dated 6/24/2020, submitted by Patrick A. Duhaney, City Manager, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 644-664 Crown Street in the Walnut Hills neighborhood from the T4N.SF, "Transect Zone 4 Neighborhood Small Footprint," zoning district to the T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to allow for the construction of a four-story multi-family building and public parking lot.
indefinite postponement

[202000814](#)

Yes: Chairperson Smitherman
Vice Chair Pastor
Councilmember Sundermann

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- 2** ORDINANCE (B VERSION) (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/4/2020, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 644-664 Crown Street in the Walnut Hills neighborhood from the T4N.SF, "Transect Zone 4 Neighborhood Small Footprint," zoning district to the T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to allow for the construction of a four-story multi-family building and public parking lot. [202000995](#)
- Recommend Passage Emergency
- Yes:** Chairperson Smitherman
Vice Chair Pastor
Councilmember Sundermann
- 3** ORDINANCE submitted by Paula Boggs Muething, Interim City Manager, on 8/4/2020, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located in the Oakley neighborhood and commonly known as 2980 Disney Street from the CG-A, "Commercial General Auto-Oriented," zoning district to Planned Development District No. 89, "Graphite Oakley." [202000898](#)
- Recommend Passage
- Yes:** Chairperson Smitherman
Vice Chair Pastor
Councilmember Sundermann
- 4** ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/4/2020, APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 69 to include certain adjacent properties, thereby approving the rezoning of those properties from the CN-P, "Commercial Neighborhood-Pedestrian," zoning district to Planned Development District No. 69, in order to facilitate the construction of a new multi-family building and a new mixed-used building. [202000899](#)
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- Recommend Passage Emergency
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Yes: Chairperson Smitherman
Vice Chair Pastor
Councilmember Sundermann

- 5** ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/4/2020, EXTENDING Interim Development Control District No. 87, "Summit Road in Roselawn," in the Roselawn neighborhood as an interim development control district for a period of six months pursuant to Chapter 1431, "Interim Development Control Overlay Districts," of the Cincinnati Zoning Code. [202000900](#)

Recommend Passage Emergency

Yes: Chairperson Smitherman
Vice Chair Pastor
Councilmember Sundermann

- 6** ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/4/2020, EXTENDING Interim Development Control District No. 86, "Auburn Avenue in Mt. Auburn," in the Mt. Auburn neighborhood as an interim development control district for a period of six months pursuant to Chapter 1431, "Interim Development Control Overlay Districts," of the Cincinnati Zoning Code. [202000901](#)

Recommend Passage Emergency

Yes: Chairperson Smitherman
Vice Chair Pastor
Councilmember Sundermann

End of Public Hearing

- 7** MOTION, dated 7/28/2020 submitted by Vice Mayor Smitherman and Councilmember Mann, The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were, rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities and reporting on best practices of other cities and states. (Please see attach motion and vote by Cincinnati City Council).

[202000945](#)

The Property Tax Working Group had its final meeting on Thursday, July 23, 2020. This group was Chaired by Carol Gibbs, President/CEO Mt. Auburn Community Development Corporation (MACDC) and Vice Mayor Christopher Smitherman. The idea for the PTWG was the brainchild of Mrs. Carol Gibbs.

(Balance of motion on file in the Clerk's Office).

Held

- 8** MOTION, dated July 28, 2020 submitted by Vice Mayor Smitherman and Councilmember Mann, The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities and reporting on best practices of other cities and states.

[202000951](#)

(Please see the attach motion and vote by Cincinnati City Council). The Property Tax Working Group had its final meeting on Thursday, July 23, 2020. This group was Chaired by Carol Gibbs, President/CEO Mt. Auburn Community Development Corporation (MACDC) and Vice Mayor Christopher Smitherman. The idea for the PTWG was the brainchild of Mrs. Carol Gibbs.

(Balance of motion on file in the Clerk's Office)

Held

- 9** MOTION, dated July 28, 2020 submitted by Vice Mayor [202000954](#)
Smitherman and Councilmember Mann, The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities and reporting on best practices of other cities and states. (Please see the attach motion and vote by Cincinnati City Council).
The Property Tax Working Group had its final meeting on Thursday, July 23, 2020. This group was Chaired by Carol Gibbs, President/CEO Mt. Auburn Community Development Corporation (MACDC) and Vice Mayor Christopher Smitherman. The idea for the PTWG was the brainchild of Mrs. Carol Gibb.
(Motion on file in the Clerk's Office)
Held
- 10** MOTION, dated 7/31/2020, submitted by Vice Mayor [202000990](#)
Smitherman and Councilmember Mann, The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were, rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities, and reporting on best practices of other cities and states. WE MOVE that the above Tax Abatement Caps be approved by Cincinnati City Council. A previous Cincinnati City Council removed all caps for tax abatements when the national, regional, and local economy was very different than today.
(BALANCE ON MOTION ON FILE IN THE CLERKS OFFICE)
Held
- 11** PRESENTATION submitted by Paula Boggs Muething, [202000915](#)
Interim City Manager, dated 8/4/2020, regarding a proposed zone change at 644-664 Crown Street in Walnut Hills.
Filed

- 12** PRESENTATION submitted by Paula Boggs Muething, Interim City Manager, dated 8/4/2020, regarding the extension of IDC 86, Auburn Avenue in Mt. Auburn. **202000916**
Filed
- 13** PRESENTATION submitted by Paula Boggs Muething, Interim City Manager, dated 8/4/2020, regarding the extension of IDC 87, Summit Road in Roselawn. **202000917**
Filed
- 14** PRESENTATION submitted by Paula Boggs Muething, Interim City Manager, dated 8/4/2020, regarding a proposed zone change and major amendment to the Concept Plan for PD-69 in Corryville. **202000918**
Filed
- 15** PRESENTATION submitted by Paula Boggs Muething, Interim City Manager, dated 8/4/2020, regarding a proposed zone change at 2980 Disney Street in Oakley. **202000919**
Filed

ADJOURNMENT