



City of Cincinnati

Economic Growth & Zoning Committee

Meeting Minutes

Vice Mayor Christopher Smitherman, Chairperson
Councilmember Betsy Sundermann, Member
Councilmember Steven Goodin, Member
Councilmember Liz Keating, Member

Tuesday, February 2, 2021 11:00 AM Council Chambers, Room 300

ROLL CALL

Present: Chairperson Smitherman
Steve Goodin
Betsy Sundermann
Liz Keating

Present: Chairperson Smitherman
Steve Goodin
Betsy Sundermann
Liz Keating

PRESENTATIONS

Proposed Zone Change & Major Amendment to Concept Plan for PD-78

Proposed Zone Change on Madison Rd and Kennedy Avenue in Oakley

Proposed Zone Change & Concept Plan for 1333 Arlington Street

Proposed Zone Change to 4164 Dane Avenue

Proposed Zone Change at 548 and 588 Blair Avenue

AGENDA

START OF PUBLIC HEARING

1. ORDINANCE submitted by Paula Boggs Muething, City Manager, on 1/6/2021, APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 78, "Firehouse Row," to include certain adjacent properties, thereby approving the rezoning of those properties from the T4N.SF, "Transect Zone 4 Neighborhood Small Footprint," and T4N.SF-O, "Transect Zone 4 Neighborhood Small Footprint - Open"

[202002336](#)

transect zones to Planned Development District No. 78, "Firehouse Row," in order to facilitate the construction of two new multi-family buildings.

Recommend Passage

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

2. ORDINANCE submitted by Paula Boggs Muething, City Manager, on 1/6/2021, AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3628-3640 Madison Road and certain other adjacent properties in the Oakley neighborhood from the RMX, "Residential Mixed," zoning district to the CG-A, "Commercial General Auto-Oriented," zoning district to provide for the establishment of new commercial uses, including eating and drinking establishments.

[202002360](#)

Recommend Passage

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

3. ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 1/13/2021, DESIGNATING the South Crescent Arms Apartments building located at 3700 Reading Road in the Avondale neighborhood as a historic landmark.

[202100095](#)

Recommend Passage Emergency

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

4. ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 2/2/2021, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1333 Arlington Street in the Camp Washington neighborhood from the MG, "Manufacturing General," zoning district to Planned Development District No. 90, "Crosley Building."

[202100188](#)

Recommend Passage Emergency

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

5. ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 2/2/2021, AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4164 Dane Avenue in the Northside neighborhood from the MG, "Manufacturing General," zoning district to Planned Development District No. 91, "Northside Scholar House."

[202100192](#)

Recommend Passage Emergency

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann

Excused: Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann

Excused: Councilmember Keating

6. ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 2/2/2021, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 548 and 588 Blair Avenue from the RMX, "Residential Mixed," zoning district to the RM-0.7, "Residential Multi-Family," zoning district to facilitate the development of a multi-family apartment building in the Avondale neighborhood.

[202100195](#)

Recommend Passage Emergency

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

END OF PUBLIC HEARING

7. ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 1/20/2021, AUTHORIZING the City Manager to execute a Development Agreement with OTR Project Partners, LLC, pertaining to the development and construction of residential rental units and commercial space at 1617 Elm Street and 1621 Logan Street in the Over-the-Rhine neighborhood of Cincinnati, and providing for City assistance to the project in the form of a rebate of a portion of the service payments in lieu of taxes imposed in connection with a proposed 30-year property tax exemption for improvements pursuant to Ohio Revised Code Section 5709.41, subject to the passage by this Council of a separate ordinance authorizing such tax exemption.

[202100185](#)

indefinite postponement

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

8. ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 1/20/2021, APPROVING a major amendment to the concept plan and development program statement governing Planned Development District No. 76 to amend and restate the existing concept plan and development program statement governing Planned Development District No. 76 and to incorporate certain adjacent property, thereby approving the rezoning of that property from the CC-A, "Commercial Community-Auto," zoning district to Planned Development District No. 76, in order to facilitate the construction of a new mixed-used development at the northwest corner of W. Liberty Street and Elm Street in the Over-the-Rhine neighborhood.

[202100022](#)

Recommend Passage

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

9. ORDINANCE (B VERSION) (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 1/21/2021, AUTHORIZING the City Manager to execute a Development Agreement with OTR Project Partners, LLC, pertaining to the development and construction of residential rental units and commercial space at 1617 Elm Street and 1621 Logan Street in the Over-the-Rhine neighborhood of Cincinnati, and providing for City assistance to the project in the form of a rebate of a portion of the service payments in lieu of taxes imposed in connection with a proposed 30-year property tax

[202100261](#)

exemption for improvements pursuant to Ohio Revised Code Section 5709.41, subject to the passage by this Council of a separate ordinance authorizing such tax exemption.

Recommend Passage

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

- 10. ORDINANCE (C VERSION) (EMERGENCY)** submitted by Paula Boggs Muething, City Manager, on 2/2/2021 AUTHORIZING the City Manager to execute a Development Agreement with OTR Project Partners, LLC, pertaining to the development and construction of residential rental units, including certain affordable units, and commercial space at 1617 Elm Street and 1621 Logan Street in the Over-the-Rhine neighborhood of Cincinnati, and providing for City assistance to the project in the form of a rebate of a portion of the service payments in lieu of taxes imposed in connection with a proposed 30-year property tax exemption for improvements pursuant to Ohio Revised Code Section 5709.41, subject to the passage by this Council of a separate ordinance authorizing such tax exemption.

[202100464](#)

Recommend Passage Emergency

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

- 11. MOTION**, submitted by Councilmember Kearney and Councilmember Landsman, WE MOVE for the Department

[202100232](#)

of City Planning to work with the Clifton, CUF and Corryville neighborhoods to update all official overlay district maps to reflect accurate neighborhood boundaries.

Adopt

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

- 12. MOTION**, submitted by Councilmember Landsman, WE [202100294](#)
MOVE that the Administration draft legislation establishing a Minority Real Estate Development Capacity Building Program to support the mentorship of minority real estate development professionals. This program should lift up and provide additional opportunities for minority developers, especially Black real estate professionals who have the potential to be leaders of new minority-led commercial development firms. This is part of the City's larger "Balanced Development" efforts to ensure real inclusion of development efforts in Cincinnati. The proposed program, requiring ~\$150,000 in funding, would extend opportunities for minority developers to actively participate in and shape an inclusive growth strategy for the City - one that integrates the new Balanced Development Scorecard proposed by my office. The program would draw from similar successful efforts in Detroit, where in they created an "Equitable Development Initiative." Our efforts should build on best practice efforts such as this one, as well as others around the Country (spelled out in the Administration's 2020 Balanced Development Report to Council).

Adopt

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Keating

No: Councilmember Sundermann

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Keating

No: Councilmember Sundermann

- 13.** MOTION, submitted by Councilmember Landsman, Similar to actions taken in Memphis and Minneapolis, according to the City's 2020 Balanced Development Report, WE MOVE that the City pursue zoning changes to allow for per-property waivers on parking minimums and density requirements for affordable housing projects.

[202100296](#)

Adopt

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

- 14.** PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 2/2/2021, regarding Zone Change and Concept Plan for 1333 Arlington Street (Crosley Building) in Camp Washington.

[202100187](#)

Filed

- 15.** PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 2/2/2021, regarding Amending Zoning at 4164 Dana Avenue in Northside.

[202100191](#)

Filed

- 16.** PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 2/2/2021, regarding Amending Zoning at 548 and 588 Blair Avenue in Avondale.

[202100194](#)

Filed

- 17.** PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 2/2/2021, regarding a zone change at the northeast corner of Madison Road and Kennedy Avenue in Oakley for the Economic Growth & Zoning Committee.

[202100225](#)

Filed

- 18.** PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 2/2/2021, regarding a zone change and major amendment to the Concept Plan for Planned Development #78 (PD-78), Firehouse Row, in Walnut Hills. [202100241](#)

Filed

- 19.** MOTION, submitted by Vice Mayor Smitherman and Councilmember Goodin, Keating, Kearney and Sundermann, WE MOVE that the City Administration produce a report on affordable housing within the City of Cincinnati that includes, but is not limited to: Identification of building inventory currently in the Port Authority's Land Bank which may be suited for affordable housing. Methods for inclusion/equity in the transfer of property from the Land Bank to any individual or developer. Accounting of all current funds in the Affordable Housing Trust and identification of potential sources of additional funds. WE FURTHER MOVE that s subcommittee of Economic Growth and Zoning be established to address matters related to affordable housing in City of Cincinnati. [202100478](#)

Adopt

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

Yes: Chairperson Smitherman
Councilmember Goodin
Councilmember Sundermann
Councilmember Keating

- 20.** PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 2/2/2021, regarding a proposed ordinance for the Local Landmark designation of the South Crescent Arms Apartments, 3700 Reading Road in Avondale. [202100462](#)

Filed

ADJOURNMENT