

SUBJECT: A report and recommendation on a proposed map amendment to add Urban Parking Overlay District #3: “West End”, as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to a portion of the West End.

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Request for Urban Parking Overlay District
- Exhibit C Additional Correspondence

BACKGROUND:

On August 7, 2013, Cincinnati City Council approved Ordinance 259-2013 for text amendments to the Cincinnati Zoning Code (CZC) to modify Chapter 1425, “Parking and Loading Regulations” to create Urban Parking Overlay Districts to make it possible for City Council to eliminate minimum parking requirements in the areas it determines to be appropriate. § 1425-04 of the CZC, that allows City Council to establish Urban Parking Overlay Districts within which the provisions of Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 of the Zoning Code, do not apply.

On April 22, 2022, the West End Community Council formally requested an Urban Parking Overlay District for the West End business district. The West End business district is defined as Linn Street, between Court Street and York Street; this area is labeled as the *Study Area* in Exhibit A. The proposal is for a map amendment to create Urban Parking Overlay District #3, “West End”, in a portion of the West End, as an overlay district to eliminate all off-street parking requirements in the area within the Overlay District, except for the physical location of parking, should any be provided. Within their request, the West End Community Council asked that the City explore the feasibility of making the overlay district applicable to retail and commercial development projects while excluding any development projects with residential housing. This would require both a map amendment and a text amendment to the Zoning Code which is a different process as amendments to the Zoning Code are applied City-wide.

Staff from the Department of City Planning and Engagement coordinated with the applicant regarding the proposed map amendment. The proposed boundary of the Urban Parking Overlay District is indicated in Exhibit A and contains most of the property on Linn Street that is zoned Commercial Community – Auto (CC-A) and Commercial Neighborhood – Mixed (CN-M). These areas were identified by the neighborhood in the Future Land Use map within the *West End Speaks Plan* (2016) as areas for neighborhood mixed use and pedestrian mixed use. The northwest corner of Ezzard Charles Drive and Linn Street, zoned Residential Multi-family (RM-1.2), has also been included as the community sees the property as a development opportunity within the neighborhood.

PUBLIC COMMENT:

A public staff conference was held on July 26, 2022. Notice was sent to property owners within the proposed Urban Parking Overlay District, property owners within 400-feet of the proposed district, and the West End Community Council. Eight members of the public attended the public staff

conference in addition to the president and vice president of the West End Community Council and City staff. Representatives from the community council shared their interest to spur development in the business district and stated that parking requirements were considered a barrier to development. Attendees were generally in support of the proposal to eliminate minimum parking requirements in the business district.

Property owners within the proposed Urban Parking Overlay District, property owners within 400-feet of the proposed district, and the West End Community Council were also notified of the City Planning Commission meeting. The West End Community Council and the West End Neighborhood Development Corporation submitted letters of support for a new business seeking relief from minimum parking requirements (Exhibit C). Staff has not received any additional correspondence.

ANALYSIS:

The opportunities for redevelopment in the West End are numerous and a major focus of the community. The minimum parking requirements have become a barrier to development in this high-density, mixed-use neighborhood. These requirements do not promote a mixed-use, walkable neighborhood. In an effort to spur development interests in their business district and provide more amenities in the neighborhood, the West End Community Council has requested an Urban Parking Overlay District.

The West End is a dense, urban environment that promotes and encourages walkability. *Plan Cincinnati* (2012) supports the enhancement and increase of compact and walkable development. The existing minimum parking regulations emphasize suburban development patterns, obstruct the renovation and rehabilitation of existing buildings, and endanger the urban fabric and historic character of the West End, by attempting to provide parking for all vehicles. The proposed elimination of minimum off-street parking requirements removes an obstacle to the redevelopment of the West End and can help create and maintain the urban form desired in the West End.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposal is consistent with the Compete and Live Initiative Areas of *Plan Cincinnati* (2012). Within the Compete Initiative Area, the proposal is consistent with the Goal to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 103). This aligns directly with the West End Community Council’s intent to spur development interests in the business district.

Within the Live Initiative Area is a strategy to become more walkable by “increasing mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors” (p. 157). *Plan Cincinnati* (2012) further recommends a short-range initiative to “Revise the City’s Building and Zoning Codes [...] with standards that emphasize traditional neighborhood development over suburban development” (p. 157) and to “Develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings” (p. 197).

West End Speaks Plan (2016)

The proposal is also consistent with the *West End Speaks Plan* (2016) as Linn Street is identified as the neighborhood center of activity. The proposed overlay would align with areas identified by the neighborhood in the Future Land Use map for neighborhood mixed use and pedestrian mixed use (p.31).

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed map amendment to add Urban Parking Overlay District #3: “West End”, as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to a portion of the West End.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Stacey Hoffman", with a long horizontal flourish extending to the right.

Stacey Hoffman, Senior City Planner
Department of City Planning & Engagement

Approved:

A handwritten signature in black ink, appearing to read "Katherine Keough-Jurs", written in a cursive style.

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement