

**Establishment of IDC #82
MLK/I-71 Area in portions of
Avondale, Corryville,
and Walnut Hills**

**City Planning Commission
September 7, 2018**

- In 2017 the new interchange at I-71 and MLK Drive opened
- Since its opening, the area has seen significant interest in new development
- On August 24, 2018 Acting City Manager Patrick A. Duhaney requested the establishment of a one year Interim Development Control (IDC) Overlay District for portions of the neighborhoods of Avondale, Corryville, and Walnut Hills
- The proposed IDC boundary incorporates areas near the new interchange that may be susceptible to new development

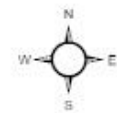
EXHIBIT A

MLK/I-71 Area Interim Development Control District (IDC)

Parcels being studied within the Reading Road & MLK Drive Corridors

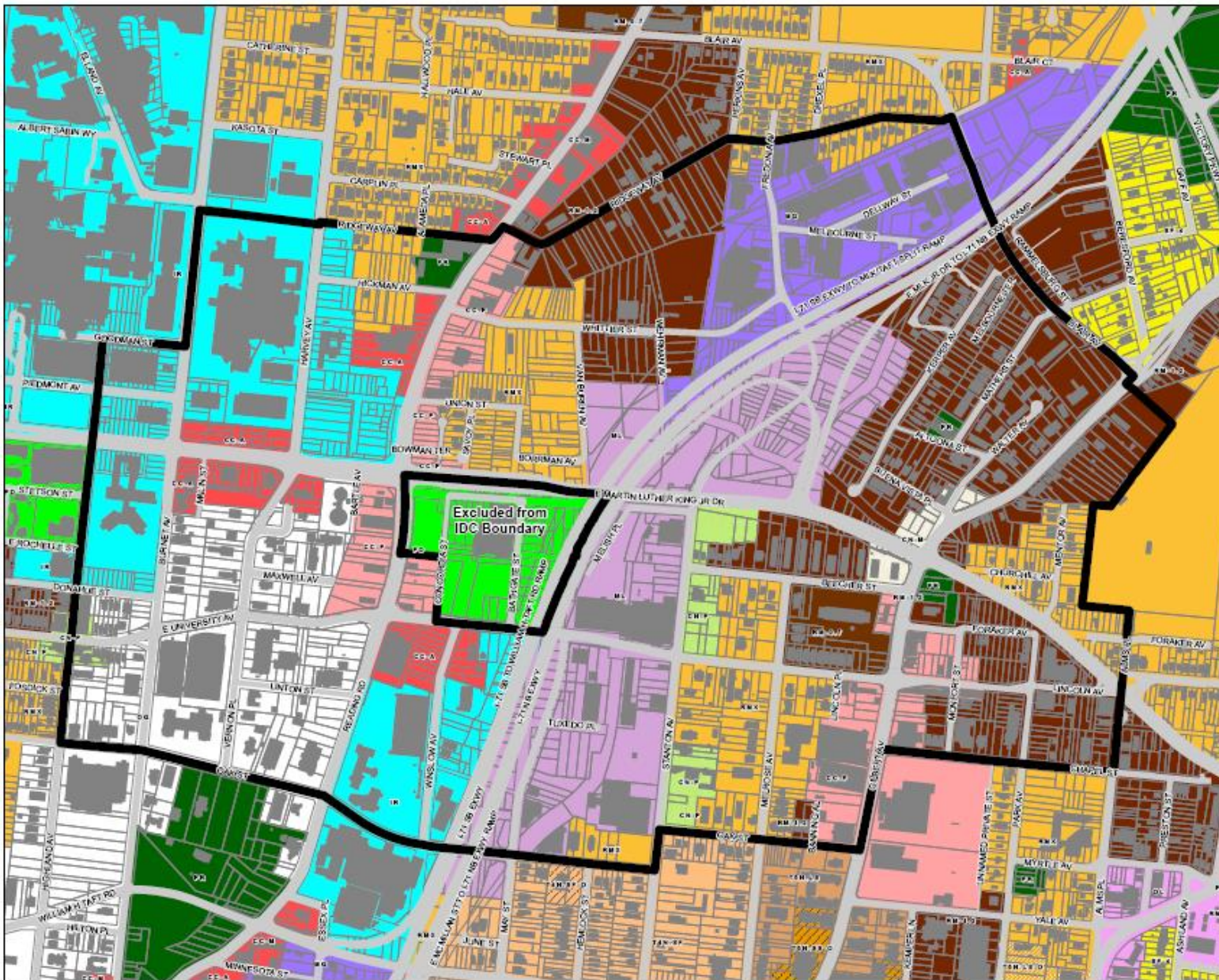
Legend

-  MLK/I-71 Area IDC Boundary
-  Buildings
-  Railroads
-  Parcels



0 0.05 0.1 Miles

Prepared by: Department of City Planning
September, 2018



- There is currently a Request for Proposals (RFP) circulating that seeks an applicant that will study the area and produce a set of land use policy recommendations, resulting in proposed amendments to the City's Zoning Code and/or Zoning Map
 - Promote a cohesive, dense, walkable urban environment while allowing for creativity and flexibility in the area
- The IDC would be put in place while the study is completed and the City Planning Commission studies the proposed policy recommendations

§ 143 I-05, Establishment of IDC Overlay Districts

- City Council may establish an IDC Overlay District if the City Planning Commission gives them an affirmative recommendation on the finding that:
 - I. Proposed Amendments
 - II. Study and Review
 - III. Public Interest

- The following permits are requested to be reviewed, in accordance with §1431-15 of the Cincinnati Zoning Code:
 - Building permits and certificates of compliance for new construction with a change in use
- The current boundary excludes property zoned Planned Development (PD). We recommend excluding any additional property that would complete the zone change process to Planned Development.

- The proposed IDC Overlay District would be established for one year if approved by City Council. An IDC Overlay District could help to ensure the compatibility of new developments where there is a change in use during that time
- The Departments of City Planning and Community and Economic Development will embark on a study to determine a set of land use policy recommendations that promote a cohesive, dense, walkable urban environment in the study area, yet allow for creativity and flexibility as necessary to meet market demands

- Notification was mailed to all property owners within the proposed IDC boundary on August 24, 2018
- The community councils of Avondale, Corryville, and Walnut Hills also received notification
- Staff has received several calls from property owners with questions
- Staff also received a letter from Uptown Consortium, Inc. requesting a 30-day extension to provide comments on the IDC

- Plan Cincinnati (2012)
 - Live Initiative Area
 - Compete Initiative Area
- MLK/Reading Road Corridor Study (2014)
 - Land use strategies
- The Walnut Hills Reinvestment Plan (2017)
 - Transitioning between commercial uses and residential areas

The staff of the Department of City Planning recommends that the City Planning Commission take the following actions:

DIRECT the Department of City Planning to undertake a zoning study in portions of Avondale, Corryville, and Walnut Hills to consider a comprehensive zoning regulation to guide the development of the area; and,

ADOPT the Department of City Planning's staff findings that the proposed IDC is in compliance with Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, as discussed on pages 1 – 2 of the staff report; and,

RECOMMEND that City Council establish Interim Development Control District No. 82, MLK/I-71 Area, for a period of one year, finding it to be in the interest of the general public's health, safety, and welfare during the course of the Department of City Planning's study, which recommendation includes:

- a. Appointing the Department of City Planning as the designated administrative reviewer under the IDC; and
- b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled "Regulations and Application Review Guidelines for Interim Development Control District No. 82, and Designation of Administrative Reviewer."