

# PROCEEDINGS OF THE CITY PLANNING COMMISSION

**June 6, 2025**

## **Regular Meeting**

A regular meeting of the Cincinnati City Planning Commission for Friday, June 6, 2025, was held in the Council Chambers of City Hall, 801 Plum Street, Cincinnati, Ohio 45202 and virtually on Zoom.

Pursuant to Chapter 121 of the Cincinnati Municipal Code enacted by Ordinance 298-2021, the Cincinnati City Planning Commission held its meeting on June 6, 2025, in-person and via videoconference (on Zoom). The manner of remote participation complied with all requirements of the Open Meetings Act. The meeting could be watched in real time on CitiCable or by livestreaming the meeting at [www.cincinnati-oh.gov/media](http://www.cincinnati-oh.gov/media). Members of the public were invited to participate in-person by registering online to receive the Zoom link. Public comments and questions to be shared with the City Planning Commission could be submitted to the Department of City Planning and Engagement in advance of the meeting.

Present: Mr. Jacob Samad, Chair  
Ms. Daniella Beltran, Vice Chair  
Mr. Darrick Dansby, Commissioner (Zoom)  
Mr. John Eby, Commissioner  
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner  
Ms. Anne Sesler, Commissioner (Zoom)  
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director  
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager  
Ms. Emily Ahouse, City Planning & Engagement, Zoning Administrator  
Ms. Emily Burns, City Planning & Engagement, City Planner  
Ms. Gabrielle Couch, City Planning & Engagement, City Planner  
Ms. Maria Dienger, City Planning & Engagement, Senior City Planner  
Ms. Carly Evans, City Planning & Engagement, Administrative Specialist  
Ms. Andrew Halt, City Planning & Engagement, Senior City Planner  
Mx. Lauralee Thatch, City Planning & Engagement, Intern/Co-op  
Ms. Jesse Urbancsik, City Planning & Engagement, Senior City Planner  
Mr. Marion Haynes, Law, Legal Counsel

*Mr. Samad called the meeting to order at 9:02 a.m. and asked that everyone join in the Pledge of Allegiance.*

*Ms. Kearney joined the meeting in person at 9:04 a.m.*

**Minutes**

**Commission Action:**

Approved the minutes from the March 7, 2025, meeting.

- Motion: Ms. Beltran
- Second: Ms. Kearney
- Ayes: Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Mr. Weber
- Nays: None
- Abstain: Ms. Sesler

**Consent Agenda – Administrative**

**ITEM 1**

A report and recommendation on the proposed acceptance of a portion of Vandalia Avenue right-of-way in Northside. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

- 1) **APPROVE** the proposed acceptance of a portion of Vandalia Avenue right-of-way in Northside.

**ITEM 2**

A report and recommendation on the proposed dedication and acceptance of a portion of Walworth Avenue right-of-way in the East End. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

- 1) **APPROVE** the proposed dedication and acceptance of a portion of Walworth Avenue right-of-way in the East End.

**Consent Agenda – Legislative**

**ITEM 3**

A report and recommendation on a proposed amendment to an existing lease for Lunken Airport Lease Areas 59, 60, and 61 in the East End and Linwood neighborhoods. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

- 1) **APPROVE** the proposed amendment to an existing lease for Lunken Airport Lease Areas 59, 60, and 61 in the East End and Linwood neighborhoods.

**Consent Agenda – Quasi-Judicial**

**ITEM 4**

A report and recommendation on a proposed Development Plan and Final Plat, with relief from the Cincinnati Zoning Code, located at 2728 Madison Road in Oakley. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

- 1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in this staff report; and

- 2) **ADOPT** the Department of City Planning and Engagement findings, analysis, recommendation, and conditions of the zoning special exception as outlined in the Zoning Relief Staff Report (Exhibit D); and
- 3) **APPROVE** the proposed Development Plan and Final Plat for 2728 Madison Road in Oakley, based on the fact that the proposed subdivision is substantially consistent with Section 300- 09(a)(6) and Section 300-09(c)(1).

**ITEM 5**

A report and recommendation on a proposed Development Plan and Final Plat, with relief from the Cincinnati Zoning Code, located at 1803 Chase Avenue in Northside. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

- 1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in this report; and
- 2) **ADOPT** the Department of City Planning and Engagement findings, analysis, and recommendation of the zoning special exception as outlined in the Zoning Relief Staff Report (Exhibit C); and
- 3) **APPROVE** the proposed Development Plan and Final Plat for 1803 Chase Avenue in Northside based on the fact that the proposed subdivision is substantially consistent with Section 300- 09(a)(6) and Section 300-09 (c)(1) of the Subdivision Regulations.

**Commission Action:**

Adopted the staff's recommendation for Items 1 - 5 on the Consent Agenda.

Motion: Ms. Sesler  
 Second: Mr. Weber  
 Ayes: Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Weber  
 Nays: None

*Ms. Sesler and Mr. Dansby were recused from Item 6 and were placed in the Zoom Waiting Room.*

**Discussion Agenda – Legislative**

**ITEM 6**

Mr. Andrew Halt presented a report and recommendation on a proposed Notwithstanding Ordinance permitting a parking facility at 515 Water Street in the Central Business District. Typically, the Department of City Planning and Engagement has taken the position to not support any Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing. In this unique situation,

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

- 1) **ADOPT** the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and
- 2) **APPROVE** the Notwithstanding Ordinance permitting the installation and operation of a parking facility at 515 Water Street in the Central Business District with the following conditions:
  - a. That the Notwithstanding Ordinance is valid until March 1, 2026, after which point it will expire.
  - b. That the proposed site plan substantially conforms to the site plan as submitted.
  - c. That the City Manager and the appropriate City officials may order the removal of the temporary parking lot and the restoration of the Property, at no cost to the City: (i) upon finding that the County has failed to comply with one or more of the conditions contained herein; (ii) upon the County's vacation of the Property or abandonment of the parking lot.

**Speakers and Discussion:**

Ms. Kearney asked if the applicant would be required to meet the landscaping requirements outlined in the zoning code. Mr. Halt replied that those regulations were included in the notwithstanding ordinance. If the notwithstanding ordinance was approved, they would not be required to meet those regulations.

Ms. Kearney asked if there were any letters of support for the item and Mr. Halt responded that the only correspondence received were the four letters of opposition.

Mr. Samad inquired about the March 1, 2026 expiration date for the proposed notwithstanding ordinance and asked if it should be updated to coincide with the master plan update for The Banks. Mr. Halt replied that the master plan update for The Banks should be completed at the end of 2025 and the March 1, 2026 date would allow the parking lot to be used through the end of the Bengals football season.

Ms. Beltran referenced the staff report about specific items not being received and suggested that the application felt hurried; she asked if it was rushed to meet the season start time. Ms. Keough-Jurs responded that the applicant team could speak in more detail about the timeline.

Ms. Beltran asked when the March 1, 2026 expiration date was relayed to the applicant team. Mr. Weber responded that the proposed Notwithstanding Ordinance was something the city administration had been working with the county administration on and items such as the upcoming City Council recess affected the timeline to get this item in. The proposed expiration date of March 1, 2026 was discussed with the applicant within the last two weeks.

Ms. Kearney asked Mr. Weber for more information about the need for the parking lot. Mr. Weber responded that it would be used for events such as the Cincinnati Music Festival and the Bengals football season. Ms. Kearney asked if parking would be part of The Banks master plan and expressed her concern about the temporary lot becoming permanent. Mr. Weber responded that they had been advised to consider parking and stressed that this lot is part of a larger conversation regarding the development of The Banks.

Mr. Phil Beck from Hamilton County, The Banks Project Executive, and a member of the applicant team, addressed the Commission and stated that the original concept of The Banks was surface parking along the riverfront. As The Banks developed, the surface parking had been replaced with mixed-use development over parking garages. However, parking garages are not conducive to gameday activities and tailgating. Mr. Beck suggested that they coordinate with Cincinnati Parks in the future to better program the space and create a more park-like setting.

Mr. Samad asked if the applicant team was comfortable with the proposed March 1, 2026 expiration date. Mr. Beck responded that the proposed expiration date was acceptable to them as the master plan process should wrap up by the end of 2025. Ms. Keough-Jurs noted that the master plan and a new concept plan for The Banks would return to the City Planning Commission and City Council for approval before moving forward. Ms. Beltran asked if the concept plan included the subject property. Ms. Keough-Jurs stated that the subject property could be added to the concept plan with a major amendment.

**Commission Action:**

Adopted the staff's recommendation for Item 6 on the Legislative Discussion Agenda.

Motion: Mr. Weber  
Second: Mr. Eby  
Ayes: Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Samad, Mr. Weber  
Nays: None  
Recused: Mr. Dansby, Ms. Sesler

*Ms. Sesler and Mr. Dansby returned to the meeting via Zoom.*

*Mr. Weber excused himself for a 10 a.m. meeting.*

**Discussion Agenda – Quasi-Judicial**

**ITEM 7**

Ms. Emily Burns presented a report and recommendation on a proposed Final Development Plan for Planned Development #102, Euclid-Corry, located at 2608-2622 Euclid Avenue in Corryville. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

- 1) **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
- 2) **APPROVE** the Final Development Plan for Planned Development #102 (PD-102), Euclid-Corry, in Corryville.

*Mr. Haynes swore the speakers in as Item 7 was a quasi-judicial item.*

**Speakers and Discussion:**

Ms. Sonya Jindal Tork, from Taft Law and a member of the applicant team, presented additional details of the planned development and stated that the proposed Final Development Plan was substantially consistent with the approved Concept Plan.

Ms. Beltran asked what level of LEED certification they were seeking.

Mr. Chinedum Ndukwe, from Kingsley and Co. and a member of the applicant team, responded that they were seeking LEED Silver certification.

Ms. Deborah Benjamin, resident of Corryville, summarized the changes that she’s experienced in Corryville over the years and addressed the dire need for additional parking options. She asked for an expedition of the Corryville neighborhood plan to address their need for parking options. Ms. Keough-Jurs confirmed that Corryville was on the list for an updated neighborhood plan but wanted to note that a formal parking study is not typically in the scope of services of a neighborhood plan. Ms. Kearney thanked Ms. Benjamin for her feedback and thanked Mr. Ndukwe for taking community feedback into consideration.

**Commission Action:**

Adopted the staff’s recommendation for Item 7 on the Quasi-Judicial Discussion Agenda.

Motion:	Ms. Beltran
Second:	Mr. Samad
Ayes:	Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler
Nays:	None
Excused:	Mr. Weber

### **Director's Report**

Ms. Keough-Jurs thanked the Commission for their time and reminded them that the next City Planning Commission meeting was scheduled for June 20, 2025, and would be a virtual meeting because of the Juneteenth holiday. Ms. Keough-Jurs introduced our Summer Seasongood Intern, Mx. Lauralee Thach to the Commission. Lauralee provided some of their school and work history and a brief background about themselves.

Ms. Keough-Jurs also reminded the Commission that the July 4<sup>th</sup> meeting was cancelled for Independence Day, so the next in-person meeting would be on July 18<sup>th</sup>.

***The meeting adjourned at 10:16 a.m.***

**APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION**

The minutes for the June 6, 2025, Regular Meeting are approved as distributed.

**June 6, 2025**

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

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Jacob Samad, Chair  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_