

CITY PLANNING 101

February 18, 2020 | Dept. of City Planning, Dept. of Community & Economic Development, Law Dept., & Neighborhood Plan Panel

Who is in the room?

City Planning

Katherine Keough-Jurs, AICP, Director
Alex Peppers, AICP, Supervising City Planner
Samantha McLean, City Planner

Law

Marion Haynes, Chief Counsel, Development,
Land Use, & Planning

Neighborhood Plan Panel

Dan Krohn, Joyce Powdrill,
Sheila Rosenthal, Dr. Gregory Stewart

Overview of Agenda

1 Role of City Planning

3 Neighborhood Planning Process

2 City Planning Commission

4 Neighborhood Plan Panel

ROLE OF CITY PLANNING

Who are we?



A staff of 11, including a Director, Supervising City Planner, 5 Senior City Planners, 2 City Planners, Administrative Specialist, and AmeriCorps VISTA, with the mission:

To utilize creative planning principles to guide land use while ensuring excellent customer service and fostering safe and sustainable building development.

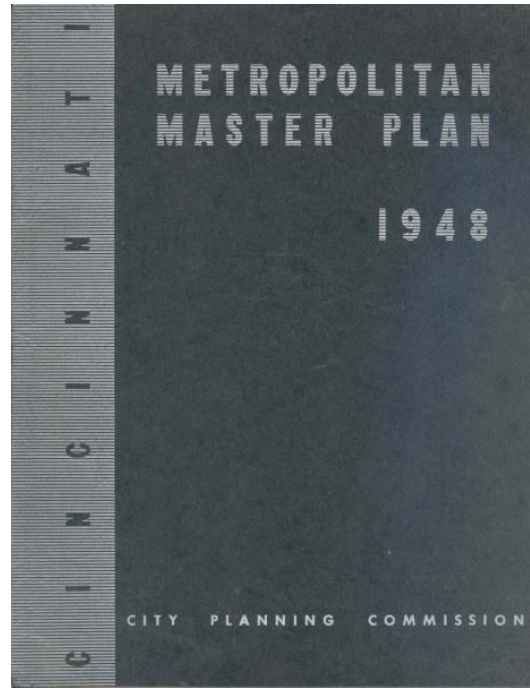
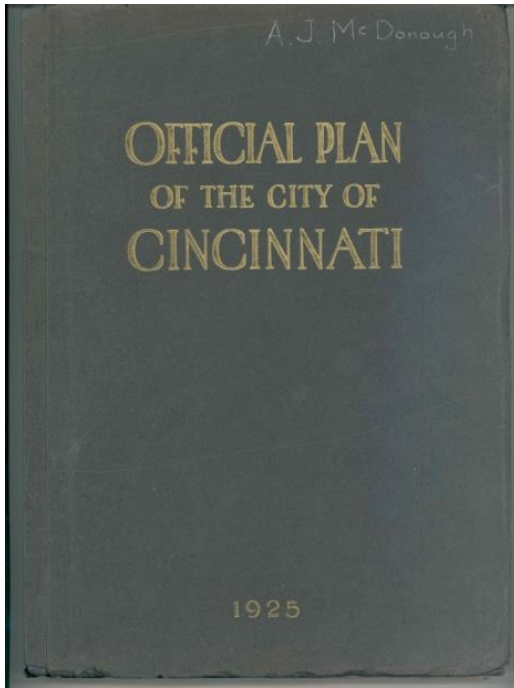
What do we do?

- Develop **long-range and special plans** for neighborhoods, focus areas, or the City as a whole
- Are staff to the **City Planning Commission**
- Creates the **Zoning Code, Subdivision Regulations**, and other **regulatory land use** processes (*Short-range planning*)
- Provide **pre-development services** to developers, community members, and other departments
- Manage **federally funded program reviews**, such as environmental reviews
- Provide **demographic and other analysis** and **mapping services** for City administration
- Work on other special projects

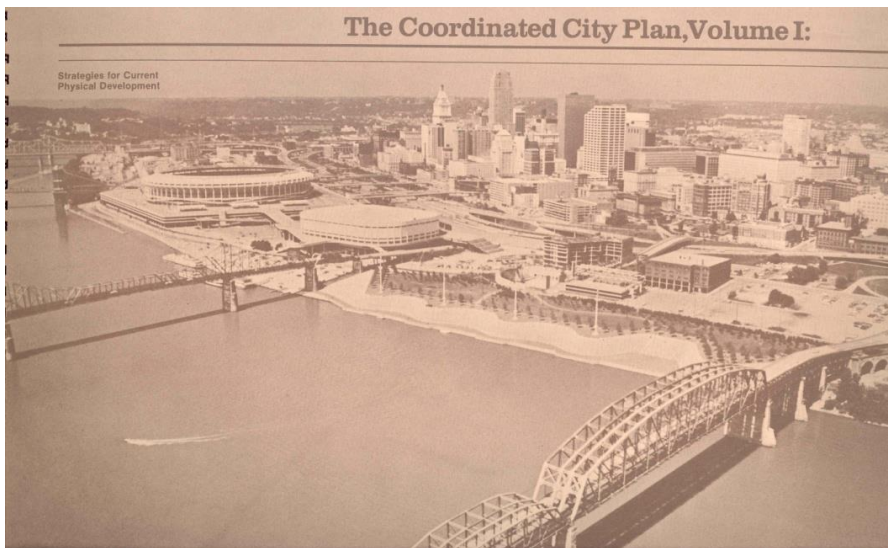
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What do we do?



Develop long-range and special plans for neighborhoods, focus areas, or the City as a whole



What do we do?

Our Vision: Thriving Re-Urbanization

The vision for the future of Cincinnati is focused on an unapologetic drive to create and sustain a thriving inclusive urban community, where engaged people and memorable places are paramount, where creativity and innovation thrive, and where local pride and confidence are contagious.

VISION



Initiative Areas

Goals

Strategies

What do we do?

Creates the **Zoning Code**,
Subdivision Regulations, and
other **regulatory land use**
processes (*Short-range planning*)



*Urban Agriculture
text amendment*



What do we do?

Provide **pre-development services** to developers, community members, and other departments

- Coordinated Site Review is managed by the Department of Buildings and Inspections but utilizes all permitting agencies/departments
- Involves three tiers:
 - Preliminary Design
 - Development Design
 - Technical Design
- Advisory Team meeting and Client meeting

What do we do?

Manage **federally funded program reviews**, such as environmental reviews



2019 Summary for Completed Environmental Reviews

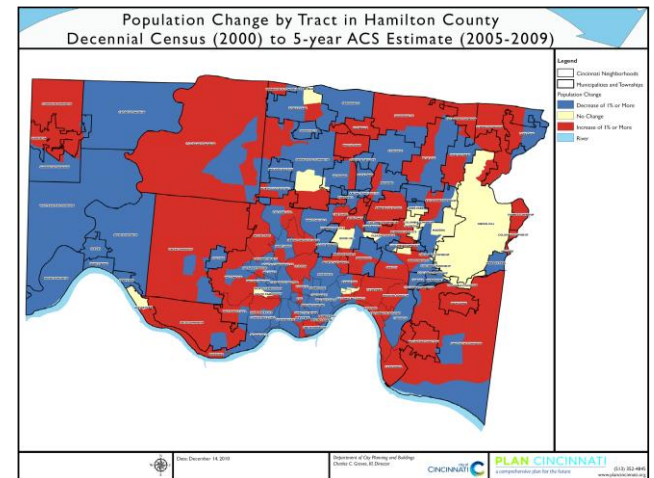
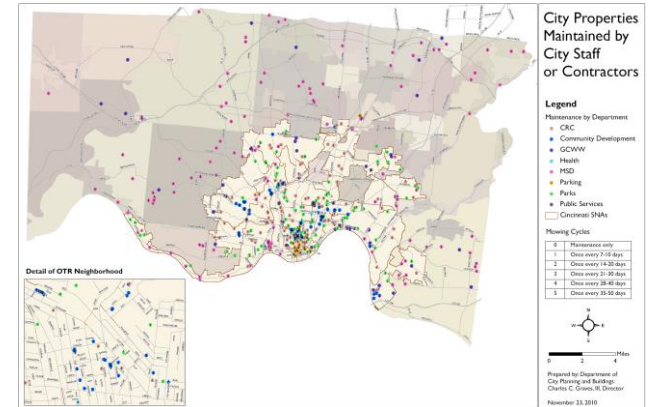
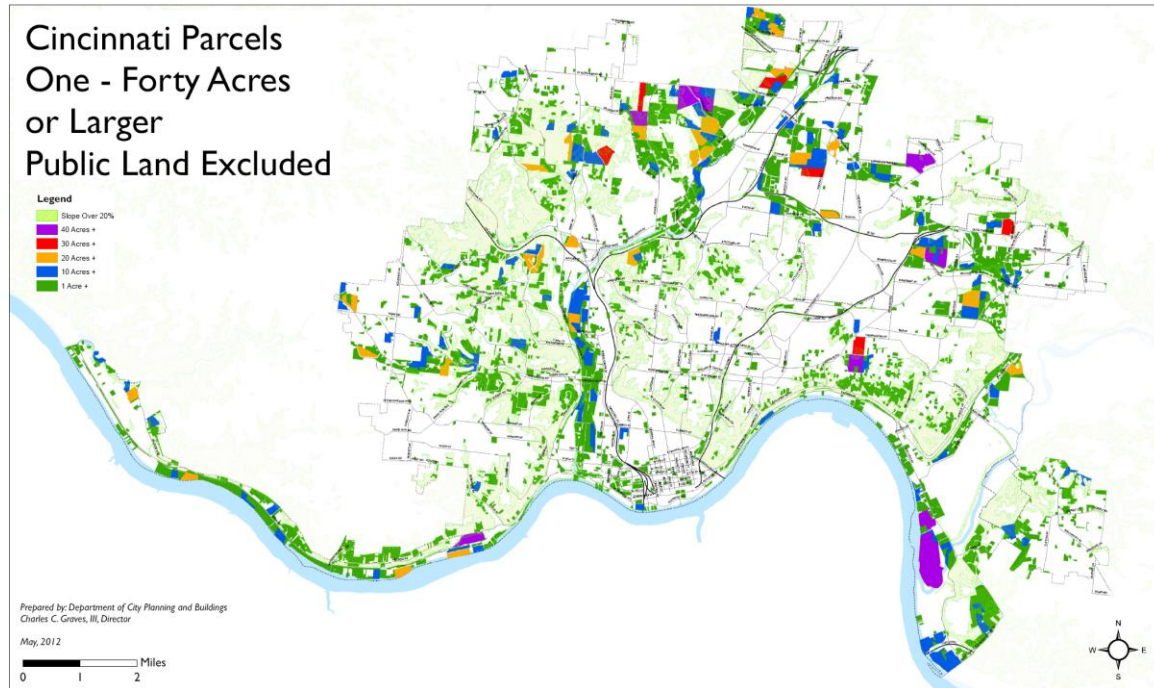
Total Completed Reviews	1,054
Total Funding Amount	\$59,799,069

Programs or Projects Funding Sources

CDBG	857
HOME	32
HOPWA	2
ESG	3
Other	160

What do we do?

Provide demographic and other analysis and mapping services for City administration



What do we do?

Work on other special projects



Cincinnati Recreation Commission

Save the Date

Oskamp Expansion Community Engagement

The Cincinnati Recreation Commission will be seeking public input as it relates to the expansion of amenities and services at the Oskamp Recreation Area in the community of Westwood. Several information gathering techniques will be utilized to reach and inform as many residents as possible in the most convenient means available.

Sept. 25, 2019
Westwood Town Hall 6:00 pm – 7:30 pm
3017 Harrison Ave., Cincinnati, OH 45211

Oct. 28, 2019
Dater Montessori 6:00 pm – 7:30 pm
2840 Boudinot Ave, Cincinnati, OH 45211

NOTE: These are the same meeting, no need to attend both.

Oskamp Expansion Community Engagement Outcome Meeting

Dec. 10, 2019
Westwood Town Hall 6:00 pm – 7:30 pm
3017 Harrison Ave., Cincinnati, OH 45211



Urban Forestry Board

Committee of Names (Streets)

Community Budget Request Process

GREATER CINCINNATI COUNTS

CENSUS 2020

PROPERTY TAX WORKING GROUP PUBLIC MEETING



Throughout the past few months, the Property Tax Working Group has been studying trends related to property taxes in order to make recommendations aimed to help seniors and those with special needs, living on a limited income, remain in their homes. The Working Group has also been looking at the varying effects of tax abatements on the neighborhoods of Cincinnati and will make recommendations for possible changes. **We would like to hear your thoughts and opinions. Please come and share with the Property Tax Working Group.**

Visit cincinnati-oh.gov/propertytaxproject for more information contact: Samantha McLean at samanthamclean@cincinnati-oh.gov | 513-352-4886 or the co-chairs, Carol Gibbs at csbgibbs@aol.com and Vice Mayor Christopher Smitherman at christopher.smitherman@cincinnati-oh.gov | 513-352-3464

The Cincinnati Recreation Commission (CRC) provides recreation and leisure services for the residents of the city of Cincinnati, OH. Services include: youth, senior, fitness, and leisure programs and services. The City of Cincinnati and CRC are committed to providing quality recreation services to all city residents. Services are provided on a non-discriminatory basis. The City of Cincinnati and CRC are committed to providing quality recreation services to all city residents. Services are provided on a non-discriminatory basis. The City of Cincinnati and CRC are committed to providing quality recreation services to all city residents. Services are provided on a non-discriminatory basis.

City Planning or Buildings & Inspections?

Is the Issue a Legislative Process? – City Planning

- Changes to laws (zoning Codes/maps); Rezoning property
- Development or approval of neighborhood/comprehensive plans
- City acquisition or disposition of land rights (sales, leases, vacations of right-of-way, easements)
- Subdivisions (creating parcels of land)
- Administrative review of Planned Developments

Is the Issue an Administrative Process? – Buildings & Inspections

- Permission/permits for private construction
- Variances/exceptions to Zoning Laws (Zoning Hearing Examiner)
- Work in Special Districts (Hillsides, Historic, Urban Design)
- Enforcement of property laws; appeals to enforcement (ZBA)

CITY PLANNING COMMISSION

Role of City Planning Commission

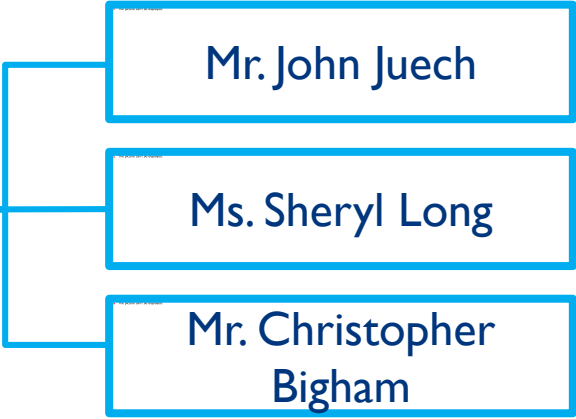
The City Planning Commission is an independent commission established by Article VII of the **City of Cincinnati's charter**.

The powers and duties of the commission shall be to **make plans and maps of the whole or any portion of the city** and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the **location and extent of streets, alleys, ways, viaducts, bridges, subways, parkways, parks, playgrounds and other public grounds and public improvements, of public buildings and other public properties, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities**. Such maps and plans may also include **the division of the city into zones or districts**, in accordance with the commission's recommendations for the limitation and regulation of the height, bulk (including percentage of lot occupancy and set-back building lines) and use of buildings and other structures and premises in such zones or districts.

City Planning Commission

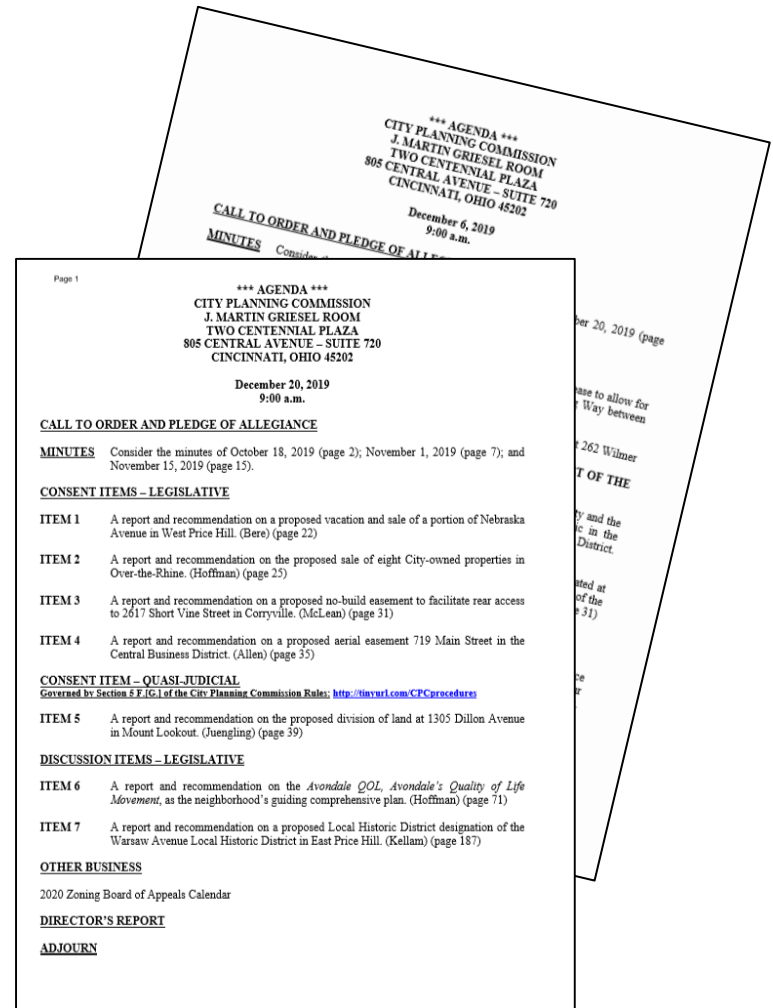
Chair	Mr. Byron Stallworth
Vice Chair	Mr. John Eby
City Manager	Mr. Patrick Duhaney
City Council Member	Mr. Christopher Smitherman
Member	Ms. Anne Sesler
Member	Mr. Jacob Samad
Member	Vacant

City Manager Designees



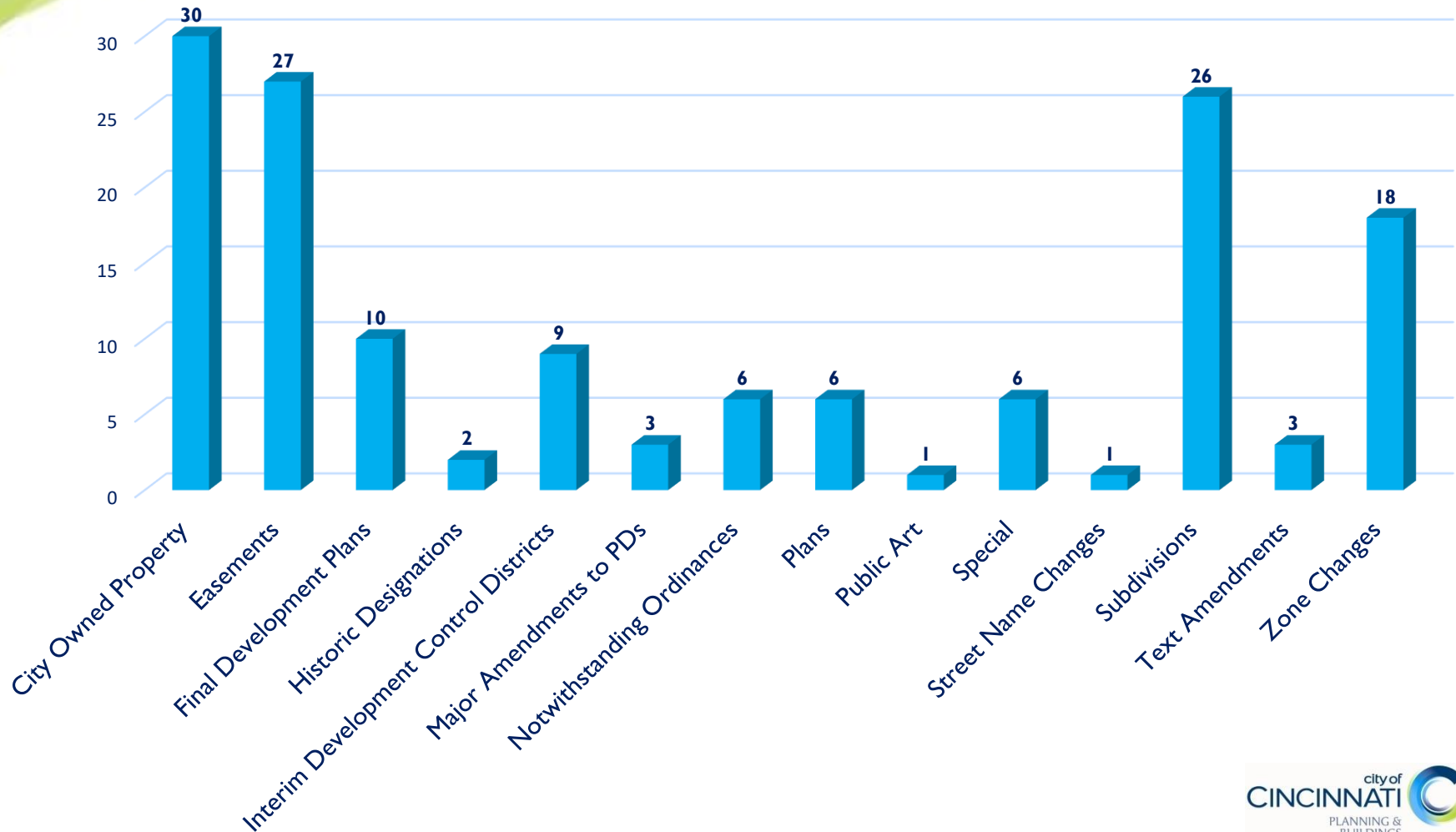
City Planning Commission

- Advisory to City Council
- Meets 1st and 3rd Friday of each month at 9 a.m. at Two Centennial Plaza | 805 Central Avenue, 7th Floor
- Average Number of Items Per Agenda: 7
- Meetings are open to the public



CPC Items

Total number of items in 2019: **148**



CPC Items: Local Historic District Designations

Bella Vista Local Historic District – Bond Hill



1739 Bella Vista Street March 3, 2019



1730 Bella Vista Street March 3, 2019



1743 Bella Vista Street March 3, 2019



1722 Bella Vista Street March 3, 2019



1718 Bella Vista Street March 3, 2019



1723 Bella Vista Street March 3, 2019

Warsaw Avenue Local Historic District – East Price Hill



3201 Warsaw Avenue

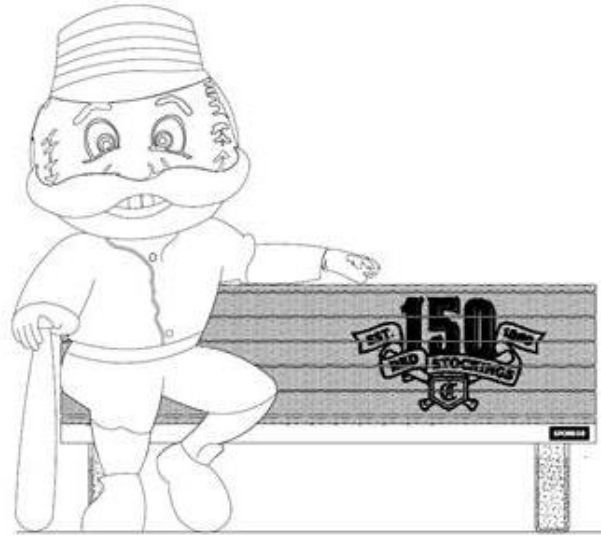


3215 Warsaw Avenue



3120 Warsaw Avenue

CPC Items: Public Art



CPC Items



City Planning Commission Agenda

Consent Agenda

Typically items that are not controversial or just need basic approval

- Subdivision reviews
- Sales and leases of City-owned property
- Easements

Discussion Agenda

Typically items are controversial or need full presentation for context

- Zoning map amendments (zone changes, IDCs, PDs) and text amendments
- Final Development Plans
- Notwithstanding Ordinances
- Approval of city and neighborhood plans
- Designation of historic districts and landmarks
- Changes in the extent and use of City streets
- Public art/statues

Page 1	*** AGENDA *** CITY PLANNING COMMISSION J. MARTIN GRIESEL ROOM TWO CENTENNIAL PLAZA 805 CENTRAL AVENUE - SUITE 720 CINCINNATI, OHIO 45202 December 20, 2019 9:00 a.m.
<u>CALL TO ORDER AND PLEDGE OF ALLEGIANCE</u>	
<u>MINUTES</u>	Consider the minutes of October 18, 2019 (page 2); November 1, 2019 (page 7); and November 15, 2019 (page 15).
<u>CONSENT ITEMS – LEGISLATIVE</u>	
ITEM 1	A report and recommendation on a proposed vacation and sale of a portion of Nebraska Avenue in West Price Hill. (Bere) (page 22)
ITEM 2	A report and recommendation on the proposed sale of eight City-owned properties in Over-the-Rhine. (Hoffman) (page 25)
ITEM 3	A report and recommendation on a proposed no-build easement to facilitate rear access to 2617 Short Vine Street in Corryville. (McLean) (page 31)
ITEM 4	A report and recommendation on a proposed aerial easement 719 Main Street in the Central Business District. (Allen) (page 35)
<u>CONSENT ITEM – QUASI-JUDICIAL</u> Governed by Section 5 F.(G.) of the City Planning Commission Rules: http://tinyurl.com/CPCprocedures	
ITEM 5	A report and recommendation on the proposed division of land at 1305 Dillon Avenue in Mount Lookout. (Juengling) (page 39)
<u>DISCUSSION ITEMS – LEGISLATIVE</u>	
ITEM 6	A report and recommendation on the <i>Avondale QOL</i> , <i>Avondale's Quality of Life Movement</i> , as the neighborhood's guiding comprehensive plan. (Hoffman) (page 71)
ITEM 7	A report and recommendation on a proposed Local Historic District designation of the Warsaw Avenue Local Historic District in East Price Hill. (Kellam) (page 187)
<u>OTHER BUSINESS</u>	
2020 Zoning Board of Appeals Calendar	
<u>DIRECTOR'S REPORT</u>	
<u>ADJOURN</u>	

CPC Agenda: Legislative or Quasi-Judicial?

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*** AGENDA ***
CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM
TWO CENTENNIAL PLAZA
805 CENTRAL AVENUE – SUITE 720
CINCINNATI, OHIO 45202

December 20, 2019
9:00 a.m.

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OTHER BUSINESS
2020 Zoning Board of Appeals Calendar

DIRECTOR'S REPORT

ADJOURN

Legislative

Establishment of laws and policies

- Amendments to zoning maps, ordinances, regulations, planned developments
- Approval of City Plans and Neighborhood Plans,
- Changes to use of City streets
- City acquisition/disposition of land
- Designation of historic districts and landmarks

Quasi-Judicial (Administrative)

Enforcement of laws and policies

- Application of Zoning Code
- Land Subdivision
- Hearings on requests to develop property (final development plan review)

CPC Agenda: Quasi-Judicial Items

Application of Land Use & Zoning Policies:



Application:

Property Owner submits an application requesting to do something with its property (*subdivide parcel, request a variance, etc.*)



Hearing:

City Planning Commission holds a hearing to determine the property rights of that Property Owner



Process:

Stricter procedural requirements than Legislative (*court-like proceedings*).
Planning Commission hears arguments from:

- (1) Property Owner on why the application should be approved, then
- (2) Other interested parties in support or opposition of the application.



Decision:

Board considers all arguments and then renders a decision to approve or deny the application.

City Planning Commission Notices

City Planning Commission Meetings	Agenda and link to packets emailed to all on our interested parties list (includes Community Councils) one week prior to meeting
Zone Change Text Amendment Historic Districts Historic Landmarks	All property owners within 400 feet and Community Council
Real Estate Items Subdivisions	<ul style="list-style-type: none">• Adjacent property owners and Community Councils• Subdivision notice sent to all property owners within 200 feet and Community Council
Neighborhood Plans	Various methods, depending on process

Timing – 14 days whenever possible (except agenda)

How do I communicate with the City Planning Commission?



Chair will invite anyone wishing to speak to:

1. Fill out a Speaker Card at the meeting
2. Deliver Speaker Card to the Board
3. Chair will offer time to any speaker wishing to discuss an application.

How do I communicate with the City Planning Commission?

General Questions (Procedure or Policy)? Email Planning Commission – planning@cincinnati-oh.gov



Questions about a Specific Application? – *Come to the meeting!*

Two Centennial Plaza
805 Central Avenue, Seventh Floor
Cincinnati, Ohio 45202



Avoid Ex Parte Communications! Making general statements or approaching Board members on a specific agenda item can run afoul of the process.

City Planning Commission



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City Planning Commission

City Charter

According to the Charter of the City of Cincinnati, the City Planning Commission shall consist of seven members. One member shall be the City Manager or a person duly designated by the City Manager who may at any time serve as alternate member for the City Manager; one shall be a member of Council selected by it; and five shall be electors of the City of Cincinnati appointed by the Mayor.

As the term of each appointed member expires, the Mayor shall appoint a successor for a term of five years. All vacancies in the Commission for unexpired terms of appointed members shall be filled by the Mayor.

Each member of the Commission shall serve for the term of appointment and until a successor is appointed and qualified. All members of the Commission shall serve as such without compensation.

The powers and duties of the commission shall be to make plans and maps of the whole or any portion of the city and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the location and extent of streets, alleys, ways, viaducts, bridges, subways, parkways, parks, playgrounds and other public grounds and public improvements, of public buildings and other public properties, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities. Such maps and plans may also include the division of the city into zones or districts, in accordance with the commission's recommendations for the limitation and regulation of the height, bulk (including percentage of lot occupancy and set-back building lines) and use of buildings and other structures and premises in such zones or districts.

To learn more about the powers and duties of the City Planning Commission, please [click here](#).

City Planning Commission Members

www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission

City Planning Commission

Meetings

CITY PLANNING COMMISSION MEETING SCHEDULE FOR 2020

The City Planning Commission typically meets the first and third Friday of each month at 9 a.m. in the J. Martin Griesel Conference Room:

Two Centennial Plaza
805 Central Avenue, Seventh Floor
Cincinnati, Ohio 45202

Individuals requiring special accommodations to participate in or attend any meeting should call the Department of City Planning at 513-352-4845 prior to the meeting day.

Official Minutes

OFFICIAL CITY PLANNING COMMISSION MINUTES FROM PAST MEETINGS

Official City Planning Commission Minutes from meetings prior to 2016 are not published within this page but can be requested by calling the Department of City Planning at 513-352-4845 or emailing planning@cincinnati-oh.gov.

Feb. 7, 2020 Packet

Jan. 24, 2020 Packet

Jan. 17, 2020 Packet

Dec. 20, 2019 Packet

Dec. 6, 2019 Packet

City Planning Commission



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FEBRUARY 2020



S	M	T	W	T	F	S
						1
2	3	4	5	6	7 9:00 a.m. - City Planning Commission	8
9	10	11	12	13	14	15
16	17	18	19	20 9:00 a.m. - Property Tax Working Group Meeting	21 9:00 a.m. - City Planning Commission	22
23	24 4:00 p.m. - Public Staff Conference: Proposed Zone Change in Evanston	25	26	27	28	29

NEIGHBORHOOD PLANNING PROCESS

Why create a neighborhood plan?

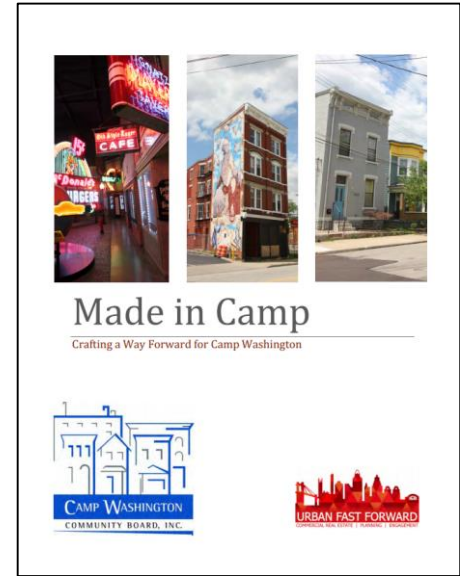
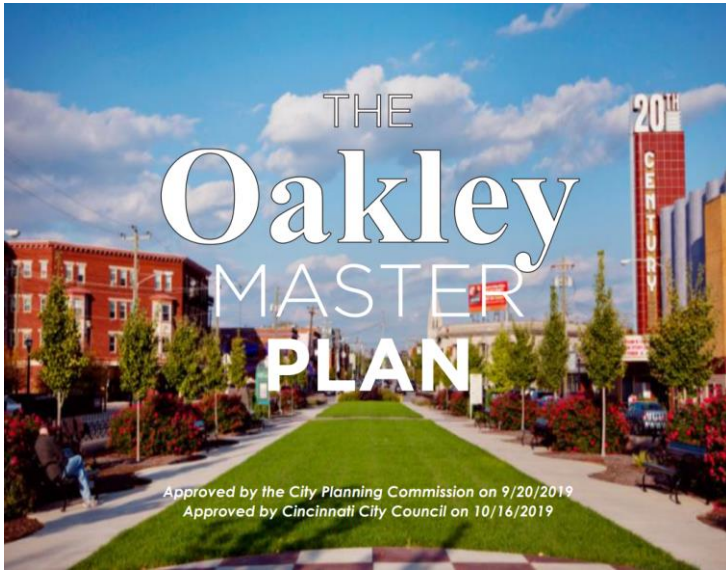
- Allows for a platform for **dialogue** and **engagement**
- Creates and **confirms neighborhood identity, goals, and vision**
- Helps **guide policy decisions** that impact the neighborhood
- Helps **guide development and investment decisions**
- Used as a **tool for community investment projects**
- Demonstrates to City leaders that the **neighborhood is united**

What is in a neighborhood plan?

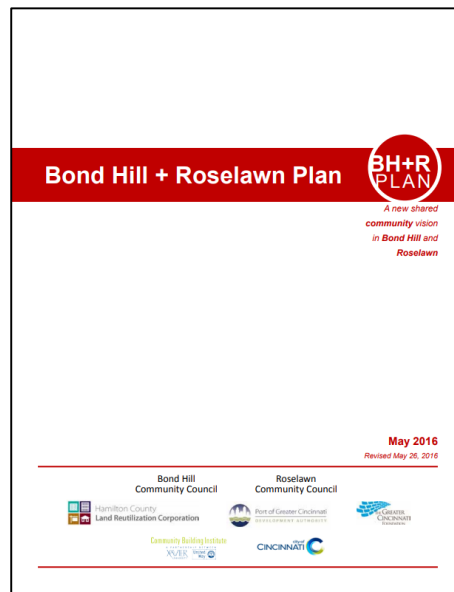
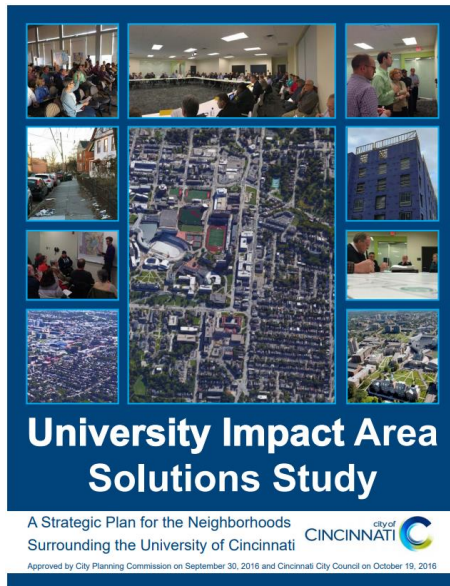
- Neighborhood history – **What existed?**
- Existing Conditions – **What currently exists?**
- Vision – **What do we want to exist in the future?**
- Process
- Goals + Objectives – **How do we accomplish our vision?**
- Consistency with Plan Cincinnati
- Implementation plans – **The who, what, when, where**

Types of Neighborhood Plans

Neighborhood-Scale



Multiple Neighborhoods/Areas

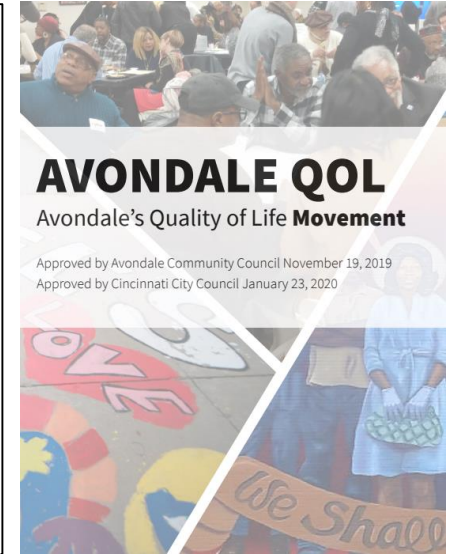


Types of Neighborhood Plans

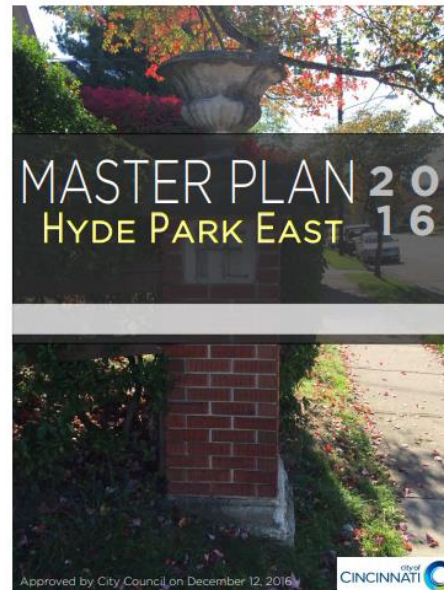
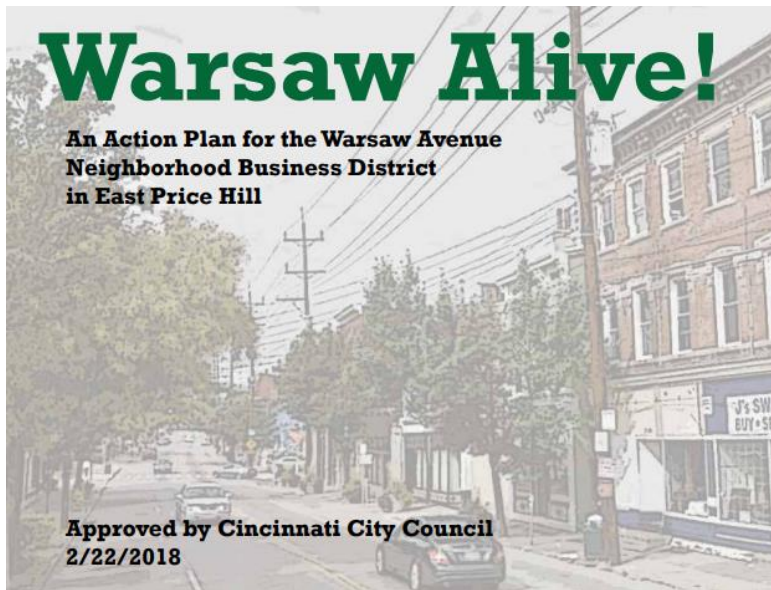
Corridor



Quality of Life




Neighborhood District



Neighborhood Plans




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Neighborhood Plans

The Department of City Planning works with the 52 neighborhoods of Cincinnati through the neighborhood planning process. Below is a list of approved plans, listed by neighborhood, as well as a list of neighborhoods that are currently updating or creating a plan.

APPROVED PLANS

Downloadable (pdf) versions of approved City of Cincinnati Plans listed by Neighborhood

ONGOING NEIGHBORHOOD PLANNING PROCESSES

Information regarding Neighborhood Plans that are currently underway and in the public engagement process.

<https://www.cincinnati-oh.gov/planning/neighborhood-plans/>

Neighborhood Plans


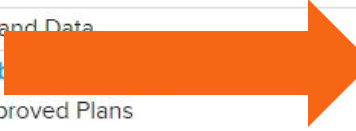

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Approved Plans



Click a neighborhood below to view PDF versions of the approved City of Cincinnati Plans.

- [City Wide](#) >
- [Avondale](#) >
- [Bond Hill](#) >
- [California](#) >
- [Camp Washington](#) >
- [Carthage](#) >
- [Clifton](#) >
- [College Hill](#) >
- [Columbia Tusculum](#) >
- [Corryville](#) >
- [CUF](#) >
- [Downtown / Riverfront](#) >
- [East End](#) >
- [East Price Hill](#) >
- [East Walnut Hills](#) >
- [East Westwood](#) >

<https://www.cincinnati-oh.gov/planning/neighborhood-plans/approved-plans/>

Neighborhood Plans

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Ongoing Neighborhood Planning Processes



Belong, Be Strong: West Price Hill

The neighborhood of West Price Hill is set to create a neighborhood plan with a focus on the business districts of Glenway Avenue and W. 6th Street.

Do You Live CT? | Columbia Tusculum

Columbia Tusculum's Comprehensive Neighborhood Plan will be kicking off in late February. Please check back for more details.

Kennedy Heights

Kennedy Heights is working to create a Steering Committee for their first Neighborhood Plan since 2003! Check back soon for updates on the Kick-off meeting, coming in 2020.

Mohawk Area Plan

The Mohawk Area of the Brewery District in Over-the-Rhine is currently in the process of creating a plan for the Mohawk Area residents and businesses.

Mt. Auburn Plan

Mt. Auburn is creating its first neighborhood plan since 1974.



Plan Hyde Park

Did you know the last time Hyde Park completed a full Neighborhood Plan was in 1983? Please join us as we work together to define the future of Hyde Park.



Sayler Park Plan

Sayler Park is in the process of creating its very first comprehensive plan with the aim to bring the community together under a singular vision for the future of the neighborhood.



SGV 2.0: The Spring Grove Village Neighborhood Plan

Spring Grove Village is working hard to create a forward-thinking plan to guide future development of the neighborhood.

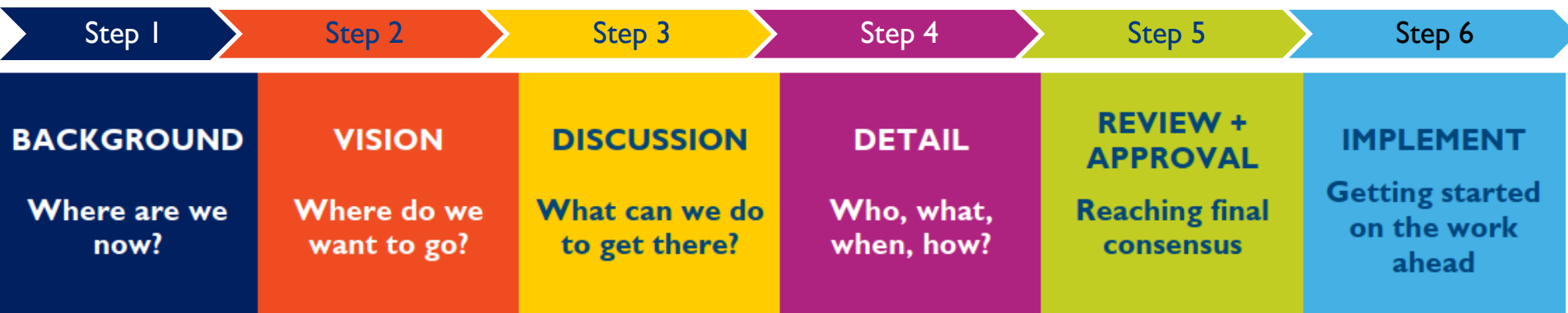


South Cumminsville on the Move Plan

South Cumminsville is on the move with a planning process aimed at creating a unified vision of neighborhood development through robust community engagement.

<https://www.cincinnati-oh.gov/planning/neighborhood-plans/ongoing-neighborhood-planning-processes/>

Neighborhood Planning Process



ACTIVITIES

Determine process + community engagement plan	Kick-off Events	Working Group Meetings Develop goals, strategies, and maps	Working Group Meetings Detailed recommendations with timeline	Final Steering Committee Review and Approval	Start following Plan
Create communications systems	Small Group Meetings	Community Feedback Session(s) <ul style="list-style-type: none">Validating VisionIs this headed in the right direction?	Draft Plan	Community Council Review, Approval, + Community Celebration	Develop Implementation Committee on Community Council
Neighborhood Survey	Review meeting outcomes		Community Feedback Session <ul style="list-style-type: none">Final reaction to Draft PlanPrioritization	City Department Review	City Planning Commission Review and Approval
Existing Conditions + Plans Analysis	Develop Draft Vision Statement	Review meeting outcomes	City Council Review and Approval		
Plan Kick-Off Events	Plan the Focus Group Meetings				

Neighborhood Planning Process



Neighborhood Planning Process



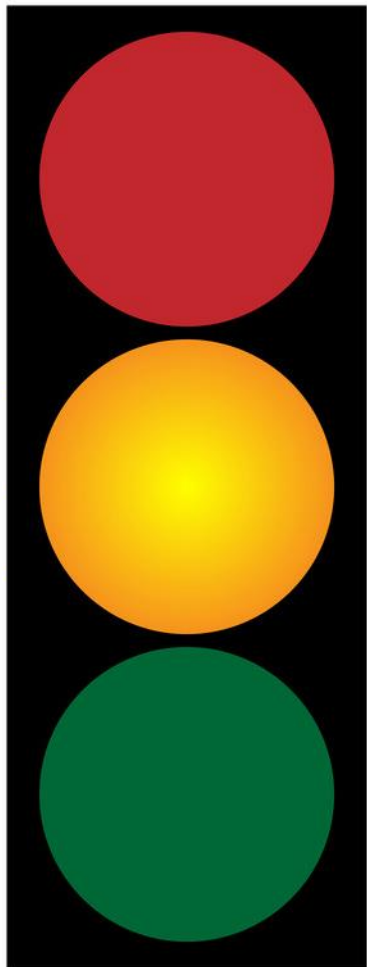
Neighborhood Planning Process



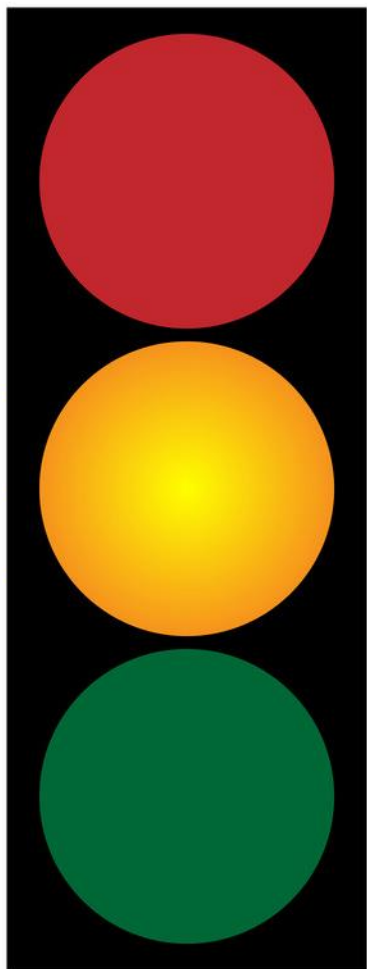
Neighborhood Planning Process



Is my neighborhood ready for a plan?

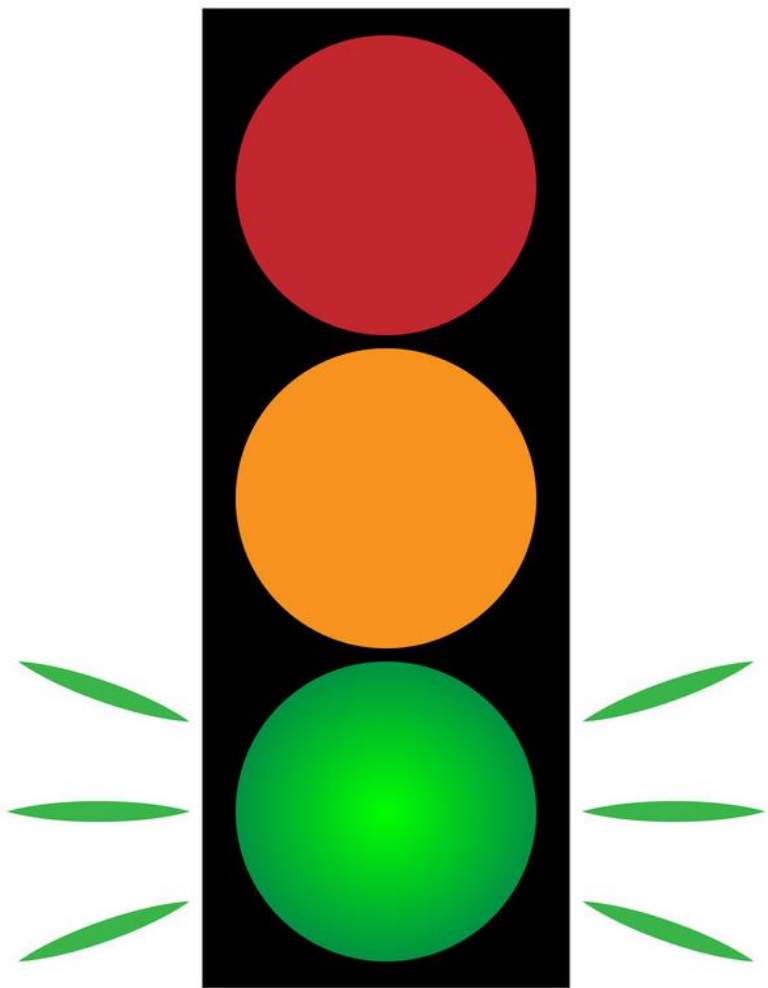


Is my neighborhood ready for a plan?



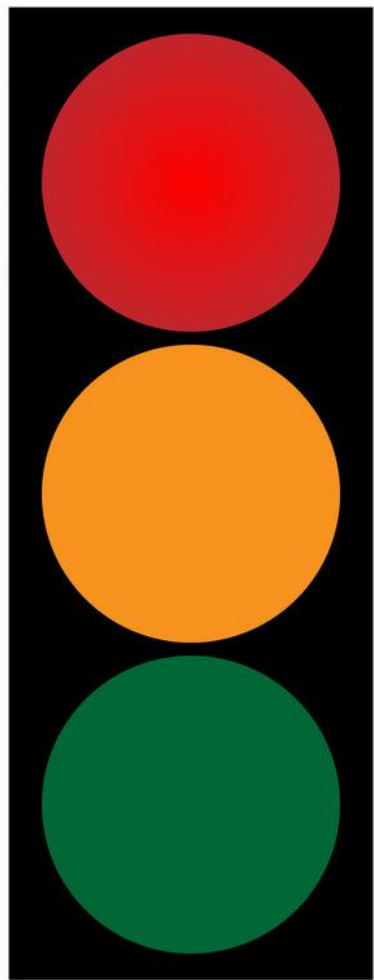
Do you have a specific
problem you need to
solve?

Is my neighborhood ready for a plan?



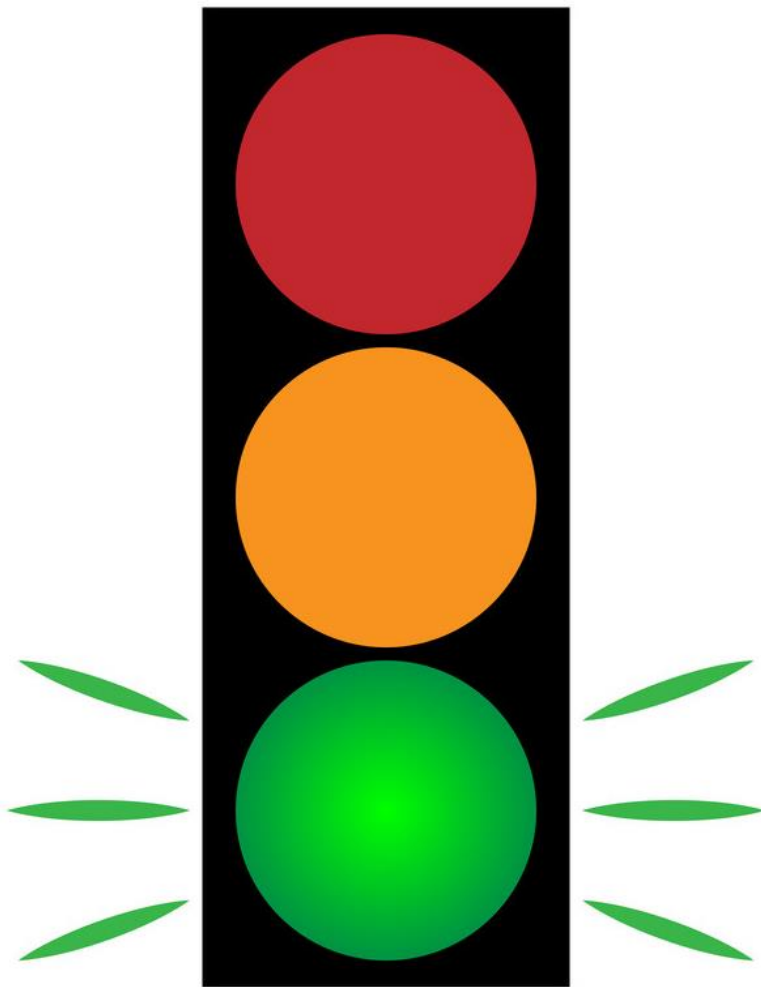
Are you concerned about how your community will develop or redevelop?

Is my neighborhood ready for a plan?



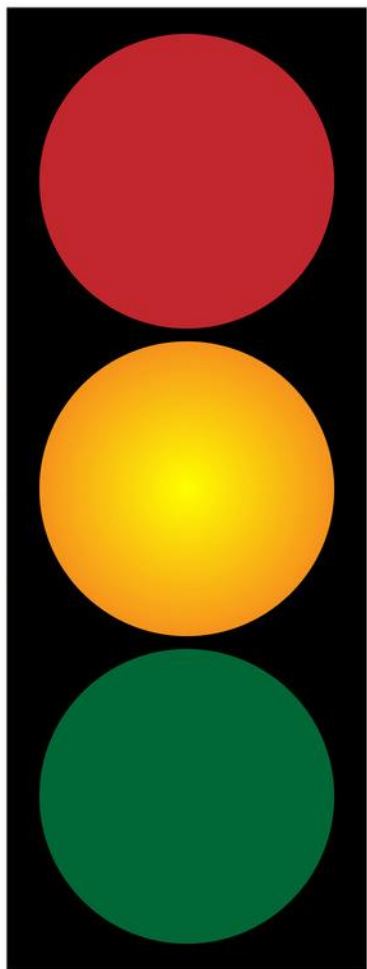
Is there a hot-button issue that has the potential to take over any conversation?

Is my neighborhood ready for a plan?



Is there buzz around
working together to get
things done?

Is my neighborhood ready for a plan?



***Do you have
communication methods
in place to engage
neighbors?***

How can City Planning help?

We want to be at the table!



City Planning can lead the process

- Examples: Oakley Master Plan, Warsaw Alive! Plan, Hyde Park East Plan, East End Garden District Plan
- Request through Community Budget Request process

Neighborhoods can hire a consultant

- Examples: Bond Hill/Roselawn Plan, Evanston Work Plan, Avondale Quality of Life Movement, Camp Washington, etc.
- City Planning is part of Steering Committee

Hybrid – Part Community/Consultant/City

- Example: Spring Grove Village 2.0

Neighborhood Plan Panel

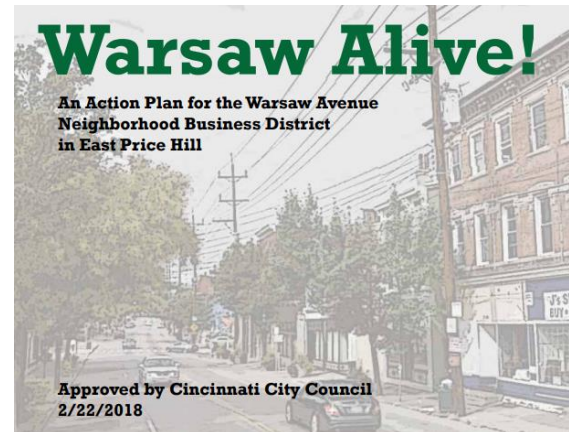


Evanston Work Plan:

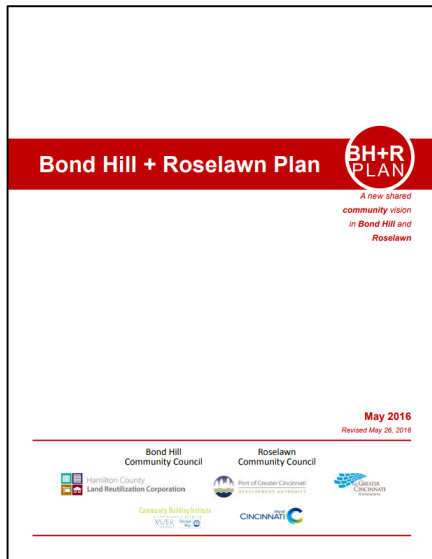
A plan of action created by the Evanston community for the Evanston community 2019 - 2029

Approved by:
Evanston Community Council - August 15, 2019
City Planning Commission - September 6, 2019
Economic Growth and Zoning Committee - October 1, 2019
City Council - October 2, 2019

Dr. Gregory Stewart
President, Evanston Community Council



Sheila Rosenthal
President, East Price Hill Improvement Association



Joyce Powdrill
Principal, J. Powdrill & Associates



Dan Krohn
Trustee, Oakley Community Council