



Department of City Planning and Engagement

2024 Annual Report

City Planning Commission | January 17, 2025

City Planning Commission 2024

- **Chair: Byron Stallworth:**
Term: October 23, 2019 – October 23, 2024
- **Vice Chair: Jacob Samad:**
Term: September 11, 2019 – September 11, 2024
- **Daniella Beltran (appointed in 2023):**
Term: March 15, 2023 – March 15, 2028
- **Anne Sesler**
Term: April 24, 2019 – April 24, 2024
- **John Eby**
Term: September 8, 2022 - September 8, 2027
- **City Manager Sheryl M.M. Long (or Asst. City Manager Billy Weber)**
Concurrent with Term as City Manager
- **Vice Mayor/City Council Member Jan-Michele Lemon Kearney**
Concurrent with Term on City Council

-
- **Secretary of the City Planning Commission:**
Director Katherine Keough-Jurs or City Planning Division Manager Stacey Hoffman
 - **Legal Counsel for the City Planning Commission:** Assistant City Solicitor Charles Martinez and Kevin Tidd, Chief Counsel, Land Use and Infrastructure
 - **City Planning & Engagement Staff:** See Organizational Chart
 - **CitiCable Assistance:** Steve Sobel, Tom Potter, and Darius Jones

City Planning Commission Farewells

City Planning Commission Chair

Byron Stallworth

October 23, 2019 – December 20, 2024

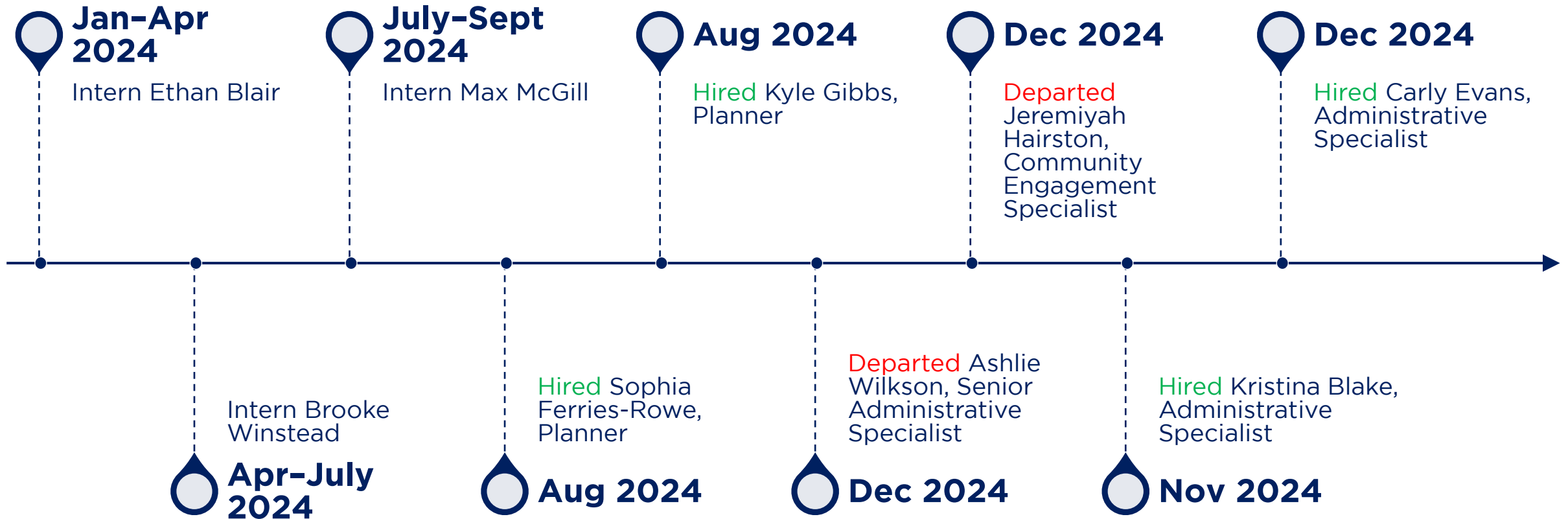
Legal Counsel for the City Planning Commission

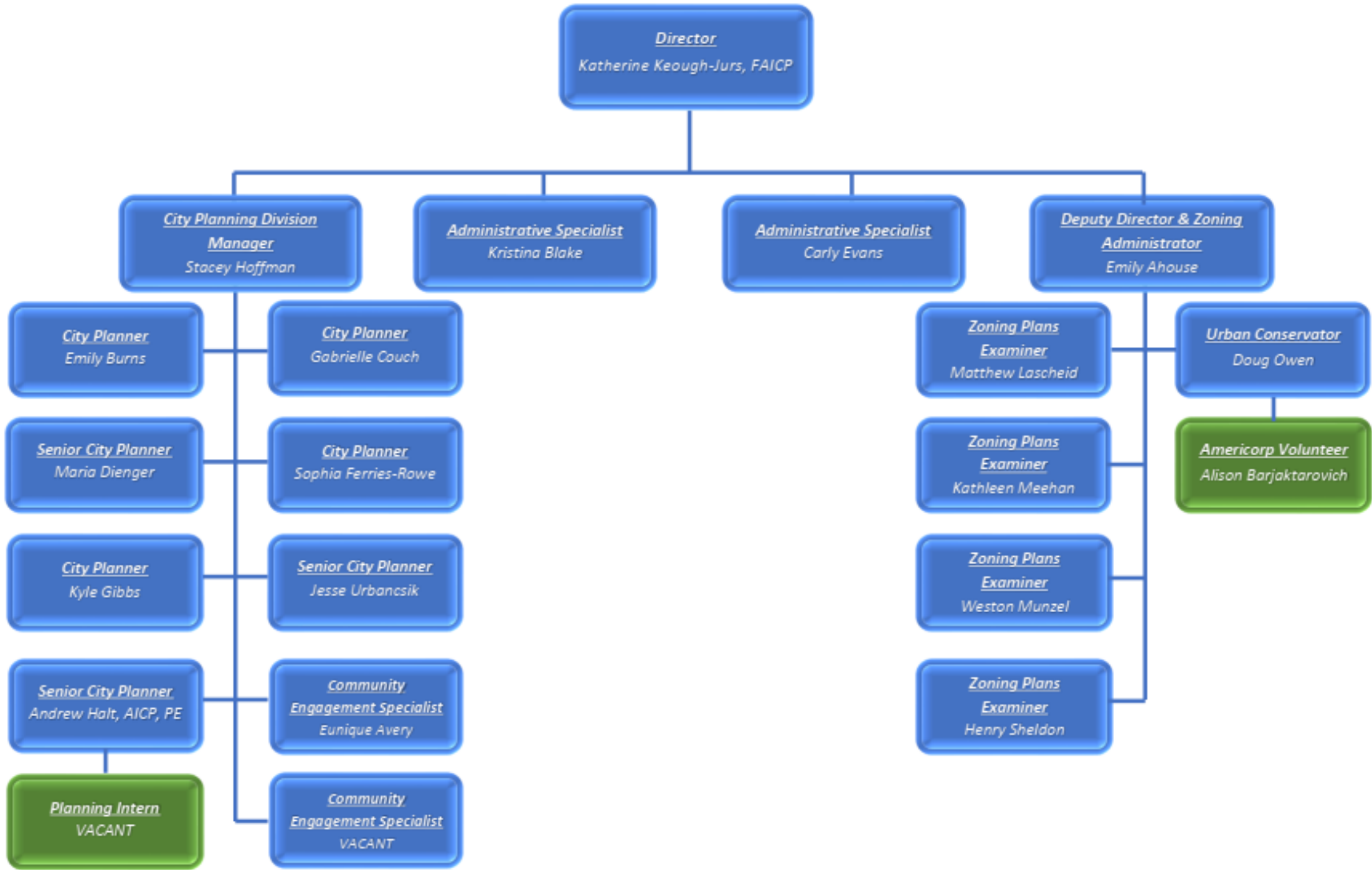
Charles Martinez, Assistant City Solicitor

Left for Philly in April 2024



Department of City Planning & Engagement 2024





Department of City Planning & Engagement 2024



City Manager *Excellence in Service* Award

Urban Conservator Doug Owen



City Manager *Spirit of Cincinnati* Award

Community Engagement Specialists
Eunique Avery and Jeremiyah Hairston

City Planning Commission - 2024



- Scheduled 23 meetings
- Canceled 6 meetings
- Total number of meetings in 2024: 17

CPC Items from 30 Neighborhoods
(31 in 2023; 36 in 2022)

- 1. Central Business District**
- 2. Oakley**
- 3. Over-the-Rhine**
- 4. Evanston**

81 Items Reviewed
(78 in 2023; 113 in 2022)

- 1. Subdivision / Plat**
- 2. Sale of City Property**
- 3. Other City Property Real Estate Transactions**
(Lease, Easement, Dedication, Conveyance)

Connected Communities Legislation



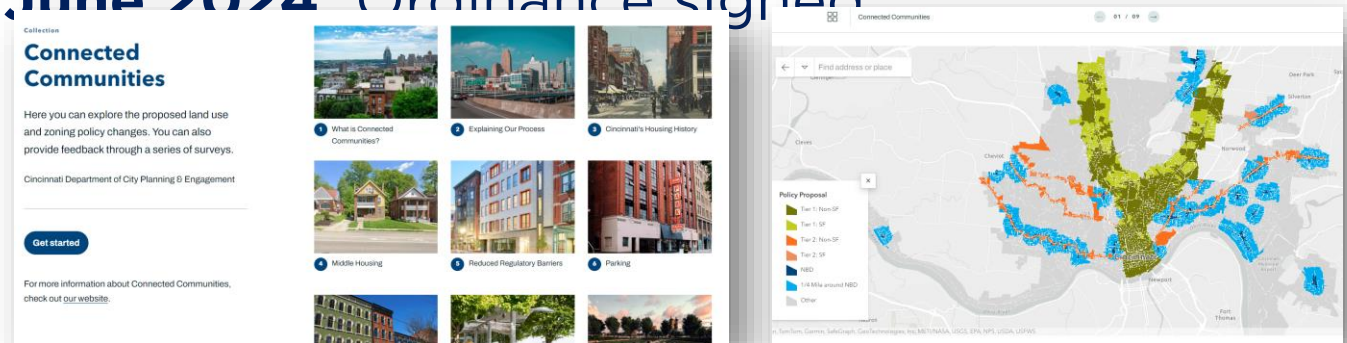
January 2024 : Policy announcement

February: Online interactive website with surveys

March / April 2024: Engagement meetings on proposed policy

May 2024: City Planning Commission

June 2024: Ordinance signed



Community Engagement Plan

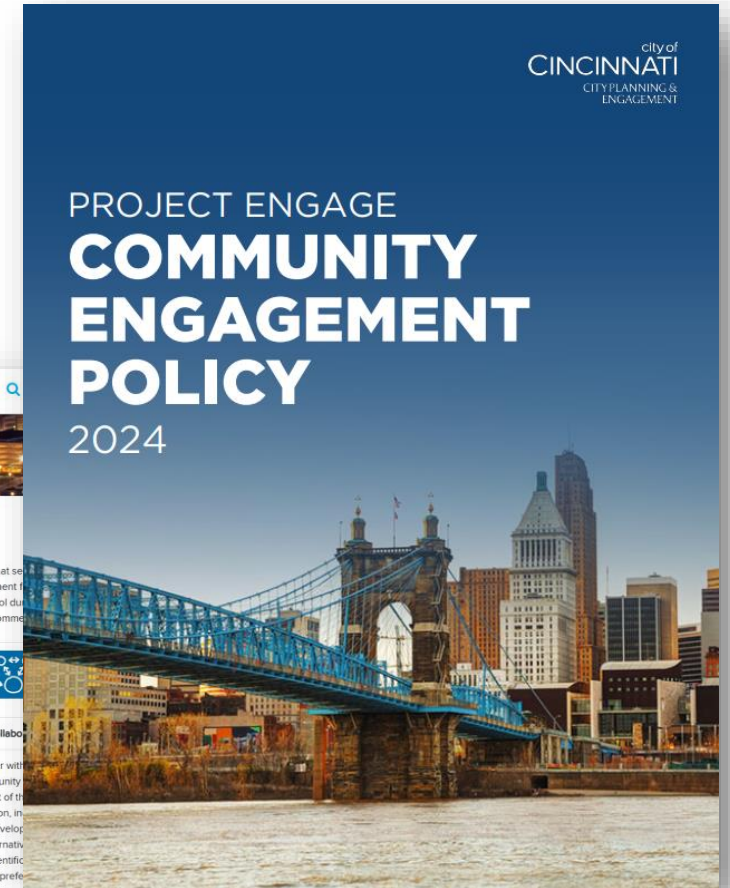
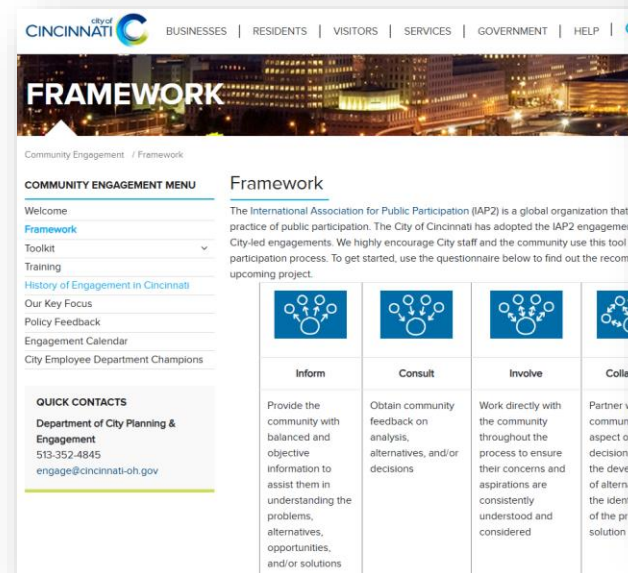
May 2024 : Second draft released

August 2024: Community Engagement Plan released by City Manager Long

- Online resource guide and templates

October 2024: Presentation at Director's Meeting

November 2024: Department Champions Kick-Off



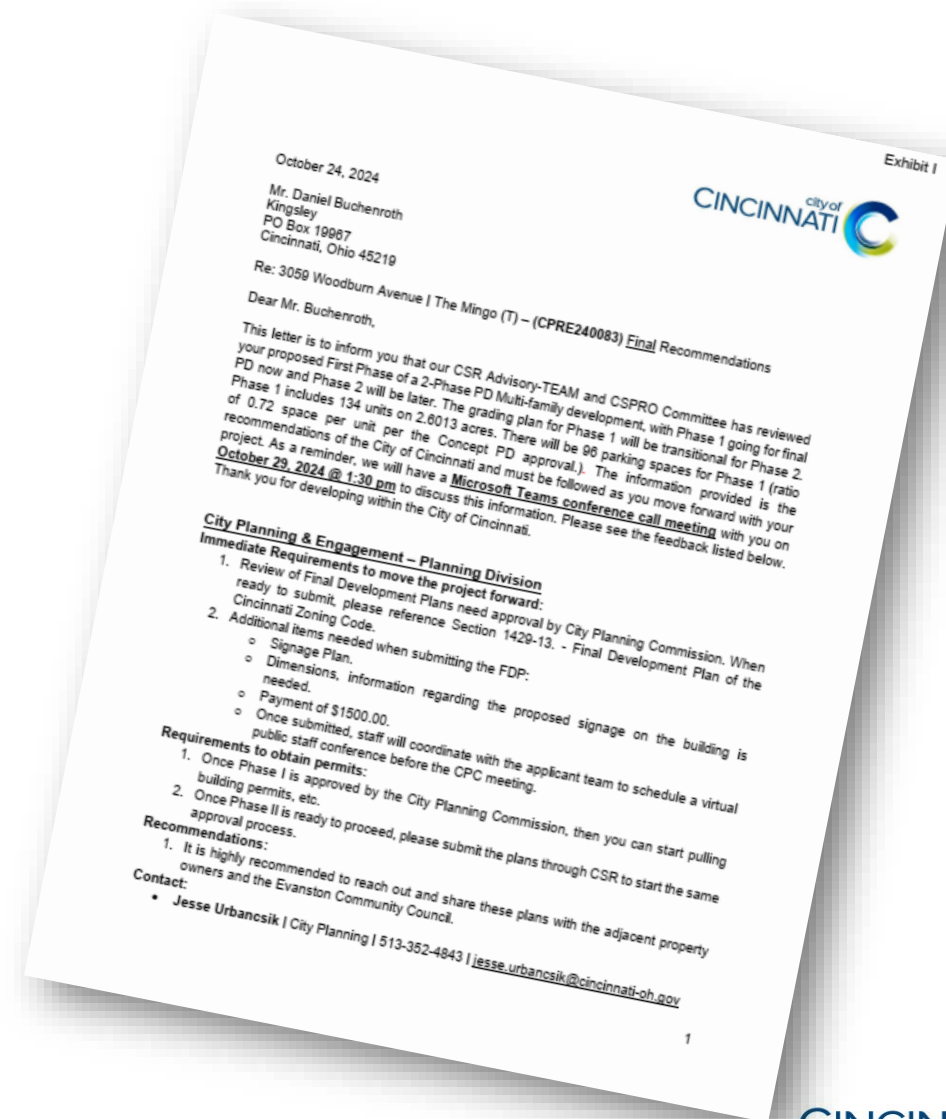
www.cincinnati-oh.gov/engage/





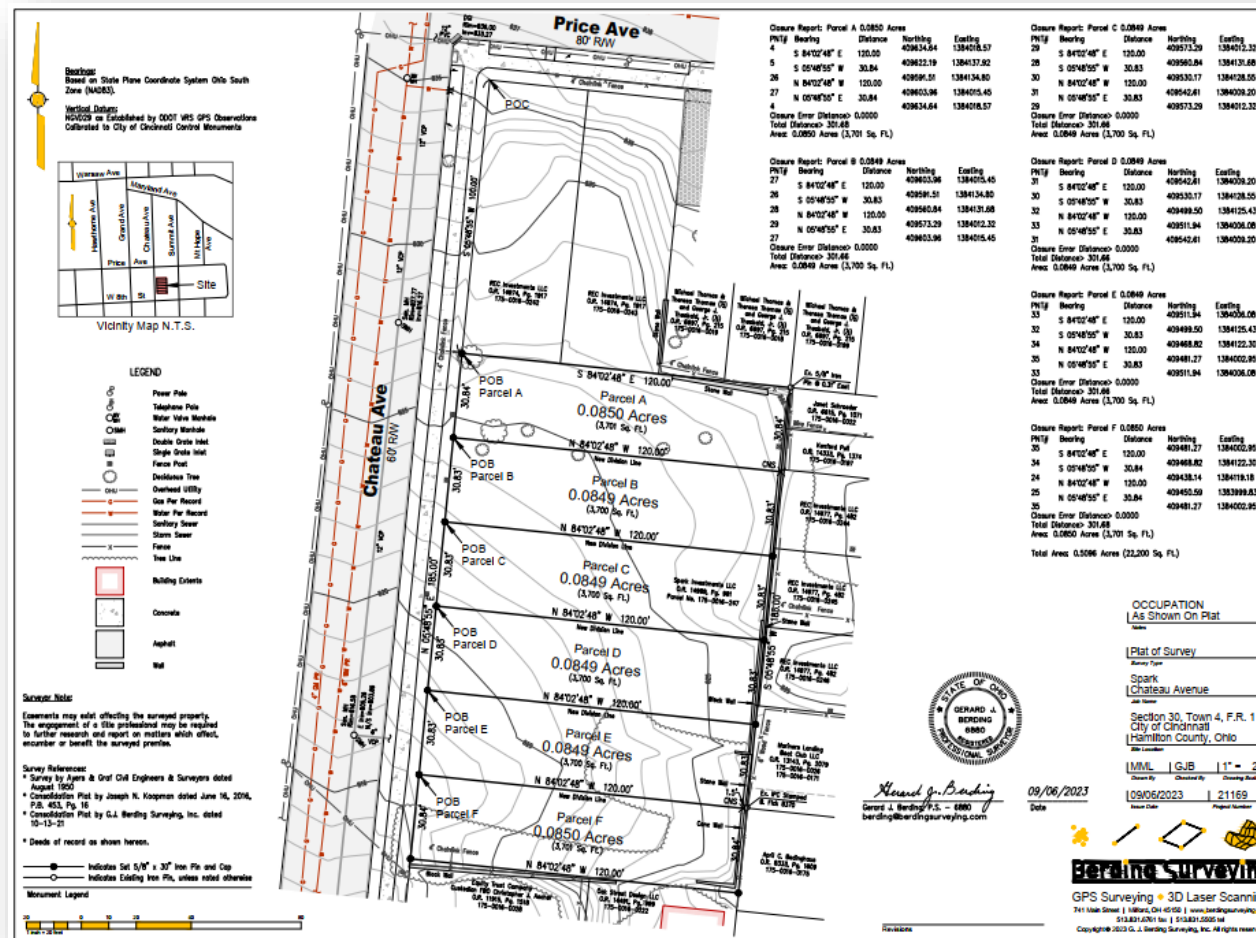
Coordinated Site Review (CSR)

- Managed by Department of Buildings and Inspections but utilizes all permitting agencies/departments
- Involves three tiers:
 - Preliminary Design
 - Development Design
 - Technical Design
- Advisory Team and Client meetings
- **Total Reviews – 115 in 2024**
76 in 2023; 77 in 2022



Subdivision Regulations

- **Total Subdivisions - 43 in 2024** (27 in 2023; 45 in 2022)
- Minor Subdivisions: **19**
- Major Subdivisions: **24**



Community Engagement Meetings (CEM)

CEM process for development projects when:

- The City Administration **will propose to Council an appropriation for a loan, grant, or Tax Increment Financing (TIF) of public funds of \$50,000 or more** to support a specific private development project; or
- The City **will sell or provide a long-term ground lease of City-owned land or buildings with a fair market value of \$50,000 or more** to support a specific private development project.

Total CEMs - 14 in 2024 (10 in 2023; 12 in 2022)



Environmental Reviews (ER)

- Process of reviewing a project and its potential environmental impacts
- Total Completed Reviews: **1,000+**
- **NEW in 2024:** HUD Online System
- Environmental Assessments

HUD Environmental Review Online System (HEROS)

HEROS Home

[Assign Review](#)

My Environmental Reviews | Reports | Admin | Logout

2005 – Related Federal Laws and Authorities Summary (50/58)

Directions: Click on the Compliance Factor links in the first column in the chart below. The links will take you to a separate screen to answer the question. After completing each Compliance Factor screen you will automatically return to this screen to continue.

Compliance Factors	Are formal compliance steps or mitigation required?	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §		
Airport Hazards [Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D]	<input type="radio"/> Yes <input checked="" type="radio"/> No	The project site is not within 15,000 feet of an airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources [Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]]	<input type="radio"/> Yes <input checked="" type="radio"/> No	This project is not located in a CBRS Unit. The project is in compliance with the Coastal Barrier Resources Act requirements.
Flood Insurance [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]]	<input type="radio"/> Yes <input checked="" type="radio"/> No	The structure or insurable property is not in a Special Flood Hazard Area. Insurance may not be mandatory in this area under the National Flood Insurance Act requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §		
Air Quality [Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93]	<input type="radio"/> Yes <input checked="" type="radio"/> No	Based on the project description, this project is not subject to the Clean Air Act. The project is in compliance with the Clean Air Act requirements.
Coastal Zone Management [Coastal Zone Management Act, sections 307(c) & (d)]	<input type="radio"/> Yes <input checked="" type="radio"/> No	This project is not located in or does not affect a Coastal Zone. The project is in compliance with the Coastal Zone Management Act requirements.
Contamination and Toxic Substances (2077)-Single Family Residential Properties [24 CFR 50.3(i) & 58.5(i)(2)]	<input type="radio"/> Yes <input checked="" type="radio"/> No	No Phase I ESA was completed. An EPA hazardous sites, though a NEPA assist sites; however, they are not on or adjacent to the project. The project is in compliance with the Contamination and Toxic Substances requirements.

Staff Presentations - 2024

Age-Friendly Cincinnati

Allor Planning and Zoning Workshop

American Society of Landscape Architects

Black Developer's Conference

CAGIS Technical Advisory Committee

International City Management Association

Neighborhood Summit

Ohio Economic Development Association

Realtor Alliance of Greater Cincinnati

Saratoga Springs Preservation Foundation

University of Cincinnati

Urban Land Institute (ULI)



Other Highlights – Projects/Programs

- **Adopt-a-Class**
- **Budget Engagement**
- **CAGIS Edge Development + Testing**
- **Committee of Names**
- **Community Budget Requests**
- **Coordinated Reports: 108 in 2024
(76 in 2023)**
- **Live-Work-Play Cincinnati**
- **Main Street Working Group**
- **Urban Forestry Board**

A digital display with a blue background and a yellow border. The text on the display includes:

Kevin Tidd
Law Department

City of
CINCINNATI

Kevin.Tidd@cincinnati-oh.gov

A central image shows a close-up of a person's face, which is heavily distorted and appears to be upside down or rotated, with a blurred, pixelated effect. A small red logo is visible in the bottom right corner of the display.

Zoning Administration 2024

Building Permit Reviews

- **Zoning Reviews: 6,387 in 2024**
(6,670 in 2023; 6,309 in 2022; 6,712 in 2021; 6,460 in 2020)
- **Historic Conservation Reviews: 786 in 2024**
(890 in 2023, 1,277 in 2022; 1,076 in 2021; 999 in 2020)
- **Zoning Verification Letters: 301 in 2024**
(197 in 2023; 217 in 2022; *437 in 2021; 233 in 2020)
(*127 in 2021 were for Medical Marijuana Dispensary Appli



Zoning Administration 2024

Non-Permit Staff Reviews

- **Certificates of Appropriateness (COA): 48 in 2024** (17 in 2023; 35 in 2022; 52 in 2021)
- **Zoning Certificates of Compliance: 387 in 2024** (377 in 2023; 313 in 2022; 353 in 2021; 438 in 2020)
- **License Reviews: 156 in 2024** (124 in 2023; 170 in 2022; 152 in 2021)

city of CINCINNATI BUILDINGS & INSPECTIONS

805 CENTRAL AVE, SUITE 500
CINCINNATI OHIO 45202
P 513 352 3271
F 513 352 2579
WWW.CINCINNATI-OH.GOV
CAGIS.HAMILTON-CO.ORG

Zoning Certificate of Compliance Application

INITIALIZED BY _____

Part A - Identification

Subject Property Address (Please print in blue or black ink only) Auditor's Parcel Number _____

Applicant - Name (Print) Street Number & Name City / State / Zip Code Phone No / Fax No _____

E-mail Address _____

Owner - Name (Print) Street Number & Name City / State / Zip Code Phone No / Fax No _____

E-mail Address _____

Part B - Zoning Information Requested: (Please Check One)

Zoning review for compliance with the use regulations of the zoning code

Complete zoning review for use and open space (yards, building heights, etc.) If this is your request, you need to submit a complete as-built survey.

Part C - Description of Work

Please provide details regarding the use of this property and attach any relevant information

If this is a location with several buildings or units on one or more streets and/or several addresses you MUST list each separately below. NOTE: Properties must be contiguous to each other.

Subject Property Address (Please print in blue or black ink only) Auditor's Parcel Number _____

Subject Property Address (Please print in blue or black ink only) Auditor's Parcel Number _____

Subject Property Address (Please print in blue or black ink only) Auditor's Parcel Number _____

Subject Property Address (Please print in blue or black ink only) Auditor's Parcel Number _____

Subject Property Address (Please print in blue or black ink only) Auditor's Parcel Number _____

Subject Property Address (Please print in blue or black ink only) Auditor's Parcel Number _____

Part D - Costs and Authorizations

A check for \$124.95 must be included with the application. (Payable to the City of Cincinnati)
Submit one (1) copies of all required materials in person or email to ccpbpermitcenter@cincinnati-oh.gov
The owner or agent of this building and undersigned does hereby certify that the information and statements given on the application, drawings, and inspections are to the best of their knowledge, true and correct. The undersigned further certifies their authorization to grant consent to the inspection by employees of the City of Cincinnati of the described premises at any time when work on those premises is ongoing and hereby grants their consent.

Applicant's Signature _____ Date _____

FOR OFFICE USE ONLY

Reviewed By: _____ Permit Processing Fee _____

Zoning Plan Examiner _____ Date _____

REVISED 10/16 CEG

Zoning Administration 2024

Zoning Relief Hearings

- **City Planning Commission: 11 in 2024** (3 in 2023; 4 in 2022; 15 in 2021)
- **Historic Conservation Board: 31 in 2024** (48 in 2023; 34 in 2022; 47 in 2021)
- **Zoning Hearing Examiner: 143 in 2024** (149 in 2023; 165 in 2022; 149 in 2021)

Zoning Board of Appeals

- Heard 6 **Urban Design Review** Cases in 2024 (7 in 2023; 5 in 2022)



Zoning Administration 2024

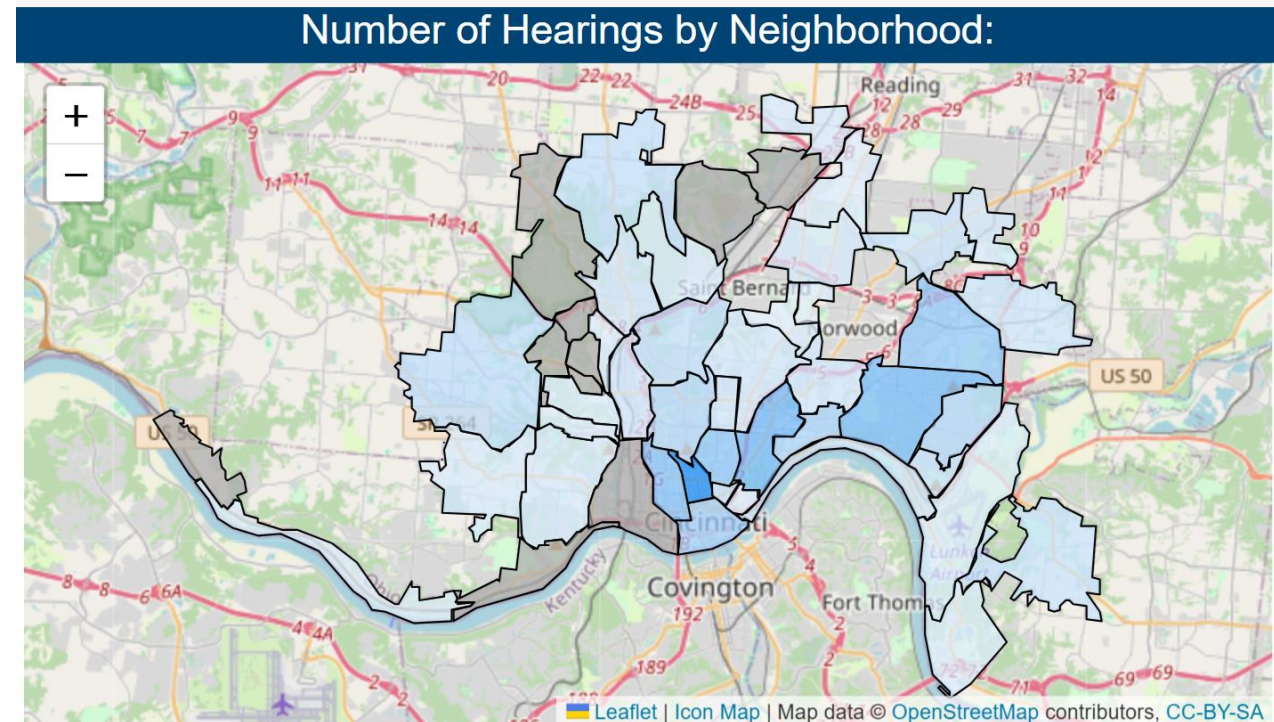
Zoning Relief Hearings in 40 Neighborhoods

- **By Neighborhood**

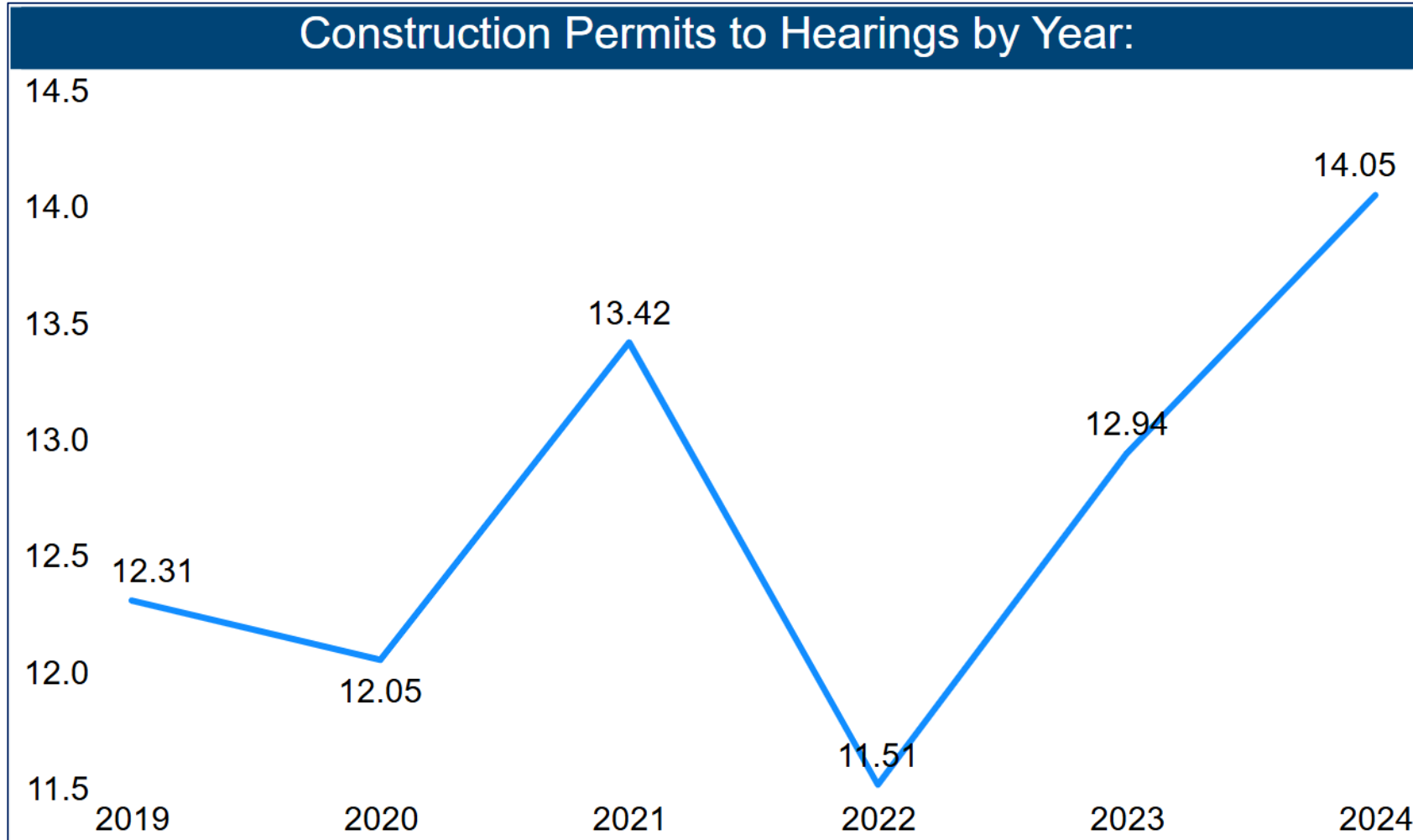
1. **OTR**
2. **Walnut Hills**
3. **Hyde Park**

- **By Relief Type**

1. **Setback**
2. **Sign**
3. **Conditional Use**



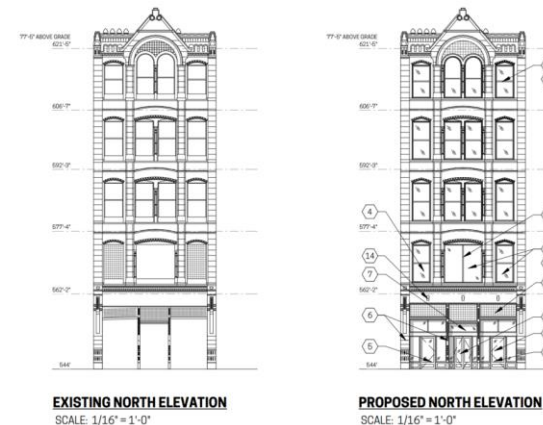
Zoning Administration 2024



Zoning Administration 2024

Historic Conservation Board

- **Total Meetings: 20 in 2024**
(20 in 2023; 22 in 2022; 22 in 2021)
- **Local Historic Designations: 0 in 2024**
(4 in 2023; 2 in 2022; 3 in 2021)
- **National Register Nomination Recommendations: 3 in 2024**
(New Process)
- **Certificates of Appropriateness (COA) Cases: 59 in 2024**
(67 in 2023; 72 in 2022; 67 in 2021)
- **COA Cases Needing Zoning Relief: 31 in 2024**
(48 in 2023; 34 in 2022; 47 in 2021)



Zoning Administration 2024

Customer Service

- **Tier One Same Day Zoning Reviews: 1,563 in 2024**
(1,969 in 2023; 1,839 in 2022; 1,220 in 2021)
- **Zoning Information Line Calls Answered: 3,847 calls - 264 Walk Ins**
 1. Is a Use Permitted/What's my zoning?
 2. Fences
 3. Phone Redirect



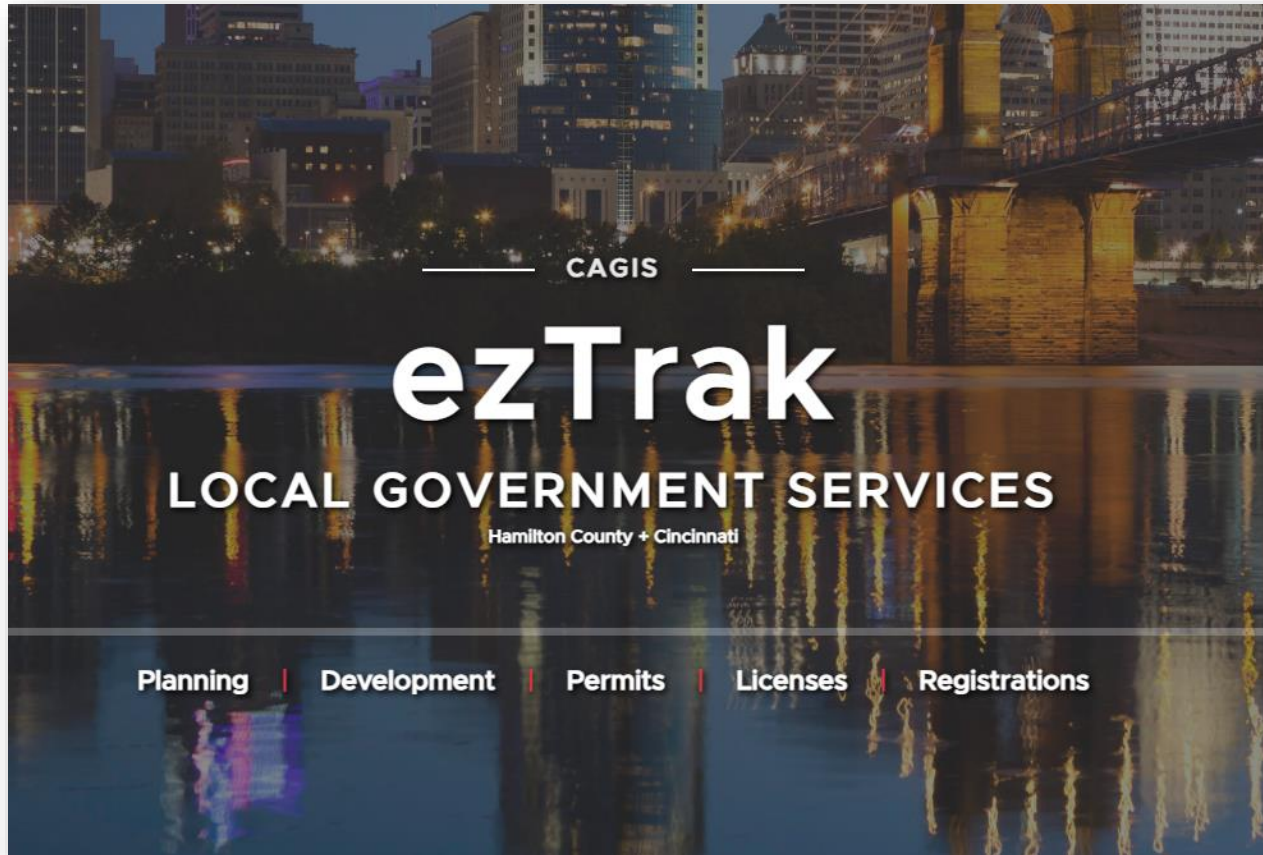


Department of City Planning and Engagement

2025 Work Program

City Planning Commission | January 17, 2025

CAGIS ezTrak



- **New online portal for the submission of Coordinated Site Review and Planning Applications**
- **Designed to streamline processes for a better customer experience and a more efficient workflow.**
- **Represents a major milestone in modernizing how contractors, developers, and businesses interact with the City**

Get started here: eztrak.cagis.org

Neighborhood Plans

ACTIVE

- **Clifton*** (1982)
- **Hyde Park** (1983)
- **Madisonville** (1975)
- **North Avondale** (1974)
- **Roselawn*** (2019)
- **Westwood** (2010)
- **Winton Hills** (1st Plan)

* Anticipated approval in 2026

UPCOMING IN QUEUE

- **California** (1982)
- **Corryville** (2016 UIASS)
- **Mt. Washington Update** (2007)
- **Northside Update** (2014)
- **Over-the-Rhine** (2002)

PLAN CINCINNATI UPDATE

Continued Progress in 2025

- **Zoning Administration** (permit/non-permit reviews, verification letters, customer service, etc.)
- **Historic Conservation** (HCB, COAs, local historic designations, etc.)
- **Planned Developments and other zone changes**
- **Community Engagement Staff Training and Tracking**
- **Developer Engagement Process**
- **Urban Design Overlay Districts:** Updates to Plans for contributing/non-contributing buildings
- **Zoning Studies and Text Amendments**

**Thank You,
City Planning Commission Members,
for your continued service!**