

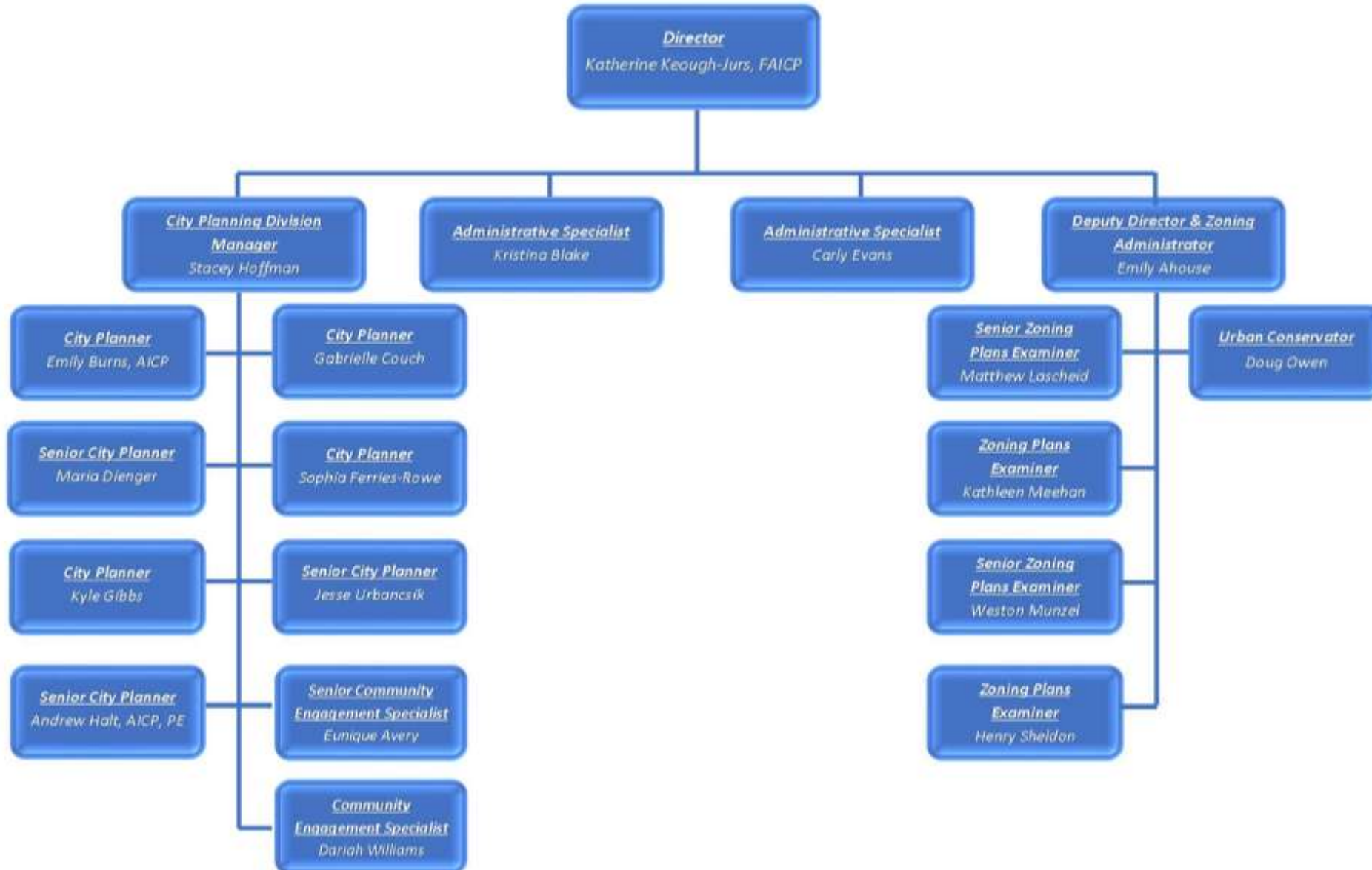


# **Department of City Planning and Engagement**

## **2025 Annual Report**

City Planning Commission | February 20, 2026

# Department of City Planning & Engagement 2025



# Department of City Planning & Engagement 2025



# Department of City Planning & Engagement 2025



**City Manager**  
*Excellence in Service Award*  
Senior City Planner  
Andrew Halt



**Invest in Neighborhoods**  
*Rookie of the Year Award*  
Senior Community Engagement Specialist  
Eunique Avery



**HomeBase Cincy**  
*Outstanding Government Staffer Award*  
Senior City Planner  
Jesse Urbancsik

# Department of City Planning & Engagement 2025



**American Planning Association, Ohio Chapter**  
*Best Practice Innovation Award*  
City of Cincinnati, *Connected Communities* Project



# City Planning Commission 2025

- **Chair: Jacob Samad**  
Term: October 30, 2024 – October 30, 2029
- **Vice Chair: Daniella Beltran**  
Term: March 15, 2023 – March 15, 2028
- **Darrick Dansby**  
Term: December 18, 2024 – December 18, 2029
- **John Eby**  
Term: September 8, 2022 - September 8, 2027
- **Anne Sesler**  
Term: April 24, 2019 – April 24, 2024
- **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
  - **Legal Counsel for the City Planning Commission:** 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 2025



**HomeBase Cincy**  
***Outstanding Community Volunteer Award***  
John Eby



**Hamilton County Regional Planning Commission**  
***Melvin D. Martin Leadership in Planning Award***  
Byron Stallworth

# City Planning Commission – 2025



- Scheduled 22 meetings
- Canceled 1 meeting
- Total number of meetings in 2025: **21**

---

## CPC Items from **28 Neighborhoods**

(30 in 2024; 31 in 2023; 36 in 2022)

1. **Mt. Auburn**
2. **Central Business District**
3. **Oakley**

## **86 Items Reviewed**

(81 in 2024; 78 in 2023; 113 in 2022)

1. **City Property Real Estate Transactions**  
(Lease, Sale, Easement, Dedication, Conveyance)
2. **Subdivision / Plat**
3. **Final Development Plan**



# Neighborhood Plan Progress



Madisonville



Mt. Washington



Clifton



Winton Hills



E. Price Hill



Revive I-75

# Zoning Administration 2025

## Building Permit Reviews

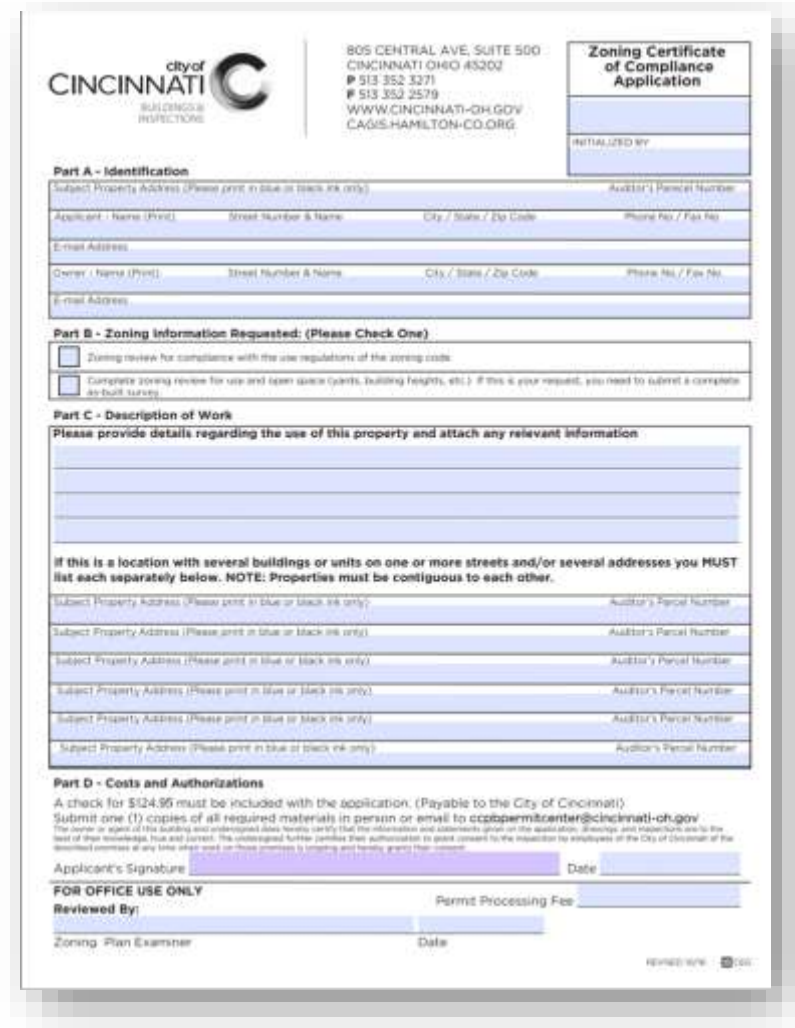
- **Zoning Reviews: 6,279 in 2025**  
(6,387 in 2024; 6,670 in 2023; 6,309 in 2022; 6,712 in 2021; 6,460 in 2020)
- **Historic Conservation Reviews: 753 in 2025**  
(786 in 2024; 890 in 2023, 1,277 in 2022; 1,076 in 2021; 999 in 2020)
- **Zoning Verification Letters: 347 in 2025**  
(301 in 2024; 197 in 2023; 217 in 2022; \*437 in 2021; 233 in 2020)  
(\*127 in 2021 were for Medical Marijuana Dispensary Applications)



# Zoning Administration 2025

## Non-Permit Staff Reviews

- **Certificates of Appropriateness (COA): 33 in 2025** (48 in 2024; 17 in 2023; 35 in 2022; 52 in 2021)
- **Zoning Certificates of Compliance: 414 in 2025** (387 in 2024; 377 in 2023; 313 in 2022; 353 in 2021; 438 in 2020)
- **License Reviews: 156 in 2025** (156 in 2024; 124 in 2023; 170 in 2022; 152 in 2021)



The image shows a 'Zoning Certificate of Compliance Application' form from the City of Cincinnati. The form is divided into several sections: Part A - Identification, Part B - Zoning Information Requested, Part C - Description of Work, and Part D - Costs and Authorizations. It includes fields for applicant and owner information, zoning codes, and a section for describing the work. The form also includes a signature line for the applicant and a section for office use only, including a permit processing fee and a reviewed by section.

**city of CINCINNATI**  
SULZBERGER INSPECTORS

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 [cczabpermitcenter@cityofcincinnati-oh.gov](mailto:cczabpermitcenter@cityofcincinnati-oh.gov)

The owner or agent of this building and associated fees hereby certify that the information and statements given on this application, drawings and attachments are to the best of their knowledge, true and correct. The undersigned further certifies their authorization to seek consent to the inspector by employees of the City of Cincinnati at any time after used on these premises by contacting and hereby giving their consent.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**FOR OFFICE USE ONLY**

Reviewed By: \_\_\_\_\_ Permit Processing Fee \_\_\_\_\_

Zoning Plan Examiner \_\_\_\_\_ Date \_\_\_\_\_

REVISED 5/16 © 2011

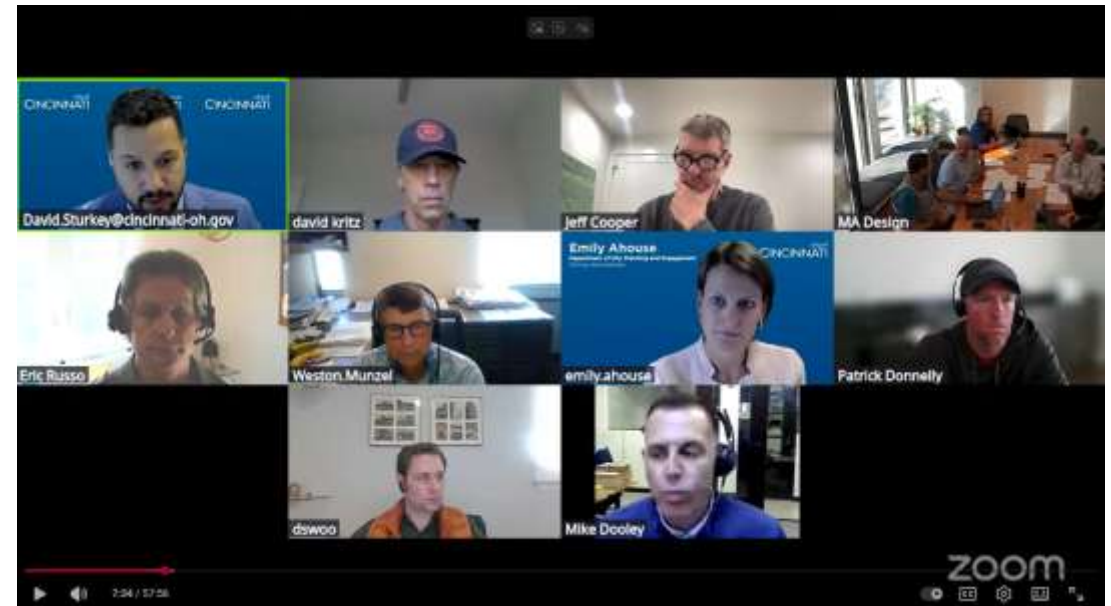
# Zoning Administration 2025

## Zoning Relief Hearings

- **City Planning Commission: 5 in 2025**  
(11 in 2024; 3 in 2023; 4 in 2022; 15 in 2021)
- **Historic Conservation Board: 19 in 2025**  
(31 in 2024; 48 in 2023; 34 in 2022; 47 in 2021)
- **Zoning Hearing Examiner: 123 in 2025**  
(143 in 2024; 149 in 2023; 165 in 2022; 149 in 2021)

## Zoning Board of Appeals

- Heard **14 Urban Design Review Cases** in 2025  
(6 in 2024; 7 in 2023; 5 in 2022)



**2025 - 96% Approval of Zoning Relief**

# Zoning Administration 2025

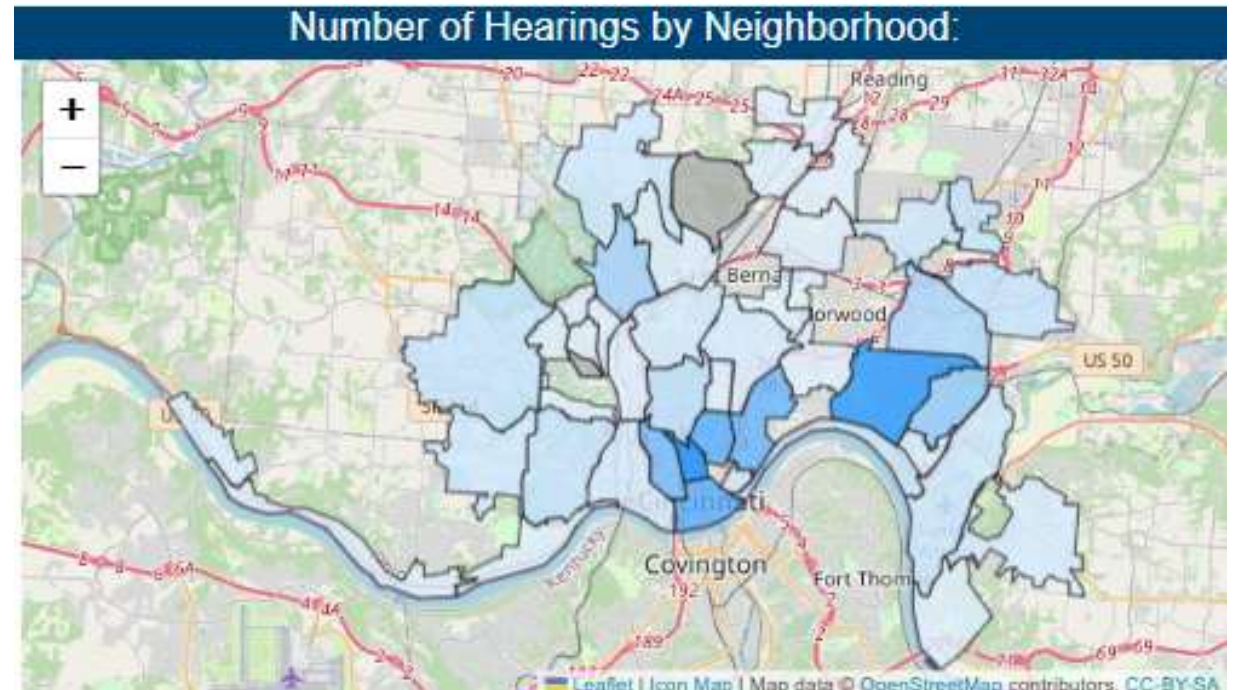
## Zoning Relief Hearings in 41 Neighborhoods

- By Neighborhood

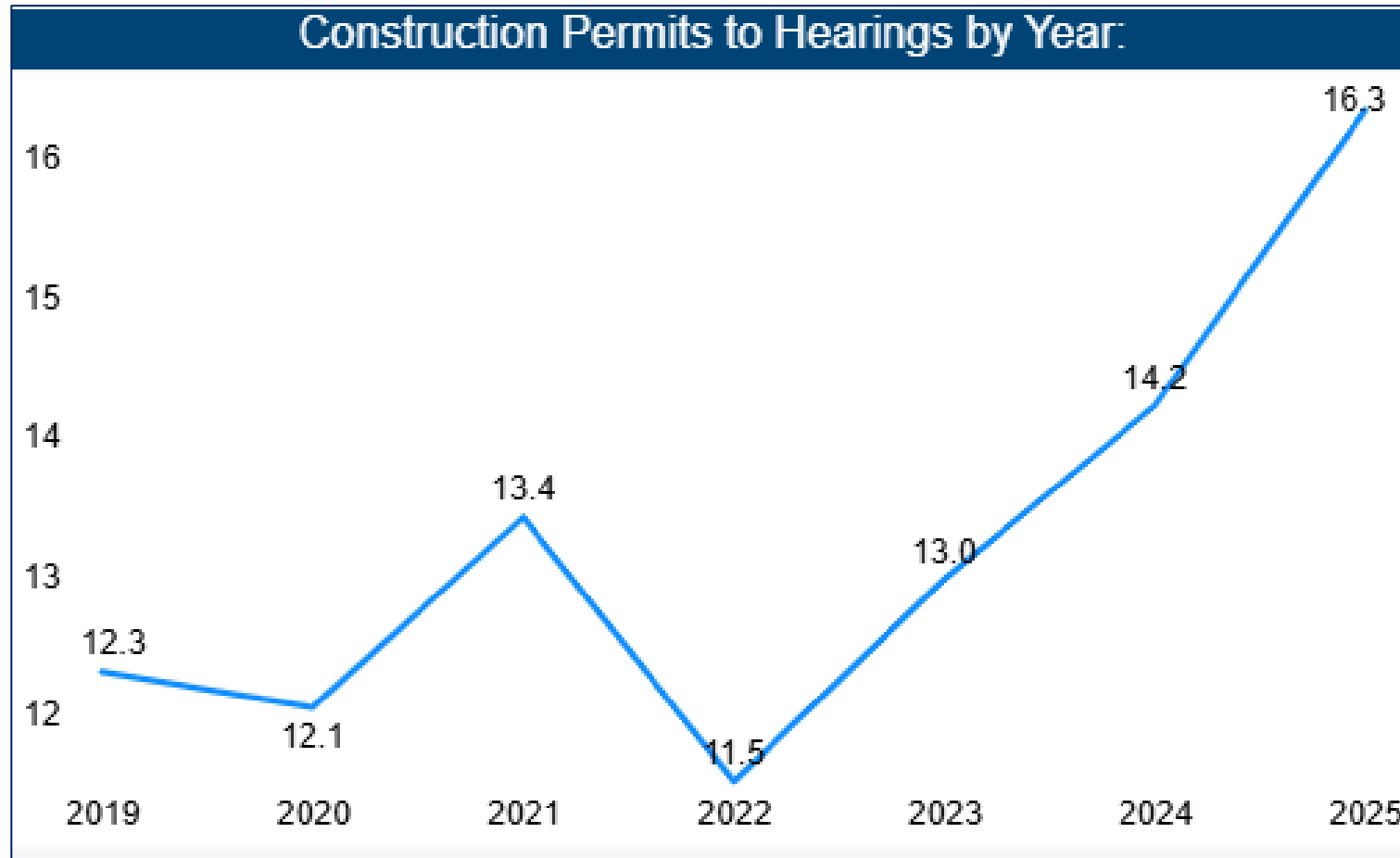
1. Hyde Park
2. Walnut Hills
3. Mt. Lookout

- By Relief Type

1. Hillside
2. Conditional Use
3. Sign



# Zoning Administration 2025



# Zoning Administration 2025

## Historic Conservation Board

- **Total Meetings: 20 in 2025**  
(20 in 2024; 20 in 2023; 22 in 2022; 22 in 2021)
- **Local Historic Designations: 1 in 2025**  
(0 in 2024; 4 in 2023; 2 in 2022; 3 in 2021)
- **National Register Nomination Recommendations: 8 in 2025**  
(3 in 2024; New Process in 2024)
- **COA Cases: 52 in 2025**  
(59 in 2024; 67 in 2023; 72 in 2022; 67 in 2021)
- **COA Cases with Zoning Relief: 17 in 2025**  
(31 in 2024; 48 in 2023; 34 in 2022; 47 in 2021)



**2025 - 98% Approval of COA**

# Zoning Administration 2025

## Historic Conservation Board Hearings in 10 Neighborhoods

- By Neighborhood

- Over-the-Rhine
- Mt. Auburn
- Downtown

Number of Hearings Year Over Year:							
NEIGHBORHOOD	2020	2021	2022	2023	2024	2025	Total
Bond Hill		1					1
College Hill		2	2	2			4
Columbia Tusculum	2	2	1	3	2		10
CUF	1	1			1		3
Downtown	2	3	3	3	3		14
East End	4	4	8	5	6	8	35
East Price Hill						1	1
East Walnut Hills	2			2			4
Evanston	1	5	4	2	5	3	20
Hyde Park	1			1			2
Mt. Auburn			1		1	2	4
North Fairmount	9	6	4	6	4	9	38
Northside						1	1
Over-the-Rhine		1	1	1	1	2	6
Pendleton	27	34	37	31	22	17	168
Walnut Hills	8	2	3	2	4	3	22
West End	1	1			1		3
	4	5	7	10	8	7	41



# Zoning Administration 2025

## Customer Service

- **Tier One Same Day Zoning Reviews: 1,253 in 2025** (1,563 in 2024; 1,969 in 2023; 1,839 in 2022; 1,220 in 2021)
- **Zoning Information Line Calls Answered: 3,910 calls -275 Walk Ins**
  1. Is a Use Permitted/What's my zoning?
  2. Fences
  3. Group Housing



# Community Engagement – Engagement Champions

## Engagement Champions

53 Champions

Monthly Meetings

- Community Building
- Engagement Journey Mapping
- Engagement Tracking
- Engagement Simulations
- Community of Practice
- Department Tours



# Community Engagement – Training

**COMMUNITY ENGAGEMENT**

# TRAINING

Community Engagement / Training

**COMMUNITY ENGAGEMENT MENU**

- Engagement Opportunities
- Welcome
- Framework
- Toolkit
- Training**
- History of Engagement in Cincinnati
- Our Key Focus
- Policy Feedback
- Engagement Calendar
- City Employee Department Champions

**QUICK CONTACTS**

Department of City Planning & Engagement  
513-352-4845  
engage@cincinnati-oh.gov

## Training

### Engagement Training

Welcome to our Community Engagement Training Hub—a platform dedicated to equipping both staff and community members with the skills and knowledge to drive meaningful change. In 2025, we are excited to unveil a variety of training opportunities tailored to fostering stronger, connected communities. Whether you're a dedicated staff member seeking to enhance your community engagement skills or a passionate community member eager to make a difference, our trainings will provide you with the tools and strategies needed to succeed. Stay tuned for updates as we prepare to launch our training initiatives in the coming year. Together, let's embark on a journey towards building thriving and inclusive communities.

### Community Engagement Introductory Training

Required Training for City Staff

**Working Group**

- Office of the City Manager
- Department of City Planning & Engagement
- City Staff

Community Engagement Policy Update

Over 20% of City Employees Completed the Introductory Community Engagement Training

# Community Engagement –Tracking

The screenshot displays a digital workspace with two main sections. The top section, titled "w Data Organization", features three columns labeled "Research group 1", "Research group 2", and "Research group 3". Each column contains a grid of colored sticky notes (red, blue, green, yellow, purple) and icons, organized into rows labeled "Interviews", "Observations", and "Data Review". The bottom section, titled "Data Practice", includes a "Thinking Example" with a central theme and surrounding notes, two "Theme Practice Exercise" panels showing sticky note arrangements on a "Parking Lot" background, and a "Keyboard Shortcuts" table. The workspace has a blue sidebar on the left and a top navigation bar with icons for search, chat, and notifications.

Engagement  
Champions  
Tracking  
Research  
Sub-Group

# Community Engagement Touchpoints

- Battle of the Badges Charity Softball Game
- Build Cincy Conference
- Carthage End of Summer Health Fair
- CFD Fire Cadet Field Day
- CFD Training Facility Ribbon Cutting
- Clifton Fest
- CMO “Overview of the City” Session
- CMO Rock the Block
- CMOlympics
- Councilmember Owens’ Social Services Day
- Department of Economic Inclusion Expo
- DPS Appreciation Cookout
- DPS Appreciation Cookout
- DPS Housing Encampment Clean Up
- Dr. MLK Jr. Memorial Groundbreaking
- High school lunch visits
- HR “Overview of the City” Career Pathways Initiatives
- Mayor’s Queen City Slam
- National Night Out
- Rec-at-Nite
- Various Community Council Meetings
- Various Neighborhood Plan Meetings
- Winton Hills Bookbag Drive



# Community Engagement Meetings (CEM)

## CEM process for development projects when:

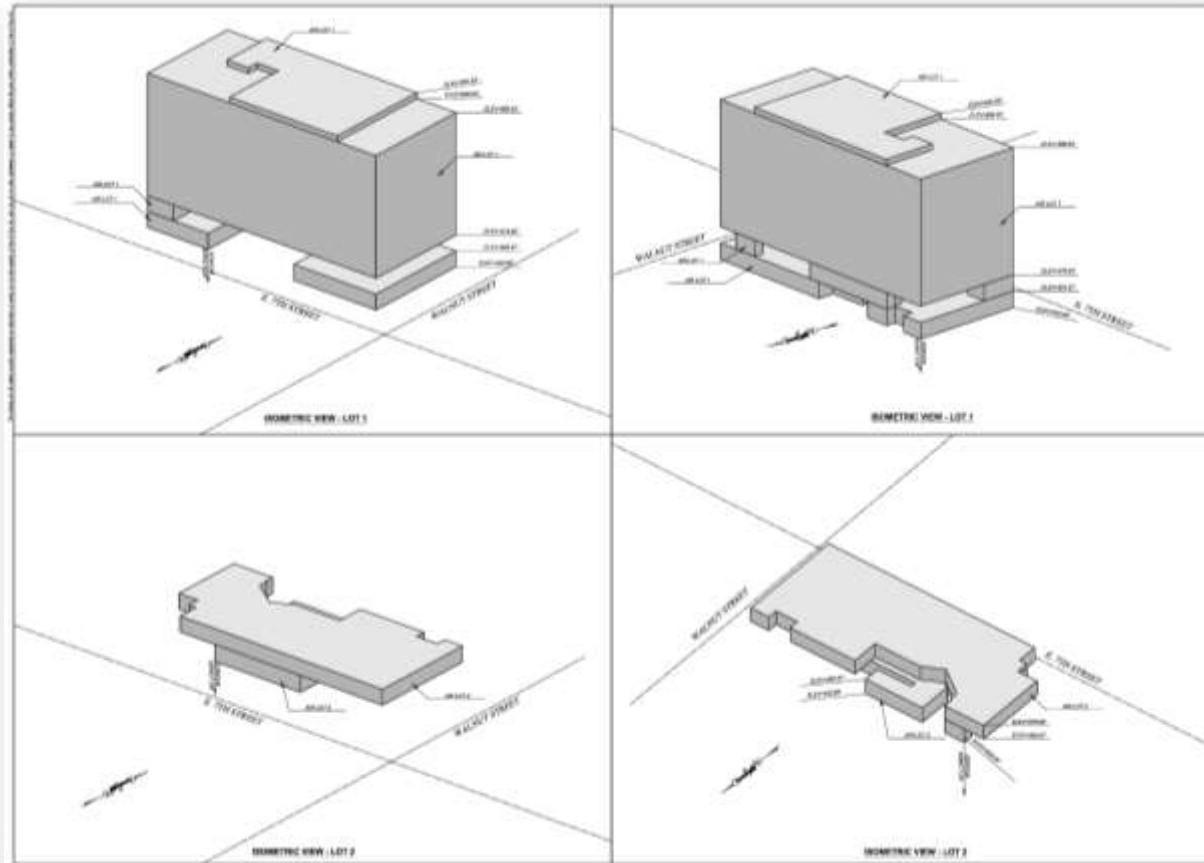
- The City Administration will propose to Council an appropriation for a loan, grant, or Tax Increment Financing (TIF) of public funds of \$50,000 or more to support a specific private development project; or
- The City will sell or provide a long-term ground lease of City-owned land or buildings with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

Total CEMs: **12** in 2025 (14 in 2024, 10 in 2023)



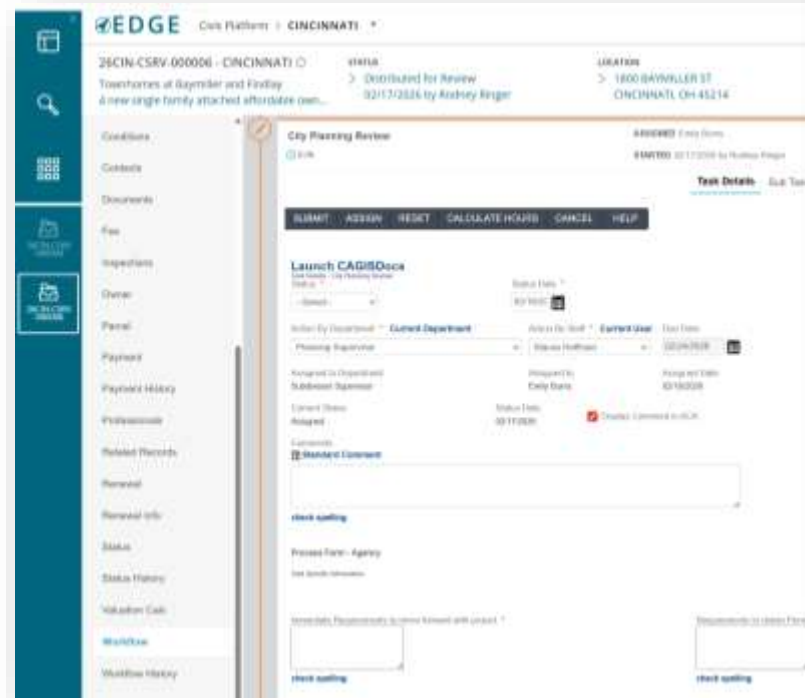
# Subdivision Consultations and Reviews

- **Total Subdivisions – 26 in 2025**  
43 in 2024, 27 in 2023
- **Minor Subdivisions: 8**
- **Major Subdivisions: 18**

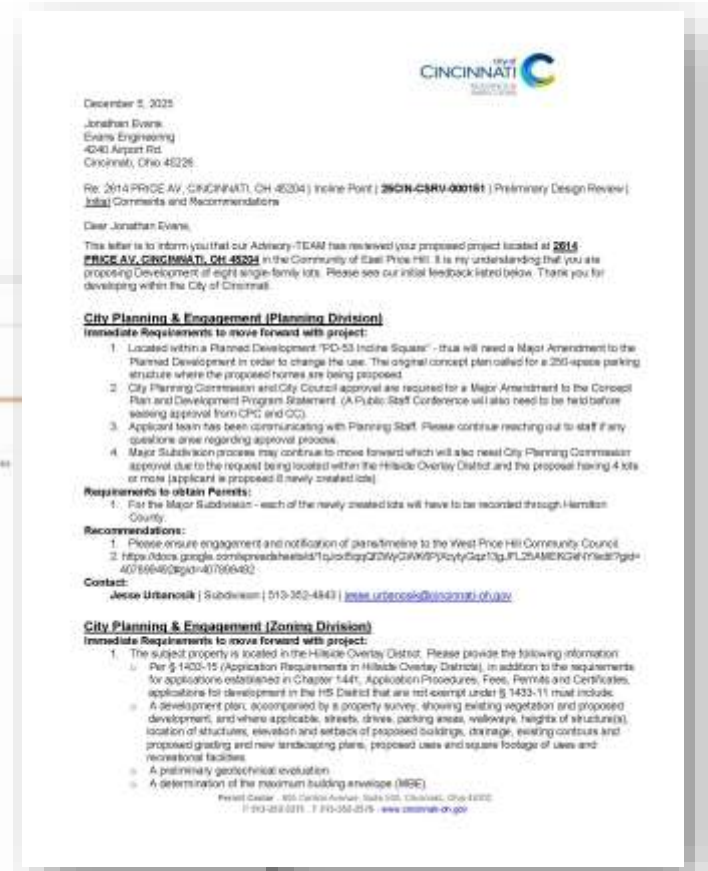


# Coordinated Site Review (CSR)

- 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 – **77** in 2025  
115 in 2024, 76 in 2023



eztrak.cagis.org





# Other Highlights

## Presentations

- [Allor Planning and Zoning Workshop](#)
- **Build Forward Cincy**
- [CAGIS Technical Advisory Committee](#)
- **International City Management Association**
- [Neighborhood Summit](#)
- **Public Land Surveyors of Ohio**
- [University of Cincinnati](#)
- **Urban Land Institute (ULI) REAL Program**
- [Zoning 101](#)

## Programs and Projects

- **Adopt-a-Class**
- [Budget Engagement](#)
- **CAGIS Edge Development + Testing**
- [Committee of Names](#)
- **Community Budget Requests**
- [Coordinated Reports: 97 in 2025](#)  
(108 in 2024, 76 in 2023)
- **Live-Work-Play Cincinnati**
- [Main Street Working Group](#)
- **Urban Forestry Board**



# **Department of City Planning and Engagement**

## **2026 Work Program**

City Planning Commission | February 20, 2026

# Community Engagement 2026



Establish engagement practices that **increase community participation** in City initiatives and events.



Incorporate community engagement as a stage in **all decision-making**.



Employ various methods to **increase transparency and access** to local government.



Foster a culture that **encourages collaboration** amongst City staff and community groups.



Create and uphold a culture of community engagement that **promotes positive relationships** between City staff and the public.

# Community Engagement 2026

## Engagement Tracking

- Analyze Findings
- Develop Recommendations
- Implement



## Continued Training

- Engagement Champions
- City Staff
- YWCA Offerings



# Neighborhood Plans

## ACTIVE

- **Clifton\*** (1982)
- **Hyde Park\*** (1983)
- **Madisonville\*** (1975)
- **Mt. Washington Update** (2007)
- **North Avondale\*** (1974)
- **Roselawn** (2019)
- **Winton Hills\*** (1<sup>st</sup> Plan)

## PLAN CINCINNATI UPDATE

### UPCOMING IN QUEUE

- **California** (1982)
- **Corryville** (2016 UIASS)
- **Downtown** (1986)
- **Northside Update** (2014)
- **Over-the-Rhine** (2002)

\* Anticipated approval in 2026

# Additional Plans

## The Banks Urban Design Plan Update



## Revive Cincinnati Update

**REVIVE CINCINNATI UPDATE** city of CINCINNATI

**JOIN US FOR DESIGN WEEK!**

**DO YOU LIVE, WORK, OR SPEND TIME HERE?**  
Mitchell Avenue, Northside, South Cumminsville, Hopple Street, Queensgate, West End, or Downtown

**SHARE YOUR IDEAS AND SEE THE PROGRESS!**

The Revive Cincinnati Update will guide specific site development and improvements around the I-75 Corridor.

The Design Team has been working to make your ideas into reality - even if you came to the meetings in June 2025, please join us to let us know if we're headed in the right direction!

**ALL AREAS**

**THURSDAY OCT 23**  
6-7:30 PM  
Langwith Hall, 4th Floor  
700 West Pete Rose Way  
See the progress from Design Week and provide your input for all 4 study areas!

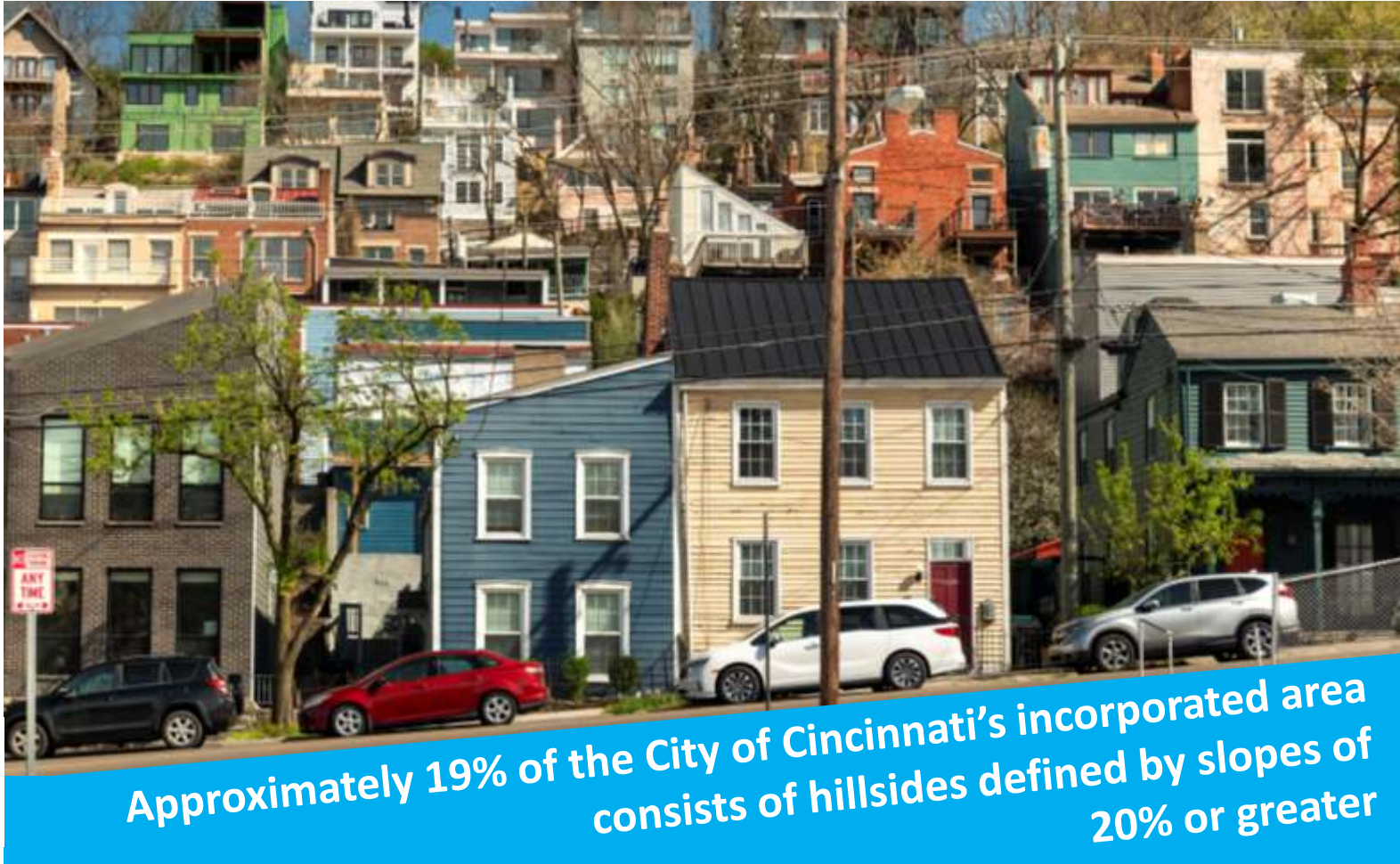
**MONDAY OCT 27**  
6-7:30 PM  
Visit the website to register for the zoom meeting!

Visit the website to learn more & sign up for the virtual meeting

[www.cincinnati.oh.gov/ReviveCincinnatiUpdate](http://www.cincinnati.oh.gov/ReviveCincinnatiUpdate)

The poster features a map of the I-75 corridor in Cincinnati, highlighting areas like Northside and South Cumminsville, Hopple Street, Queensgate, and West End. It includes logos for 'Revive Cincinnati Update' and 'City of Cincinnati'. The text is arranged in a clear, hierarchical manner, with event dates and times prominently displayed in circular callouts. A QR code and website URL are provided at the bottom.

# Cincinnati Hillside Initiative



**Cincinnati's hillsides are part of what make our city landscape unique.**

**They provide recreational green space with beautiful viewsheds as well as opportunities for residential and commercial development.**

# Continued Progress in 2026

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

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

# Onward to 2026

