

**\*\*\* AGENDA \*\*\***  
**CITY PLANNING COMMISSION**  
**VIRTUALLY VIA ZOOM**

**April 19, 2024**  
**9:00 a.m.**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**MINUTES** Consider the minutes of February 16, 2024. (p. 2)

**CONSENT ITEM – LEGISLATIVE**

**ITEM 1** A report and recommendation on a proposed conveyance of the property located at 614-616 Race Street in the Central Business District and the re-conveyance of the property to 616 Race, LLC. (Couch) (p.9)

**OTHER BUSINESS**

**DIRECTOR'S REPORT**

**ADJOURN**

# PROCEEDINGS OF THE CITY PLANNING COMMISSION

**February 16, 2024**

## **Regular Meeting**

A regular meeting of the Cincinnati City Planning Commission for Friday, February 16, 2024 was held in the Council Chambers of City Hall, 801 Plum Street, Cincinnati, Ohio 45202 and virtually 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 or 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: Ms. Byron Stallworth, Chair  
Ms. Daniella Beltran, Commissioner  
Mr. John Eby, Commissioner  
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner  
Mr. Jacob Samad, Vice Chair  
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Excused: Ms. Anne Sesler, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director  
Mr. Charles Martinez, Law, Legal Counsel  
Ms. Emily Ahouse, City Planning & Engagement, Deputy Director & Zoning Administrator  
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager  
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  
Mr. Andrw Halt, City Planning & Engagement, Senior City Planner  
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner  
Ms. Ashlie Wilkson, City Planning & Engagement, Senior Administrative Specialist  
Mr. Ethan Blair, City Planning & Engagement, Planning Intern

*Mr. Stallworth called the meeting to order at 9:03 a.m. and asked that everyone join in the Pledge of Allegiance.*

**Minutes**

**Commission Action:**

Approved the minutes from the January 5, 2024 and January 19, 2024 meetings.

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

**Consent Agenda – Legislative**

**ITEM 1**

A report and recommendation on the proposed sale of City-owned property at 646 Crown Street in Walnut Hills. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

**APPROVE** the proposed sale of City-owned property at 646 Crown Street in Walnut Hills.

**Commission Action:**

Moved to approve the staff’s recommendation for Item 1 on the Legislative Consent Agenda.

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

*Mr. Samad was recused from Item 2 and left the room.*

**ITEM 2**

A report and recommendation on the proposed sale of City-owned property at 646 Crown Street in Walnut Hills. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

**APPROVE** the proposed conversion of a portion of 15<sup>th</sup> Street, between Walnut Street and Vine Street, from two-way traffic to one-way traffic in Over-the-Rhine.

**Commission Action:**

Moved to approve the staff’s recommendation for Item 2 on the Legislative Consent Agenda.

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

*Mr. Samad returned to the meeting.*

## Discussion Agenda – Legislative

### **ITEM 3**

Mr. Urbancsik presented a report and recommendation on a proposed zone change from Residential Mixed (RMX) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3060 Durrell Avenue in Evanston. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
- 2) **ADOPT** the Department of City Planning and Engagement Findings as detailed on pages 3-9 of the staff report; and
- 3) **APPROVE** the proposed zone change from Residential Mixed (RMX) to a Planned Development (PD), including a Concept Plan and Development Program Statement, located at 3060 Durrell Avenue in Evanston.

### **Speakers and Discussion:**

Ms. Sonya Jindal Tork, legal representative and member of the applicant team, stated the applicant chose to apply for the proposed planned development (PD) zoning to maximize design flexibility and community engagement. Ms. Tork stated that valuable community feedback informed adjustments to the original plans resulting in superior urban design. Ms. Tork stated the proposed development aligned with the City's Plan Cincinnati Comprehensive Plan and the Evanston Work Plan, offered diverse housing options, revitalized an underutilized property, and created transit-oriented development while honoring the legacy of Reverend Mingo and addressing Cincinnati's housing crisis.

Mr. Daniel Buchenroth, Development Manager with Kingsley + Co. and a member of the applicant team, provided an overview of the project, including the unit mix, amenities, and parking ratio. Mr. Buchenroth stated the proposed development project's density was lowered from 300 to 240 units, and the parking ratio was improved to a one-to-one ratio to address community concerns.

Mr. Chinedum Ndukwe, with Kingsley + Co. and a member of the applicant team, stated the project had been developed over 3 years and reiterated the changes made to the initial design due to community feedback. Ms. Kearney asked about affordability and the area median income (AMI) target. Mr. Buchenroth stated that roughly 10% of the units would be affordable at roughly 75% AMI. Ms. Kearney asked about the applicant's inclusionary plan. Mr. Ndukwe stated the applicant has partnered with the African American Chamber and was hosting events for underrepresented groups. Mr. Weber asked about the affordability and how that level would be maintained. Mr. Ndukwe stated that they were not seeking any Low Income Housing Tax Credits (LIHTC) but were committed to the affordability component. Mr. Weber asked if the developer had intentions to hold and manage the property or sell it and asked what the estimated total investment was. Mr. Ndukwe confirmed the intention was to hold and manage the property and Mr. Buchenroth stated

the estimated total investment was between \$60 and \$65 million dollars for both buildings. Ms. Beltran asked about the height of the building and the podium parking on the Durrell Avenue building, and Mr. Buchenroth confirmed that the heights would match on Woodburn Avenue and Durrell Avenue. Ms. Beltran also suggested the applicant incorporate the history of the site and the Mingo family into the project. Mr. Ndukwe acknowledged the feedback and expressed interest in finding creative ways to integrate the community's stories and experiences. Mr. Stallworth asked the applicant to elaborate further on their inclusionary plans. Mr. Ndukwe provided the Blair Lofts, Phase One, project as an example and stated it was a strategic joint venture with a female-owned company. Mr. Ndukwe stated inclusion goals and sustainable solutions would be prioritized in the construction.

Mr. Freeman Durham, President of the East Walnut Hills Assembly, stated that the community felt the size of the proposed development was inappropriate for the subject location and opposed high-density development in East Walnut Hills due to inadequate parking, a lack of green space, and an overall incompatibility with nearby zoning in relation to the proposed development.

Mr. Freeman McNeal, Deacon with Christ Temple Baptist Church, urged the Commission to approve the proposed zone change and planned development and stated the proposed development was in honor of Pastor Mingo's community work and would bring diverse housing to Evanston.

Ms. Kate Walker, a nearby resident, stated the Hoffman School was a landmark building and precious to the community and expressed concerns about the high-density development and parking in the area. Ms. Walker also stated concerns about the lack of information regarding financing for the project.

*Ms. Kearney left the meeting and attended via Zoom at 10:03 a.m.*

Pastor Peterson Mingo, a long-time resident of Evanston, discussed his work at Christ Temple Full Gospel Baptist Church where they developed a comprehensive street ministry, athletic program for the youth in the City. He stated that he had observed both growth and deterioration in Evanston and believed the proposed development would be a huge benefit to the Evanston neighborhood. He shared how grateful he was to Kingsley + Co. since they wanted to name the complex The Mingo after him and the work he had completed in the community.

Mr. Ed Fetzing, a nearby resident, complimented the applicant on the changes made to the initial proposed development based on community feedback but stated that the amount of parking proposed for phase one was insufficient. He shared concerns that phase two may never happen or could take years to complete.

Mr. James Stallworth, President of the Evanston Community Council, reiterated the concern of the lack of parking available.

Ms. Garland Waleko, a nearby resident, stated that she supported a gentle density increase said that would include middle housing (duplexes, triplexes, and small-scale mixed-use buildings) would be preferred as these types would allow for increased density while maintaining the look of single-family areas.

Mr. Ozie Davis, an Avondale resident, urged the Commission to approve the proposed project, citing the staff analysis and naming the project after Pastor Mingo.

Mr. Jacob Knight, a nearby resident, expressed concerns about inconsistencies with the proposed zone change for the Durrell Avenue site, including the scale of the proposed development, transit access, and community support.

Ms. Payton Panger, a nearby resident, reiterated concerns about the historical significance of the Hoffman School, the increase in density, and lack of parking. Ms. Panger emphasized sustainability concerns in Cincinnati development projects.

Mr. Scott Arentsen, with Towne Properties, stated they were in favor of the proposed development but said they want a balance between density and parking.

Ms. Anne Shannon, a nearby resident, stated she did not support the proposed project and asked the Commission to deny the proposal due to the impact on parking and neighborhood character.

Ms. Roxana Holland, a nearby resident, expressed concerns about parking overflow in the Evanston neighborhood due to new development. Ms. Holland also stated concerns about the impact of the proposed development on the aging community in the Evanston neighborhood.

Ms. Christine Johnson, a nearby resident, reiterated concerns about the lack of parking and green space.

Mr. Stefan Pryor stated his support for the proposed development in honor of Pastor Mingo and stated he believed the parking issue was not a major concern.

Mr. Michael Murrison, a nearby resident, stated his concerns about the proposed development's scale and inconsistency with the community vision. Mr. Murrison also stated his frustration with the developer's drive for a large-scale project in a residential area.

Ms. Nicole Perkins, an Evanston resident, stated her gratitude for the project being named after Pastor Mingo, but emphasized the importance of parking in the community.

Mr. Kevin McGraw, a nearby resident, stated support for the proposed development, citing well thought-out design and potential for good neighbor impact.

Ms. Mary Ward, a Walnut Hills resident, stated her support for the project but said she understood the community's concerns over the lack of parking.

Ms. Kearney asked the applicant if there could be a compromise on the amount of parking at the proposed development. Mr. Urbancsik clarified the parking space requirements based on the varying zoning districts. Mr. Ndukwe explained the challenge of balancing parking and green space demands from the community and Mr. Buchenroth continued to explain opportunities in alternative transportation.

Ms. Beltran asked about continued community engagement. Mr. Buchenroth stated that community engagement would continue after City Council approval for phase one and said the applicant would further refine the development plans for phase two. Mr. Weber emphasized the importance of affordability and community engagement in the project. Ms. Beltran suggested addressing residents' parking concerns by implementing a residential parking permit program that has a minimal cost. Ms. Beltran also recommended incorporating existing buildings into new construction to preserve the heritage of the site and encouraged considering cost efficient ways to do so.

Mr. Stallworth asked about stormwater detention. Mr. Ndukwe confirmed the applicant would be working with the Stormwater Management Utility (SMU) but stated they were too early in the process to discuss. Ms. Kearney stated her appreciation for the developer to work with the community on zoning and green space.

**Commission Action:**

Moved to approve the staff's recommendations for Item 3 on the Legislative Discussion Agenda.

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

**Director's Report**

Ms. Keough-Jurs reminded the Commission of the cancellation of the next City Planning Commission meeting for the upcoming David J. Allor Planning and Zoning Workshop to be held at Northern Kentucky University on March 1, 2024. She announced the resources available to learn more about the City's Connected Communities initiative through the Department of City Planning and Engagement's website, upcoming public meetings, and at the Housing Summit scheduled for March 23, 2024.

*The meeting adjourned at 11:19 a.m.*

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

**February 16, 2024**

The minutes for the February 16, 2024 Regular Meeting are approved as distributed.

\_\_\_\_\_  
Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement

\_\_\_\_\_  
Byron Stallworth, Chair  
City Planning Commission

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

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

**SUBJECT:** A report and recommendation on a proposed conveyance of the property located at 614-616 Race Street in the Central Business District and the re-conveyance of the property to 616 Race, LLC.

**GENERAL INFORMATION:**

Location: 614-616 Race Street  
Owner: OTR Holdings, Inc., 1203 Walnut Street, 4<sup>th</sup> Floor, Cincinnati, OH 45202  
Petitioner: Subhas Patel, 616 Race, LLC, 8825 Chapel Square Drive, Suite A, Cincinnati, OH 45249

**ATTACHMENTS:**

- Exhibit A – Location Map
- Exhibit B – Property Photos
- Exhibit C – Front Elevation Drawing

**BACKGROUND AND ANALYSIS:**

The subject property is currently owned by OTR Holdings Inc., an affiliate of the Cincinnati Center City Development Corporation (3CDC), and is located at 614-616 Race Street in the Central Business District. The property is zoned DD and is currently vacant. The proposed project consists of the rehabilitation of the buildings located at 614 and 616 Race Street, as well as constructing a two-story addition above 616 Race Street and a four-story addition above 614 Race Street. The project will result in the creation of a new 109-room hotel and approximately 2,000 square feet of restaurant and bar space.

The request is for a property transfer from OTR Holdings Inc. to the City, then from the City to 616 Race, LLC to facilitate project Tax Increment Financing (TIF) under the Ohio Revised Code 5709.41. For this to be done, the City will need to be in the chain of title to the property.

**CONSISTENCY WITH PLAN CINCINNATI:**

The proposed conveyance and re-conveyance of the property is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012), particularly the Goal to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 103). The proposed conveyance and re-conveyance will enable the utilization of financing tools that will facilitate the rehabilitation of existing vacant properties within the urban core into a productive use that will contribute to the city’s hospitality industry.

**RECOMMENDATION:**

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

**APPROVE** the proposed conveyance of the property located at 614-616 Race Street in the Central Business District and the re-conveyance of the property to 616 Race, LLC.

Respectfully submitted:

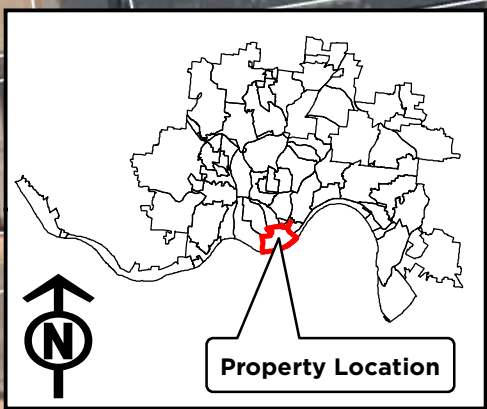
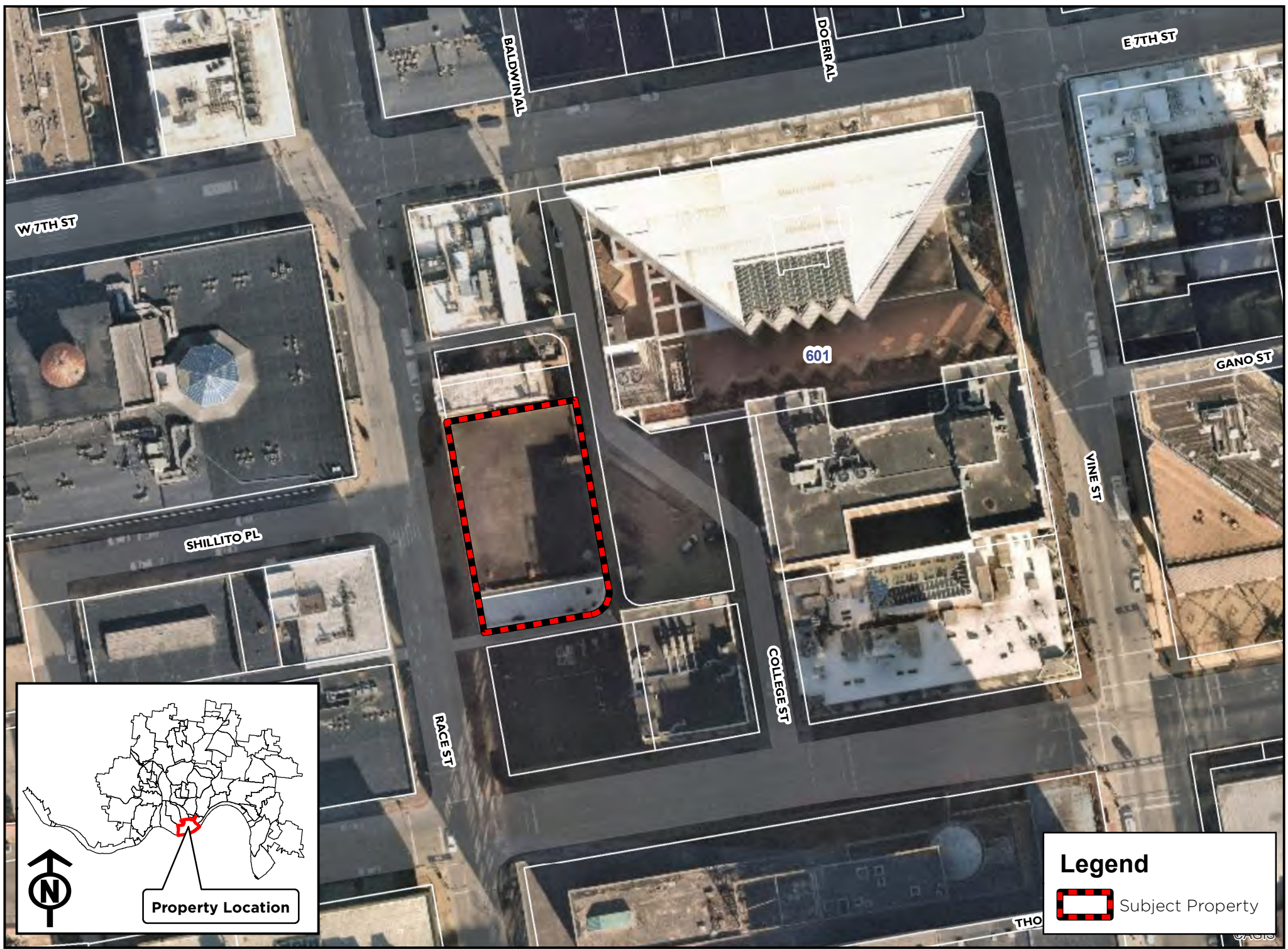
Approved:




Gabrielle Couch, City Planner  
Department of City Planning & Engagement

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

# Proposed Conveyance and Reconveyance of 614-616 Race Street Exhibit A



**Legend**

 Subject Property



HISTORIC PHOTOGRAPH



FACADE DEMO



CURRENT CONDITION



HISTORIC PHOTOGRAPH



FACADE DEMO



CURRENT CONDITION

CITYSTUDIOS ARCHITECTURE  
1146 Main Street  
Cincinnati, OH 45202  
PH: 513.431.0730  
citystudios.com

PROPOSED HISTORIC REHABILITATION  
**HILTON HOME 2**  
610 - 616 RACE STREET  
CINCINNATI, OH 45202

DRAWING:  
**PHOTOGRAPHS**  
SCALE: NOT TO SCALE  
DATE: 07.24.2023

**Keystone**  
MANAGEMENT



EXISTING 4-STORY BUILDING (HISTORICALLY 4-STORY PRIOR TO FIRE DAMAGE) W/ 2-STORY ADDITION.

EXISTING 2-STORY BUILDING (HISTORICALLY 7-STORY PRIOR TO FIRE DAMAGE) W/ 4-STORY ADDITION.

**CITYSTUDIOS**  
ARCHITECTURE  
3148 W. 10th Street,  
Cincinnati, OH 45202  
PH: 513.621.0700  
citystudios.com

PROPOSED HISTORIC REHABILITATION  
**HILTON HOME 2**  
610 - 616 RACE STREET  
CINCINNATI, OH 45202

DRAWING:  
**FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"  
DATE: 07.24.2023

**Keystone**  
MANAGEMENT