PROCEEDINGS OF THE CITY PLANNING COMMISSION

February 6, 2026

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, February 6, 2026, 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 February 6, 2026, 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. 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 Ms. Anna Albi, City Councilmember and Commissioner Mr. Darrick Dansby, Commissioner (Zoom) Mr. John Eby, Commissioner (Zoom) Ms. Anne Sesler, Commissioner 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. Siobhan Bracken, City Planning & Engagement, Co-op Ms. Emily Burns, City Planning & Engagement, City Planner Ms. Carly Evans, City Planning & Engagement, Administrative Specialist Mx. Sophia Ferries-Rowe, City Planning & Engagement, City Planner Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 9:01 a.m. and asked that everyone join in the Pledge of Allegiance.

Minutes

Commission Action:

Approved the minutes from the January 16, 2026, meeting.

Motion:	Mr. Eby
Second:	Ms. Beltran
Ayes:	Ms. Beltran, Mr. Dansby, Mr. Eby, Mr. Weber

Nays: None
Abstain: Ms. Albi, Mr. Samad

Ms. Sesler joined the meeting at 9:03 a.m.

Mr. Samad stated that a revised agenda had been distributed and requested a vote to consider a By-Leave item, listed on the agenda as Item 4.

Director Katherine Keough-Jurs provided some background information regarding the By-Leave item.

Commission Action:
Voted to add the By-Leave Item to the Discussion Agenda.

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

Mr. Dansby requested Item 1 to be moved to the Discussion Agenda for questions.

Mr. Samad asked for a vote to move Item 1 to the Discussion Agenda.

Commission Action:
Voted to move Item 1 to the Discussion Agenda.

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

Consent Agenda – Legislative

ITEM 2
A report and recommendation on proposed easements at 616 Race Street in the Central Business District. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

1) **APPROVE** the proposed easements at 616 Race Street in the Central Business District.

ITEM 3
A report and recommendation on a proposed lease of a parking lot at the Schmidt Sports Complex near 2943 Riverside Drive 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 lease of a parking lot at the Schmidt Sports Complex near 2943 Riverside Drive in the East End.

Commission Action:
Adopted the staff's recommendation for Items 2 and 3 on the Legislative Consent Agenda.

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

Discussion Agenda – Administrative

ITEM 1
Ms. Emily Burns presented a report and recommendation on a proposed one-year extension of Planned Development #100 (PD-100), Northside Gateway, located at 3927 and 3925 Old Ludlow Avenue, in Northside. The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

1) **APPROVE** a one-year extension to the approval of the Concept Plan and Development Program Statement for Planned Development #100 (PD-100), Northside Gateway, located at 3927 and 3925 Old Ludlow Avenue, in Northside.

Speakers and Discussion:
Mr. Dansby expressed his excitement about the project and asked when they would receive an update regarding the requested Low Income Housing Tax Credits (LIHTC). Ms. Sesler asked if the project was solely reliant on receiving the tax credit.

Ms. Anna Barchick-Suter, from the applicant team, replied that they were committed to seeing the project through and requested the extension to complete some predevelopment tasks and finalize the various funding options whether or not LIHTC funds were granted.

Councilmember Albi stated her excitement and support for the project.

Commission Action:
Adopted the staff's recommendation for Item 1 on the Discussion Agenda.

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

Discussion Agenda – Legislative

ITEM 4
Mx. Sophia Ferries-Rowe presented a report and recommendation on the establishment of Interim Development Control (IDC) Overlay District No. 89, "Data Centers" in the City of Cincinnati for a period of three months. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the City of Cincinnati as shown in Exhibit A; and,

2) **ADOPT** the Department of City Planning and Engagement staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts,* as discussed on pages 1 – 3 of this report; and,

3) **RECOMMEND** that City Council establish Interim Development Control (IDC) Overlay District No. 89, "Data Centers," for a period of three months, finding it to be in the interest of the general public's health, safety, and welfare during the course of the Department of City Planning and Engagement study, which recommendation includes:

   a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and

   b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled "Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 89, 'Data Centers,' and Designation of Administrative Reviewer."

Speakers and Discussion:
Mr. Samad asked why the study was restricted to specific zoning districts instead of City-wide.

Mx. Ferries-Rowe stated that they had considered a City-wide approach but chose to focus on the zoning districts that currently allow indoor storage, as that is how most prior data centers are classified. This approach would significantly reduce the number of permits that would need to be considered.

Mr. Samad asked if any permit requests had been received for data centers prior to this meeting.

Mx. Ferries-Rowe confirmed that they had received permit requests for expansion of existing data centers. Mr. Samad asked if those were within districts that permit self-storage.

Ms. Keough-Jurs replied that most existing data centers were submitted as indoor storage or as a communications facility. She noted that more accurate statistics on current data centers would be included as part of the study and that the district boundary is attributed to permitted uses in specific zoning districts.

Ms. Beltran inquired whether this would impact existing office spaces, to which Mr. Tidd replied that in most situations, no it would not capture those because the scale is so small.

Ms. Albi thanked the administration for taking this step to address this as data centers can be a burden on utilities and can have economic and environmental impacts.

Ms. Sesler expressed hopes that universities and research centers would not be negatively impacted.

Commission Action:
Adopted the staff's recommendation for Item 4 on the Legislative Discussion Agenda.

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

Director's Report

Ms. Katherine Keough-Jurs thanked the City Planning Commission for their time and stated that the next meeting was scheduled for February 20, 2026. Ms. Keough-Jurs reminded the Commission that the Allor Planning and Zoning Workshop would take place on Friday, March 13, 2026, at the Graduate Hotel.

Ms. Keough-Jurs welcomed City Planning Co-op Siobhan Bracken. Ms. Keough-Jurs also welcomed Councilmember Albi and thanked Vice Mayor Kearney for her time serving on the City Planning Commission. The Commission praised Ms. Kearney for her detail in preparation for the meetings and for the depth of empathy she showed for all.

The Department of City Planning and Engagement congratulated former Senior City Planner Jesse Urbancsik, who accepted a position with the Department of Buildings and Inspections. Mr. Urbancsik thanked the Commission for their support. Certificates of appreciation were presented to both Vice Mayor Kearney and Mr. Urbancsik.

The meeting adjourned at 9:47 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the February 6, 2026, Regular Meeting are approved as distributed.

February 6, 2026

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

Date: 4/3/2026

Jacob Samad, Chair
City Planning Commission

Date: 4/3/2026