PROCEEDINGS OF THE CITY PLANNING COMMISSION

November 21, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, November 21, 2025, 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 November 21, 2025, 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 Mr. Darrick Dansby, Commissioner Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner Ms. Anne Sesler, Commissioner (Zoom) Assistant City Manager, Mr. William "Billy" Weber, Commissioner
Excused:	Mr. John Eby, Commissioner
Staff Present:	Ms. Katherine Keough-Jurs, City Planning & Engagement, Director Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager Ms. Kristina Blake, City Planning & Engagement, City Planning Administrative Specialist Ms. Emily Burns, City Planning & Engagement, City Planner Mx. Sophia Ferries-Rowe, City Planning & Engagement, City Planner Mr. Andrew Halt, City Planning & Engagement, City Planner Mr. Jesse Urbancsik, City Planning & Engagement, City Planner Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 9:12 a.m.
and asked that everyone join in the Pledge of Allegiance.

Minutes

Commission Action:
Approved the minutes from the October 3, 2025, meeting.

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

Consent Agenda

ITEM 1
A report and recommendation on the proposed dedication and acceptance of a portion of Dana Avenue right-of-way in Evanston. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed dedication and acceptance of a portion of Dana Avenue right-of-way in Evanston.

ITEM 2
A report and recommendation on the proposed vacation and sale of City-owned right-of-way to include a portion of Clover Street and Unnamed Alley in California. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed vacation and sale of City-owned right-of-way to include a portion of Clover Street and Unnamed Alley in California.

ITEM 3
A report and recommendation on a proposed mooring lease along the riverbank at 6125 River Road in Sayler Park. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed mooring lease along the riverbank at 6125 River Road in Sayler Park.

ITEM 4
A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land at 125 E. Court 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 action:

1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in this report; and

2) **APPROVE** the proposed Development Plan and Final Plat for the subdivision of land located at 125 E. Court Street, based on the fact the proposed subdivision is substantially consistent with Sections 300-09(a)(6) and 300-09(c)(1) of the Subdivision Regulations, in the Central Business District.

Commission Action:
Adopted the staff's recommendations for Items 1-4 on the Consent Agenda.

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

Ms. Sesler was recused from Item 5 and left the meeting.

Discussion Agenda – Quasi-Judicial

ITEM 5
Ms. Emily Burns presented a report and recommendation on a proposed Final Development Plan for Planned Development #83 (PD-83), FC Cincinnati, located at 1599 Central Parkway in the West End. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

2) **APPROVE** the Final Development Plan for Planned Development #83 (PD-83), FC Cincinnati, located at 1599 Central Parkway in the West End.

Speakers and Discussion:
Ms. Kearney asked if the property was outside of the downtown development zoning district. Ms. Burns replied that it was outside of that zone but had also been re-zoned to a planned development, creating its own unique zoning regulations.

Mr. Tidd swore the speakers in as Item 5 was quasi-judicial.

Mr. Chad Munitz, from FC Cincinnati and a member of the applicant team, expressed gratitude to the community and City staff for a positive engagement process throughout. He stated that they approached this project with three main goals; go big, be inclusive, and acknowledge that the community deserves nice amenities in the neighborhood. He reiterated the work with the West End Community Council (WECC), the FCC Community Coalition, and the community. Mr. Munitz stated that it was his belief that the goals had been met.

Ms. Kearney inquired about the rent. Mr. Munitz responded that all units would be market rate rental units, however, due to the size of some of the units, some would be at 80-120% of the area median income (AMI).

Ms. Kearney inquired about the construction timeline. Mr. Munitz responded that the intent was to begin construction in the Spring of 2026 with an estimated two-year construction cycle.

Mr. Dansby asked about the use of minority workforce during construction and the leasing of the retail spaces. Mr. Munitz explained the construction partnership between Triversity and Messer Construction, the workforce outreach of Messer Construction, Triversity, and CityLink, and assured the Commission that anyone could bid on the project.

Mr. Dansby inquired about the entertainment venue and a potential hotel operator. Mr. Munitz provided information about the entertainment venue located underneath tower two with a capacity of approximately 1,200 people. He stated that the hotel operator would be Davidson Hospitality who specializes in operating boutique hotels.

Ms. Beltran asked about the reduction of buildings from the amended concept plan in 2023 to the current proposal. Mr. Munitz replied that the original plan included speculative office space but that would not be feasible in the current local and national economy. Ms. Beltran asked about the status of the Bauer Street properties. Mr. Munitz responded that the current goal was to be a good neighbor to the Bauer Street properties, whether they wished to remain or to sell. Ms. Beltran addressed safety suggestions and shared her preference for retaining the raised bike lanes.

Mr. Weber excused himself for another meeting at 9:43 a.m. and left the meeting.

Ms. Kearney praised the community engagement and asked if there were any specific inclusion goals for the project. Mr. Munitz responded that they would follow the Port Authority's Inclusion Standards that aspire to achieve a total target goal of 25% MBE, 7% WBE, and 30% SBE for construction, supplies, services, and professional services. Ms. Kearney also expressed excitement about potential employment opportunities for West End residents.

Mr. Samad called for a brief recess to address Zoom issues.

Mr. Adam Weigand, from ACW Homes, spoke in support of the project and the benefits to the residents of the West End.

Mr. Keith Blake, WECC member and FC Cincinnati Foundation board member, praised FC Cincinnati's contributions to the community.

Mr. Galen Gordon, resident of the West End and President of WECC, spoke in support and thanked FC Cincinnati for their contributions to the community and for being a good neighbor.

Mr. Nick Johnson, resident and business owner in the West End, expressed support and gratitude to FC Cincinnati for bringing a light back to the neighborhood.

Mr. Nick Burnett, pastor of House of Hope, said that the opportunities that FC Cincinnati creates is a positive step towards a safe neighborhood.

Commission Action:
Adopted the staff's recommendation for Item 5 on the Quasi-Judicial Discussion Agenda.

Motion:	Mr. Dansby
Second:	Ms. Kearney
Ayes:	Ms. Beltran, Mr. Dansby, Ms. Kearney, Mr. Samad
Nays:	None

Other Business

Ms. Keough-Jurs thanked the Commissioners for their time and patience during the nationwide Zoom outage. Ms. Keough-Jurs presented the 2026 City Planning Commission Calendar, 2026 Zoning Board of Appeals Calendar, and the 2026 OKI Regional Council of Governments Board of Directors Appointment.

Commission Action:
Moved to approve the 2026 City Planning Commission Calendar.

Motion:	Ms. Kearney
Second:	Mr. Samad
Ayes:	Ms. Beltran, Mr. Dansby, Ms. Kearney, Mr. Samad
Nays:	None

Commission Action:
Moved to reappoint Ms. Emily Ahouse, Deputy Director, as the 2026 OKI Regional Council of Governments Board of Directors representative.

Motion:	Ms. Beltran
Second:	Mr. Dansby
Ayes:	Ms. Beltran, Mr. Dansby, Ms. Kearney, Mr. Samad
Nays:	None

Director's Report

Ms. Keough-Jurs thanked the Commissioners for their time and stated that the next City Planning Commission meeting was scheduled for December 5, 2025, and was expected to be fully virtual. She thanked Sage Morrison for her second Co-op with the Department of City Planning and Engagement and wished everyone a Happy Thanksgiving.

The meeting adjourned at 10:11 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the November 21, 2025, Regular Meeting are approved as distributed.

November 21, 2025

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

Date: 2/6/2026

Jacob Samad, Chair
City Planning Commission

Date: 2/6/2026