

PROCEEDINGS OF THE CITY PLANNING COMMISSION

January 5, 2024

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, January 5, 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. 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
Ms. Anne Sesler, Commissioner
Assistant City Manager, Mr. William “Billy” Weber, 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. Emily Burns, City Planning & Engagement, City Planner
Ms. Gabrielle Couch, City Planning & Engagement, City Planner
Ms. Maria Dienger, City Planning & Engagement, City Planner
Mr. Andrew Halt, City Planning & Engagement, City Planner
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Mr. Doug Owen, City Planning & Engagement, Urban Conservator
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Ms. Ashlie Wilkson, City Planning & Engagement, Senior Administrative Specialist

Mr. Stallworth called the meeting to order at 9:07 a.m. and asked that everyone join in the Pledge of Allegiance.

Election of Chair and Vice Chair

Mr. Stallworth asked for nominations for City Planning Commission Chair and Vice-Chair for the calendar year 2024.

Commission Action:

Elect Mr. Byron Stallworth as Chair for 2024.

- Motion: Mr. Samad
- Second: Ms. Kearney
- Ayes: Ms. Beltran, Mr. Eby, Ms. Kearney, Ms. Sesler, Mr. Samad, Mr. Stallworth, Mr. Weber

Elect Mr. Jacob Samad as Vice-Chair for 2024.

- Motion: Mr. Eby
- Second: Ms. Kearney
- Ayes: Ms. Beltran, Mr. Eby, Ms. Kearney, Ms. Sesler, Mr. Stallworth, Mr. Weber
- Abstained: Mr. Samad

Minutes

Commission Action:

Approved the minutes from the November 17, 2023 meetings.

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

Discussion Agenda – Legislative

ITEM 1

Ms. Dienger presented a report and recommendation on proposed zoning text amendments to modify Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by amending the provisions of Sections 1411 and 1441, and the early termination of Interim Development Control Overlay District No. 88 (IDC-88). The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **ADOPT** staff findings outlined on pages 5-9 of the staff report; and to
- 2) **APPROVE** the proposed zoning text amendments attached to the staff report as Exhibit C; and
- 3) **APPROVE** the early termination of Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development District," as an overlay district following the passage of the zoning text amendments.

Speakers and Discussion:

Councilmember Mark Jeffreys, sponsor, stated the proposal addressed limiting surface parking, decreasing stormwater runoff and heat islands, and would help generate revenue for the City.

Councilmember Jeffreys explained the reason for a two-year extension was to allow enough time to construct a development plan.

Ms. Jackie Bryson, Downtown Residents Council President, stated her appreciation for placing more guidelines around surface parking lots, said she would like to see incentives for EV chargers, and stated her support for the proposal. Mr. Weber stated the City was working with public and private partners on securing funding for EV chargers.

Commission Action:

Moved to approve the staff's recommendations for Item 1 on the Legislative Discussion Agenda.

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

ITEM 2

Ms. Dienger presented a report and recommendation on a proposed local landmark designation of St. Leo The Great School at 2569 St. Leo Place in North Fairmount. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** the proposed designation of St. Leo The Great School Building as a Local Historic Landmark at 2569 St. Leo Place in North Fairmount under Criterions 1 and 3 of the Cincinnati Zoning Code (§1435-07-1a); and
- 2) **ADOPT** the conservation guidelines.

Speakers and Discussion:

Mr. Tony Beck, with Beck Engineering and a member of the applicant team, stated the goal was to redevelop a large vacant building and to put it back into a productive use for the community.

Ms. Beltran stated her support for the proposal.

Mr. Erik Carlson, owner and a member of the applicant team, stated his excitement for the project and said the preservation of the building gives back to the community.

Commission Action:

Moved to approve the staff's recommendations for Item 2 on the Legislative Discussion Agenda.

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

ITEM 3

Mr. Halt presented a report and recommendation on a proposed local landmark designation of the H. & S. Pogue Service Building at 310 Race Street in the Central Business District. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** the proposed designation of the H. & S. Pogue Service Building as a Local Historic Landmark at 310 Race Street in the Central Business District under Criteria 1 and 3 of the Cincinnati Zoning Code (§1435-07-1a); and
- 2) **ADOPT** the conservation guidelines.

Speakers and Discussion:

Mr. Mark Hall, with Heritage Consulting and a member of the applicant team, thanked the Commission for their consideration of the proposal and stated his excitement to preserve the historic building and reuse the existing structure to provide workforce housing. Mr. Stallworth asked if the market trended towards market rate housing. Mr. Hall stated he believed there was a critical need for workforce housing. Ms. Kearney thanked Mr. Hall and his team for their efforts to bring more affordable housing to the City. Mr. Weber also thanked Mr. Hall and his team for his efforts to restore a vacant historic building and investing in the City. Mr. Weber asked if the proposed project was the first type of development project within the City. Mr. Hall confirmed the proposed project was their first development project within the City. Mr. Stallworth asked if a general contractor was selected. Mr. Hall confirmed the applicant had not selected a general contractor but stated he would be soliciting bids locally.

Ms. Beltran stated her excitement to support the proposal in addition to the designation and said the Ohio History Connection report considered the subject property as eligible for the National Register of Historic Places.

Commission Action:

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

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

ITEM 4

Mr. Halt presented a report and recommendation on a proposed zone change from Manufacturing General (MG) to Residential Multi-family (RM-0.7) at 4575 Eastern Avenue in Linwood. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

APPROVE the proposed zone change Manufacturing General (MG) to Residential Multi-family (RM-0.7) at 4575 Eastern Avenue in Linwood.

Speakers and Discussion:

Mr. Danny McKelvey, Development Manager of CIG Communities and a member of the applicant team, stated the proposal represented a significant investment in the future of the Linwood neighborhood and the City, reactivating an abandoned structure would help foster growth and sustainability in the neighborhood, and said a large-scale mixed income development would help combat the housing affordability crisis. Mr. Stallworth asked what the overall investment total was for the project. Mr. McKelvey confirmed \$80 million was invested in the project. Mr. Stallworth asked about inclusion goals. Mr. McKelvey stated a general contractor that was locally owned had been chosen and said they would continue to prioritize meeting the City's inclusion goals. Mr. Stallworth asked about the applicant's background. Mr. McKelvey stated the applicant was a locally based company that had completed work in the City and throughout the mid-Atlantic and southeast regions. Ms. Sesler stated her excitement for the proposal due to the property's location near multiple neighborhood business districts. Ms. Kearney thanked Mr. McKelvey for efforts in using minority owned businesses and addressing affordability. Ms. Beltran asked about the applicant's intention with street improvements. Mr. McKelvey confirmed the applicant's goal to improve the surrounding safety of the subject property and said they look forward to continued discussions with the Department of Transportation and Engineering. Ms. Beltran asked if the adjacent rail line was an active rail line and if noise barrier considerations were made. Mr. McKelvey confirmed that it was an active rail line and that noise barrier considerations were made. He stated that a barrier wall would be constructed along the perimeter of the subject site in addition to landscaping. Mr. Weber commended the applicant for the investment in the neighborhood and the reuse of a vacant existing building and stated his appreciation for the design. Mr. Stallworth asked if the applicant intended to hold the property. Mr. McKelvey confirmed the intention to hold the property.

Mr. Patrick Goodman, a nearby resident, stated numerous apartment complexes already existed in the surrounding area and said he believed the site would be better suited for industrial and manufacturing uses.

Ms. Elizabeth Stoehr, owner of a commercial property on Eastern Avenue, stated she believed the site would be better suited for manufacturing or similar uses. Ms. Stoehr reiterated Mr. Goodman's statement regarding numerous apartment complexes within the area, stated the Linwood neighborhood plan addresses homeownership as a goal, and stated her concern of an increase in traffic.

Ms. Elizabeth Goodman, a nearby resident, stated she believed changing the zoning and the reuse of the factory building for apartments was not preservation. Ms. Goodman also stated the Linwood neighborhood strategy plan contained goals which speak directly to the impetus of preserving the

zoning of the subject site. Ms. Goodman stated a similar project was proposed in 2021 by a developer that was not responsive to working with the community members and would not amend the development plan at that time. Ms. Goodman asked the Commission not to approve the zoning change request until more work with the community was completed.

Mr. Ronni Valle, a nearby resident, reiterated earlier statements regarding the abundance of apartment complexes in the neighborhood, stated she believed the proposal did not serve the community that exists, and said she opposed the proposal.

Mr. Stallworth asked Mr. McKelvey about the applicant's community engagement strategy. Mr. McKelvey stated they reached out to the community council prior to submitting an offer for purchase of the subject property and said they had regularly met with the community council to obtain feedback and adapt the proposed development plans. Mr. McKelvey also stated they had worked with other neighborhood members who submitted written letters of support and were in favor of the project and said efforts were made to follow all City guidelines in reaching out to individual community members.

Commission Action:

Moved to approve the staff's recommendation for Item 4 on the Legislative Discussion Agenda.

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

Director's Report

Ms. Keough-Jurs thanked the Commission for their time and dedication to the City and mentioned that there would be a presentation on the 2023 Department of City Planning and Engagement's annual report and 2024 work program at the January 19, 2024 meeting. She congratulated Mr. Stallworth and Mr. Samad to Chair and Vice Chair of the 2024 City Planning Commission and announced upcoming training opportunities for the Commissioners to attend relating to responsibilities of boards and commissions. Ms. Keough-Jurs also announced the upcoming David J. Allor Planning and Zoning Workshop to be held at Northern Kentucky University on March 1, 2024.

Ms. Keough-Jurs congratulated Mr. Charles Martinez for receiving the City Manager's Excellence in Service Award in the Law Department for 2023.

The meeting adjourned at 10:53 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

January 5, 2024

The minutes for the January 5, 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: Feb 16 2024

Date: 16 FEB 2024