

PROCEEDINGS OF THE CITY PLANNING COMMISSION

March 6, 2026

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, March 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 March 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
Mr. John Eby, Commissioner
Ms. Anne Sesler, Commissioner (Zoom)
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. Emily Burns, City Planning & Engagement, City Planner
Ms. Carly Evans, City Planning & Engagement, City Planning 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.

Ms. Sesler joined the meeting at 9:02 a.m.

Consent Agenda – Legislative

ITEM 1

A report and recommendation on the proposed sale of City-owned property at 800 Evans Street in Lower Price Hill. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

- 1) **APPROVE** the proposed sale of City-owned property at 800 Evans Street in Lower Price Hill.

Commission Action:

Adopted the staff's recommendation for Item 1 on the Legislative Consent Agenda.

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

Discussion Agenda – Legislative

ITEM 2

Mx. Sophia Ferries-Rowe presented a report and recommendation on a proposed extension of Interim Development Control (IDC) Overlay District No. 89, “Data Centers” in the City of Cincinnati, for a period of nine additional months. 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’s staff findings that the proposed extension of IDC No. 89 meets the criteria set forth in Cincinnati Zoning Code Section 1431-11, One-Year IDC Overlay Districts, as discussed on pages 1 – 3 of this report; and,
- 2) **RECOMMEND** that City Council extend Interim Development Control (IDC) Overlay District No. 89, “Data Centers,” for a period of nine additional months, or until the Department of City Planning and Engagement’s zoning study is complete and implemented.

Speakers and Discussion:

Mr. Dansby asked what cities are being looked at for comparison. Mx. Ferries-Rowe replied they are looking at cities that have already changed their zoning code, including cities in Virginia and locally in Deerfield Township.

Ms. Beltran asked for more information regarding the community engagement plan. Mx. Ferries-Rowe replied that the plan is to start engagement with data center stakeholders as well as members of the community to gather their questions and concerns.

Commission Action:

Adopted the staff's recommendation for Item 2 on the Legislative 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

ITEM 3

Ms. Emily Burns and Hyde Park Steering Committee members Ms. Janet Buening, Mr. Dave Hapner, and Mr. Sean McGrory, presented a report and recommendation on the proposed neighborhood plan,

Plan Hyde Park, as the Hyde Park neighborhood's guiding comprehensive plan document. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

- 1) **APPROVE** the proposed neighborhood plan, Plan Hyde Park, as the Hyde Park neighborhood's guiding comprehensive plan document.

Speakers and Discussion:

Ms. Stacey Hoffman, City Planning Division Manager, thanked the Steering Committee for their patience, perseverance, and flexibility throughout the process and stated it's clear they really care about their community. She also thanked Ms. Burns for her role in bringing the plan to completion.

Mr. Weber thanked everyone for their work and asked for clarification on how the future land use map was determined. Ms. Burns replied that the future land use map aligns very closely with the Connected Communities designations, while still emphasizing the desire to keep 2, 3 and 4 family uses relatively limited. Mr. McGrory added that because a very significant portion of the single-family parcels fall within a Connected Communities designation, there was a lot of discussion regarding how that could impact residential character, parking, infrastructure, and pedestrian safety if each single-family home became a 2, 3, or 4-family structure. Mr. Samad asked if most of that questioning was happening within the Steering Committee or whether it was during broader community engagement discussions. Mr. McGrory replied both.

Ms. Beltran stated that she anticipated that that kind of change would happen incrementally over time, not all at once. She noted that the country clubs and golf courses were designated as low density residential on the maps, so it looks like there is no green space. Ms. Burns replied that the maps were based on the existing zoning and that the country clubs were zoned as single-family residential, so while they may remain country clubs, if they were ever sold it would provide a roadmap for future development.

Ms. Albi thanked the Steering Committee and inquired why this plan took so long to complete. Ms. Burns stated that she came into the plan at the restart after the COVID-19 pandemic and because of the pause there were a lot of topics that had to be revisited when they picked back up. There was a nearly complete plan before COVID, and the Steering Committee basically had to do a plan update on top of that. Both Mr. McGrory recalled a specific moment in time when the committee needed to determine if they would rush to finish the plan or pause it. The Steering Committee ultimately agreed that it made the most sense to pause the process. Ms. Buening agreed and also stated that the Connected Communities initiative was another moment in time when the committee needed to slow down and address the zoning changes as a result of the initiative.

Ms. Albi asked if Cincinnati Public Schools was involved in the engagement process. Mr. Hapner responded that he worked closely with both Clark Montessori, where he teaches, and Hyde Park School, where he currently tutors students. As the Traffic and Safety Chair of Hyde Park

Neighborhood Council he worked closely with Principal Sunderman at Hyde Park School regarding drop-off and pick-up traffic issues. Ms. Buening stated that they worked with Withrow High School, Clark Montessori, Hyde Park School, and St. Mary School.

Ms. Beltran asked how the Department of Transportation and Engineering would be involved in the implementation of transportation-related goals and action steps. Mr. Weber stated that an implementation model for neighborhood plans is being developed and this plan will be included.

Ms. Albi, in reference to the future land use, asked if any zone changes would be necessary moving forward. Ms. Burns replied they would not. Ms. Albi asked about the proposal to take traffic away and expand the green space on the south side of Hyde Park Square and how did they come to that idea. Ms. Buening replied that they were told to “dream big” when developing this plan and thought that this was a proposal to be considered in the future.

Ms. Beltran stated that trail connectivity was an opportunity in this plan. While the plan alludes to overall connectivity, it could have provided clearer direction regarding street design and how to accommodate more bike and pedestrian facilities. She asked if the Steering Committee had plans to continue their work in ensuring the plan is implemented. Ms. Burns stated that this was discussed with the Hyde Park Neighborhood Council, suggesting that another subcommittee of the HPNC could take on that work. Ms. Buening stated that it wouldn’t be the Steering Committee, rather the community council, Hyde Park Square Business Association, Hyde Park Schools, and the other stakeholders. Ms. Beltran recommended intentionality in the management of business districts, including a funding mechanism.

Mr. Dansby noted several aspects that he appreciated in the Plan, specifically the history and data sections. He also referenced the goal about the development of a pattern book and asked how the BuildReady project could be applicable. Ms. Burns stated that BuildReady was created after the development of the Hyde Park Plan, so it had not been incorporated into the plan. Ms. Beltran stated typically pattern books would be done at a City-wide scale and wanted to be sure residents were aware of the opportunities to engage in the project and have a voice regarding how 2, 3, and 4-family houses were designed.

Mr. Dansby stated that in the built environment section the plan suggests “specific locations” for building new housing in the neighborhood and asked for clarification on those locations. Ms. Burns replied there was some desire within the community to further engage and designate areas that might be better primed for middle-housing. She further referenced the Steering Committee’s desire for incremental change over time, with a mechanism to measure it.

Ms. Sesler thanked the Steering Committee for the time and energy that went into this important plan.

Mr. Richard Males, member of the Steering Committee, thanked the Commission for their careful consideration of the plan. He also thanked the Department of City Planning and Engagement and

other members of the Steering Committee for their time and patience during this process and shared a few things that he loves about his community.

Mr. Couper Gardiner, member of the Steering Committee, also thanked everyone for their time and collaboration.

Mr. Anthony Isaacs, member of the Steering Committee, shared his appreciation for the Steering Committee's openness and ability to make decisions collaboratively. He expressed hopes that they will find opportunities for funding and building connectivity to places of interest. He also shared his desire to collaborate with the Department of Transportation and Engineering in accomplishing pedestrian safety goals.

Ms. Anne Williams, Hyde Park resident, thanked the Steering Committee but expressed concern with the Connected Community maps being used in the plan because she felt the neighborhood is not walkable in most situations and that maps do not reflect reality. Ms. Beltran asked staff if the quarter mile buffer in the maps followed streets or if they were aerial maps. Director Keough-Jurs replied that the zoning maps used are based on a GIS buffer.

Commission Action:

Adopted the staff's recommendation for Item 3 on the Legislative 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

Director's Report

Director Katherine Keough-Jurs congratulated and thanked Hyde Park and their Steering Committee for all their hard work and flexibility throughout the development of Plan Hyde Park. Ms. Keough-Jurs reminded the commission that the David J. Allor Planning and Zoning Workshop would be held on Friday March 13, 2026.

Ms. Keough-Jur informed the Commission that the City received a \$2 million Pathways to Removing Obstacles to Housing (PRO Housing) grant from the U.S. Department of Housing and Urban Development to create a set of pre-approved plans for middle housing (2-3-4 family housing). Mr. Weber expressed his excitement about the project. Ms. Keough-Jurs reminded the commission that the next City Planning Commission meeting is scheduled for March 20, 2026.

The meeting adjourned at 10:26 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

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

March 6, 2026



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

Date:

5/1/2026



Jacob Samad, Chair
City Planning Commission

Date:

5/1/2026