

PROCEEDINGS OF THE CITY PLANNING COMMISSION

September 5, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, September 5, 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 September 5, 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
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Excused: Ms. Anne Sesler, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Ms. Eunique Avery, City Planning & Engagement, Senior Community Engagement Specialist
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. Jesse Urbancsik, City Planning & Engagement, City Planner
Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad 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 July 18, 2025, meeting.

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

Mr. Samad informed the Commission that Item 2 would need to be moved to the Discussion Agenda because members of the public were present to speak. He further stated that he needed to recuse himself from Item 2, and that Ms. Beltran would serve as Chair in his absence. Because of his need for recusal, the agenda would be re-ordered to consider the items in the following order: 1, 3, 4, 5, and then 2.

Commission Action:

To move Item 2 to the Discussion Agenda.

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

Consent Agenda – Legislative

ITEM 1

A report and recommendation on a proposed vacation and sale of City-owned right-of-way to include a portion of E. Liberty Street in Over-the-Rhine. 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 E. Liberty Street in Over-the-Rhine.

Commission Action:

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

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

Discussion Agenda – Legislative

ITEM 3

Mx. Sophia Ferries-Rowe presented a report and recommendation on the proposed installation of a Martin Luther King Jr. memorial statue and art installation at 3100 Reading Road in Avondale. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

- 1) **APPROVE** the proposed installation of a Martin Luther King Jr. memorial statue and art installation at 3100 Reading Road in Avondale.

Speakers and Discussion:

Ms. Kearney asked if local artists would be involved in the final production. Mr. Javarious Jackson, assistant to the City Manager, replied that local artists could be involved with the installation.

Ms. Beltran asked if the Department of Transportation and Engineering (DOTe) had been involved in the site design with parking and public viewership in mind. Ms. Keough-Jurs confirmed that DOTe had been involved. She reminded the Commission that this site was in a former Planned Development (PD), that had since expired, but the site owners had expressed a willingness to design their future development site with the proposed memorial in mind. Ms. Beltran expressed the need to mitigate the noise to facilitate a peaceful experience.

Ms. Eunike Avery gave an overview of the community engagement process. Mr. Dansby expressed concern about the location being in a high traffic area. Mr. Eby and Ms. Kearney thought that being highly visible could be a positive aspect.

Commission Action:

Adopted the staff's recommendation for Item 3 on the Legislative Discussion Agenda.

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

Discussion Agenda – Legislative

ITEM 4

Mr. Jesse Urbancsik presented a report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale. The staff of the Department of City Planning and Engagement recommended 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 proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

Discussion Agenda – Quasi-Judicial

ITEM 5

Mr. Jesse Urbancsik presented a report and recommendation on a proposed Final Development Plan for Planned Development #79, Uptown Gateway, in Avondale. The staff of the Department

of City Planning and Engagement recommended 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 proposed Final Development Plan for Planned Development #79, Uptown Gateway, in Avondale.

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

Speakers and Discussion:

Mr. Tom Rowe, from Terrex and a member of the applicant team, stated that the development was always intended to allow for a mix of uses and that the proposed amendment would accommodate that. There is prospective nursing school tenant which they believe would be a great addition to the community.

Ms. Kearney asked about the inclusion goals in this project. Mr. Rowe responded that they entered into a Community Benefits Agreement with the Uptown Consortium when the project first began; they have continued to meet the inclusion goals outlined in the agreement.

Mr. Dansby asked about the timeline and details about a perspective hotel operator. Mr. Rowe replied that the current market has been a challenge, so they don't have one currently but hope to have one soon.

Ms. Maura Moran-Berry, from Cincinnati Children's Hospital, spoke in support of the proposed amendment and shared their intent to build a simulation and education center in the 3090 building. She believed that it would be a huge win for the organization and the entire community.

Commission Action:

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

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

Commission Action:

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

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

*Mr. Samad was recused and left the meeting.
Ms. Beltran served as Chair for the remainder of the meeting.*

Discussion Agenda – Legislative

ITEM 2

Mr. Jesse Urbancsik presented a report and recommendation on a proposed conversion of Plum Street, from one-way traffic to two-way traffic, and multiple related property interests for the future Convention Center Hotel project located at 240 W. Fourth Street, 251 W. Fifth Street, and its adjacent areas within 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) **APPROVE** the proposed conversion of Plum Street, from one-way traffic to two-way traffic, and multiple related property interests for the future Convention Center Hotel project located at 240 W. Fourth Street, 251 W. Fifth Street, and its adjacent areas within the Central Business District, which include the following as described in this report:
 1. Vacation and Sale of Home Alley;
 2. Vacation and Sale of the 5th Street Air Parcel for the Skybridge;
 3. Various Easements for:
 - a. The proposed Convention Center Hotel canopies;
 - b. Skybridge foundations within 5th Street right-of-way; and
 - c. Reciprocal easement agreement for connections, attachments, maintenance, and use of skybridge between proposed hotel, Whex Garage, and the Duke Energy Convention Center;
 4. Conveyance and Reconveyance of the Hotel Property; and
 5. Conveyance of City-owned Air Parcel over Whex Garage

Speakers and Discussion:

Ms. Kearney expressed hope for parking accommodations for the businesses near the Convention Center.

Mr. Dansby asked about the deciding factors for the distance of the two-way conversion on Plum Street. Mr. Curtis Hines and Ms. Morgan Kolks, from the Department of Transportation and Engineering, responded that it would provide better connectivity for the Convention Center and to provide better traffic maintenance for upcoming projects, such as the Brent Spence Bridge project.

Ms. Beltran asked about the benefit of the vacation and sale of Home Alley versus leasing it. Mr. Marc Von Allmen, from the Department of Community and Economic Development, replied that the garage owner, 3CDC, would own most of the alley and the hotel would own a small portion. The intent was to give them control over maintaining the underground utilities that serve the hotel, as well as provide the valet and maintenance operations the ability to use Home Alley as well.

Ms. Katie Westbrook, from 3CDC and a member of the applicant team, gave a brief statement regarding the valuable impact of the Convention Center to the downtown area.

Mr. Reid Scott, from Portman Holdings and a member of the applicant team, said the two-way conversion on Plum Street would allow easy access while also optimizing the flow of traffic through the area. The Commission discussed the pros and cons of one-way versus two-way traffic in the area.

Ms. Beltran requested that the applicant incorporate art on the structural columns where they were requesting approval for the public easement to improve the pedestrian experience. The Commission agreed and the applicant stated that this was something they could incorporate.

Ms. Cara Crowe, from Plum Street Café, expressed the need for parking spaces near the business for deliveries and to provide safe parking for employees leaving late at night, both during and after construction.

Dr. Bob Biederman, owner of the Plum Street Pet Clinic, also shared concerns that the loss of parking in front of his business would impact his clients' access to the clinic in emergency situations. Staff from the Department of Transportation and Engineering stated that the parking on the west side of the street would be retained.

Commission Action:

Adopted the staff's recommendation for Item 2 on the Legislative Discussion Agenda.

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

Director's Report

Ms. Keough-Jurs thanked the Commissioners for their time, introduced Sage Morrison who was a former Co-op intern who returned for the Department of Planning's fall internship, and reminded the Commission that the September 19, 2025, CPC meeting was cancelled because there were no items on the agenda, as well as to accommodate attendance of the 3rd Annual Build Forward Conference. Mr. Dansby talked briefly about the Build Forward Conference. The next scheduled CPC meeting will be held on October 5, 2025.

The meeting adjourned at 10:35 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the September 5, 2025, Regular Meeting are approved as distributed.

September 5, 2025



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



Jacob Samad, Chair
City Planning Commission

Date: 10/17/2025

Date: 11/7/2025