

***** AGENDA *****
CITY PLANNING COMMISSION
CITY HALL
COUNCIL CHAMBERS, ROOM 300
801 PLUM STREET
CINCINNATI, OHIO 45202
VIRTUALLY VIA ZOOM

July 18, 2025
9:00 a.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of April 18, May 2, May 16, June 6, and June 20, 2025

CONSENT ITEM – ADMINISTRATIVE

ITEM 1 A report and recommendation on the proposed dedication and acceptance of a portion of Spring Grove Avenue and Draper Street right-of-way in Camp Washington. (Thach)

DISCUSSION ITEM – LEGISLATIVE

ITEM 2 A report and recommendation on a proposed zone change from Park and Recreation (PR) to Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) at 1813 Race Street in Over-the-Rhine. (Ferries-Rowe)

OTHER BUSINESS

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

April 18, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, April 18, 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 April 18, 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
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, Administrative Specialist
Mr. Andrew Halt, City Planning & Engagement, Senior City Planner
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 09:02 a.m. and asked that everyone join in the Pledge of Allegiance.

Minutes

Commission Action:

Approved the minutes from the March 21, 2025, meeting.

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

Commission Action:

Moved Item 3 to the Discussion Agenda to be discussed last.

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

Mr. Samad advised that Items 4 and 5 are related so they will be taken together. This makes the new order of Agenda as follows: 1, 2, 4, 5, 3.

Consent Agenda – Legislative

ITEM 1

A report and recommendation on the proposed dedication and acceptance of Boudinot Avenue right-of-way in Westwood. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** the proposed dedication and acceptance of Boudinot Avenue right-of-way in Westwood.

Consent Agenda – Quasi-Judicial

ITEM 2

A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 2025 Vine Street, including relief from the Subdivision Regulations, in Mt. Auburn. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 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 variance requested from the City Subdivision Regulations as detailed in this staff report; and
- 3) **APPROVE** the proposed Development Plan and Final Plat for 2025 Vine Street in Mt. Auburn including relief from the Subdivision Regulations, as the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09 (c)(1) of the Subdivision Regulations.

Commission Action:

Adopted the staff's recommendations for Item 1 and Item 2 on the Consent Agenda.

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

Discussion Agenda – Legislative

ITEM 4:

Mr. Urbancsik presented a report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 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 #67, University Station, located at 3701 Montgomery Road in Evanston.

Discussion Agenda – Quasi-Judicial

ITEM 5

Mr. Urbancsik presented a report and recommendation on a proposed Final Development Plan for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 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 #67, University Station, located at 3701 Montgomery Road in Evanston.

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

Speakers and Discussion:

Mr. Dansby asked who would be operating the venue. Mr. Nestor Melnyk, from MSA Design and member of the applicant team, presented some background information about the proposed project and noted that the Major Amendment was more of a clarification as the intent was always to have this be a business/retail corner. Mr. Melnyk did not know who would be operating the venue, but stated that they had been working with the University and that the University had been looking for a good tenant for the location. Ms. Kearney expressed support for the project.

Commission Action:

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

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

Mr. Samad recused himself from Item 3 and left the meeting at 9:18 a.m.

Ms. Beltran chaired the remainder of the meeting.

Discussion Agenda – Quasi-Judicial

ITEM 3

Mr. Urbancsik presented a report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 294-302 McMicken Avenue and 301-307 Mohawk Street, including relief from the Cincinnati Subdivision Regulations and Zoning Code, in Over-the-Rhine. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 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 on pages 1-4 of this report; and
- 2) **ADOPT** the Department of City Planning and Engagement findings, analysis, recommendation, and conditions of the zoning variances as outlined in the Zoning Relief Staff Report (Exhibit F); and;
- 3) **APPROVE** the variances requested from the City Subdivision Regulations as detailed in this staff report; and
- 4) **APPROVE** the variances requested from the Cincinnati Zoning Code as outlined in the Zoning Relief Staff Report (Exhibit F); and
- 5) **APPROVE** the proposed Development Plan and Final Plat for the subdivision of land located at 294-302 McMicken Avenue and 301-307 Mohawk Street, including relief from the Cincinnati Subdivision Regulations and Zoning Code, in Over-the-Rhine.

Mr. Tidd swore the speakers in as Item 3 was a quasi-judicial item.

Speakers and Discussion:

Mr. Dansby asked if this project would be subject to the conservation guidelines. Mr. Urbancsik confirmed that the subject properties were not within a historic district and therefore would not be subject to any specific conservation or design guidelines.

Mr. Joe Hansbauer, from Habitat for Humanity and a member of the applicant team, presented an overview of the project and detailed the community engagement that took place. With regard to parking, there are four on-street parking spaces on McMicken Avenue and five on Mohawk Street. Mr. Hansbauer noted an average of just under one vehicle per household for Habitat for Humanity homeowners. The applicant team hopes to break ground late in 2025 and begin the homebuyer selection process within a month.

Mr. Dansby shared his excitement about the project and inquired about the screening process, eligibility, and timing. Mr. Hansbauer replied that applicants must be a first-time home buyer, fall between 30-80% of the area's median income based on family size, and have a debt-to-income ratio of less than 40%. The home buyer must complete 60 hours of homeowner education, financial education and home maintenance education. Additionally, in lieu of a down payment, the home buyer must volunteer two hundred hours in the home building process. In return they receive a 30-year, 0% interest mortgage on the hard costs of the home and Habitat for Humanity protects the subsidy through a second mortgage that is recouped if they need to move or decide to sell the property within the first five years of ownership.

Mr. Weber expressed excitement about the project. He acknowledged that the properties were not within a historic district and inquired about the siding material proposed. Mr. Hansbauer replied that they would be using fiber cement Hardie board on the front façade.

Ms. Beltran agreed that she appreciated the details in the construction. Ms. Kearney voiced appreciation for the work of Habitat for Humanity in the area.

Ms. Tammy Barnett, property owner in the Mohawk neighborhood, shared concerns about illegal activities that had been taking place on the property. She suggested that the neighborhood deserved better development and that low-income housing was not ideal for the site.

Mr. Denny Dellinger, an architect and property owner in the Mohawk neighborhood, shared his support for Habitat for Humanity but opposed the proposal. He suggested that more density, such as a large multi-family building, and more parking were needed.

Ms. Julie Fay, president of the Mohawk Neighborhood Community Development Corporation, stated that she had been involved in rehabbing properties in the Mohawk neighborhood and is currently rehabbing the Imperial Theater. She shared concerns about the compatibility of the house designs and suggested more parking was necessary. Ms. Fay was pleased that Habitat for Humanity had revised some of the plans to make them more compatible.

Ms. Kearney asked for clarification about the incompatibility. Ms. Fay suggested that the scale of the proposed single-family homes was incompatible with the four-story building across the street. Additionally, the designs of the houses, with gable roofs and a cottage look, were incompatible.

Ms. Fay read a letter from Deborah Johnson, co-owner of Robin Imaging Services. Ms. Johnson was not in favor of the proposed development due to the lack of parking.

Adam Nelson, from Habitat for Humanity and a member of the applicant team, stated he was available to answer any questions. He spoke about changes made to the design based on community feedback, such as the roofline concerns, and noted additional small adjustments had been discussed. Mr. Nelson shared that he had researched the property and pointed out that buildings faced both McMicken Avenue and Mohawk Street in the past, and that the proposal is in line with historical development patterns for that area.

Ms. Kearney asked for clarification on the small adjustments. Mr. Nelson replied that more brick would be incorporated on the front façade, as well as some corbelling. Additionally, more trim would be added to make for a more distinct cornice and the small gables over the projecting bays would be removed.

Mr. Dansby asked if there was a cost-effective way to design the homes to more closely match what exists. Mr. Nelson reiterated that the property was not located within a historic district and suggested that Habitat for Humanity had done the best they could without increasing the housing cost.

Mr. Weber asked about Habitat for Humanity's future intentions for the area. Mr. Hansbauer replied that their intent is to house more people. Mr. Hansbauer concluded by saying that he loves Over-the-Rhine and the Mohawk community, and that his desire moving forward is to continue to engage with the community and make it the best that they can for all. He noted that the average Habitat homeowner stays for 19 years.

Ms. Beltran suggested that it is important to bring more people into the Mohawk neighborhood and that it is important that they care about the neighborhood. The homeownership model that Habitat uses should help with that.

Mr. Weber acknowledged that this was incremental progress and stressed the importance of homeownership, especially accessible homeownership opportunities. He shared his appreciation for the applicant and community having healthy discussions about the design and stated that the design was not under the City Planning Commission's purview. He recommended that the applicant team continue to collaborate with the community on those plans.

Mr. Dansby stated that infill housing was important in Over-the-Rhine. He encouraged the applicant and community members to continue working towards a design that was more in line with some of the current properties in the area.

Commission Action:

Adopted the staff's recommendations for Item 3 on the Quasi-Judicial Discussion Agenda.

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

Director's Report

Ms. Keough-Jurs thanked the Commissioners for their time and reminded them that the next City Planning Commission meeting was scheduled for May 2, 2025, and wished those who celebrated a happy Easter and end of Passover. She wished all a wonderful weekend.

The meeting adjourned at 10:34 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

April 18, 2025

The minutes for the April 18, 2025, Regular Meeting are approved as distributed.

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

Jacob Samad, Chair
City Planning Commission

Date: _____

Date: _____

PROCEEDINGS OF THE CITY PLANNING COMMISSION

May 2, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, May 2, 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 May 2, 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
Mr. Darrick Dansby, Commissioner
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Ms. Anne Sesler, Commissioner
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Excused: Ms. Daniella Beltran, Vice Chair

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Ms. Carly Evans, City Planning & Engagement, Administrative Specialist
Mr. Kyle Gibbs, City Planning & Engagement, City Planner
Mr. Andrew Halt, City Planning & Engagement, Senior City Planner
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 9:05 a.m. and asked that everyone join in the Pledge of Allegiance.

Mr. Samad stated that the applicant for Item 2 requested that their item be postponed to a future agenda. The Secretary of the Commission, Director Keough-Jurs, authorized the postponement. He stated that Ms. Sesler needed to recuse from Item 4, so that item would be considered separately.

Ms. Kearney requested clarification on Item 1, requiring it be moved to the Discussion Agenda.

Mr. Samad made a Motion to move Item 1 from the Administrative Agenda to the Discussion Agenda.

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

Consent Agenda – Quasi-Judicial

ITEM 3

A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 4528 Hamilton Avenue in Northside. 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 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 on pages 1-3 of this report; and
- 2) **APPROVE** the proposed Development Plan and Final Plat for the subdivision of land located at 4528 Hamilton Avenue in Northside, based on the fact that the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09(c)(1).

Commission Action:

Adopted the staff's recommendations for Item 3 on the Quasi-Judicial Consent Agenda.

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

Ms. Sesler recused from Item 4 and left the room.

Consent Agenda – Quasi-Judicial

ITEM 4

A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 36 E. 7th 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 36 E. 7th 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 recommendation for Item 4 on the Quasi-Judicial Consent Agenda.

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

Ms. Sesler returned to the meeting.

Discussion Agenda – Legislative

ITEM 1

Mr. Kyle Gibbs presented a report and recommendation on the proposed acceptance of Riverside Drive right-of-way 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 acceptance of Riverside Drive right-of-way in the East End.

Speakers and Discussion:

Ms. Kearney asked what it meant for right-of-way to be “dedicated but not accepted”.

Mr. Tidd responded that the dedication of right-of-way was the first step in the process. Once it had been accepted by the City, then the City would take certain responsibility for it under the law.

Commission Action:

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

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

ITEM 5

Mr. Jesse Urbancsik presented a report and recommendation on the proposed Westwood Plan as the Westwood 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 Westwood Neighborhood Plan as the Westwood neighborhood's guiding comprehensive plan document.

Speakers and Discussion:

Mr. Brandon Kraeling, from the Westwood Civic Association, presented the process that was used in developing the neighborhood plan, including door-to-door engagement, surveys and public meetings, and gave some background information on Westwood, including demographics, size, and opportunities for improvement.

Mr. Greg Hand, President of the West CURC, and Ms. Stephanie Collins, from Westwood Works, presented Neighborhood Business District Development goals from the Westwood Neighborhood Plan.

Ms. Katie Query, from Westwood Civic Association, and Mr. Abe Brandyberry, from Cincinnati Urban Promise, presented the Community Pride and Connections goals from the Westwood Neighborhood Plan.

Ms. Sarah Beach, from Westwood United Methodist Church, presented the Housing goals from the Westwood Neighborhood Plan.

Ms. Katie Frazier, from Westwood Civic Association, and Mr. Michael Besl, from the Westwood Historic Association, presented the Transportation & Circulation goals from the Westwood Neighborhood Plan.

Ms. Query, Mr. Brandyberry, and Ms. Collins presented the Future Development Recommendations from the Westwood Neighborhood Plan.

Mr. Urbancsik closed out the presentation by thanking everyone who contributed to the Westwood Neighborhood Plan and praised the partners who worked on it.

Ms. Liz Blume, from Blume Community Partners, stated that neighborhood plans can be powerful tools for change and growth, and that there is value to knowing how communities want prior to developers starting projects.

Ms. Kearney praised Ms. Blume and the Westwood community for their hard work in the short timeframe.

Ms. Emma Shirey-McNamara, from HomeBase Cincinnati and a former employee of Blume Community Partners, thanked everyone for their work on the Westwood Neighborhood Plan and expressed excitement for the implementation stage.

Mr. Eby was pleased with the community engagement undertaken to get the plan completed and fully reflect the community.

Mr. Weber praised the volunteers who put so much time and effort into the plan. He asked what items the community would like to see implemented from the plan.

Ms. Query responded with two lists; one consisted of the quick wins/right now/low-cost items and the other was a “bigger asks” list.

Items in the quick wins list consisted of the following:

1. Develop the green space around the old Mercy Hospital site;
2. Complete the streetscaping on Harrison Avenue between Urwiler Avenue and Stathem Avenue;
3. Plant trees along Glenway business district;
4. Fully fund the gym at Harrison Avenue and McHenry Avenue; and
5. \$2 million to support the redevelopment of the Westwood Theatre.

The items from the “bigger asks” list consisted of the following:

1. Support the housing project on the City-owned parcel behind Cincinnati Urban Promise and support the housing project that Cincinnati Urban Promise owns on Bracken Woods;
2. Acquire the retail center across the street from Urban Promise at Harrison Avenue and McHenry Avenue;
3. Fund the recreation center at the old Mercy Hospital site;
4. Improve access to Mount Airy Forest from Westwood; and
5. Support the Townhall Flats development.

Mr. Weber asked about the short-term vision for the old Mercy site. Ms. Collins stated that the site is currently CRC/City-owned, and that community engagement would need to take place to better understand the needs of the community.

Mr. Dansby asked Ms. Keough-Jurs if this was the first neighborhood plan completed since Connected Communities. Ms. Keough-Jurs confirmed that it was.

Mr. Dansby asked Ms. Blume to compare the Westwood Community Plan process to other planning processes, such as the OTR Neighborhood Plan. Ms. Blume replied that both are pivotal and transformative plans, and it comes down to implementing the plan. Mr. Dansby asked if Connected Communities positively affected the plan. Ms. Blume stated that Connected Communities was about growing density in important centers of community and The Westwood Plan does that. Mr. Dansby congratulated Westwood and thanked all those who worked on it.

Mr. Eby thanked Jesse Urbancsik and the planning staff for their work on the plan.

Mr. Samad congratulated the Westwood neighborhood on a successful plan.

Commission Action:

Adopted the staff's recommendation for Item 5 on the Legislative Discussion Agenda.

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

Director's Report

Ms. Katherine Keough-Jurs thanked the City Planning Commission for their time and congratulated the five families of the Westwood neighborhood for the adoption of their neighborhood plan. Ms. Keough-Jurs wished everyone a happy Flying Pig Marathon weekend.

The meeting adjourned at 10:31 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the May 2, 2025, Regular Meeting are approved as distributed.

May 2, 2025

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

Jacob Samad, Chair
City Planning Commission

Date: _____

Date: _____

PROCEEDINGS OF THE CITY PLANNING COMMISSION

May 16, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, May 16, 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 May 16, 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

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Ms. Carly Evans, City Planning & Engagement, Administrative Specialist
Mr. Kyle Gibbs, City Planning & Engagement, City Planner
Mx. Sophia Ferries-Rowe, City Planning & Engagement, City Planner
Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 09:04 a.m. and asked that everyone join in the Pledge of Allegiance. Ms. Beltran joined the meeting at 9:06 a.m.

Minutes

Commission Action:

Approved the minutes from the April 4, 2025, meeting.

Motion: Ms. Kearney
Second: Mr. Weber
Ayes: Ms. Beltran, Mr. Dansby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Weber

Nays: None

Ms. Sesler recused from Item 1 and was placed in the Zoom Waiting Room.

Mr. Samad clarified that Item 1 was for the acceptance only. The dedication was previously approved by the City Planning Commission on July 17, 2020.

Administrative Agenda – Legislative

ITEM 1

A report and recommendation on the proposed dedication and acceptance of a portion of Disney Street right-of-way in Oakley. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** the proposed dedication and acceptance of a portion of Disney Street right-of-way in Oakley.

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, Ms. Kearney, Mr. Samad, Mr. Weber
Nays: None
Recused: Ms. Sesler

Ms. Sesler returned to the meeting via Zoom.

Consent Agenda – Legislative

ITEM 2

A report and recommendation on the proposed release of City easements at 4710-4722 Madison Road in Madisonville. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** the proposed release of City easements at 4710-4722 Madison Road in Madisonville.

Consent Agenda – Quasi-Judicial

ITEM 3

A report and recommendation on a proposed Development Plan and Final Plat, with relief from the Cincinnati Zoning Code, located at 792 E. McMillan Street in Walnut Hills. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 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 staff report; and
- 2) **ADOPT** the Department of City Planning and Engagement findings, analysis, recommendation, and conditions of the zoning variances as outlined in the Zoning Relief Staff Report (Exhibit D); and
- 3) **APPROVE** the proposed Development Plan and Final Plat for 792 E. McMillan Street in Walnut Hills, based on the fact that the proposed subdivision is substantially consistent with Section 300- 09(a)(6) and Section 300-09(c)(1).

Commission Action:

Adopted the staff's recommendation for Item 2 on the Legislative Consent Agenda and Item 3 on the Quasi-Judicial Consent Agenda.

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

Discussion Agenda – Legislative

ITEM 4

Mr. Gibbs presented a report and recommendation on a proposed zone change from Residential Mixed – Middle Housing (RMX-MH) and Multi-family Residential – Transportation Corridor (RM-1.2-T) to Single-family Residential – Middle Housing (SF-4-MH) at 3117 Victory Parkway in Walnut Hills. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** a zone change from Multi-family–Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Areas 1 and 2 located at 3064-3072 Gilbert Avenue, 3076- 3090 Gilbert Avenue, 3102-3112 Gilbert Avenue, and 3193 Victory Parkway in Walnut Hills.
- 2) **APPROVE** a zone change from Residential Mixed-Middle Housing (RMX-MH) to Single-family-Middle Housing (SF-4-MH) for Area 4 located at 1152 Foraker Avenue in Walnut Hills.
- 3) **DENY** a zone change from Multi-family–Transportation Corridor (RM-1.2-T) to Single-family Middle Housing (SF-4-MH) for Area 3 located at 3024 Gilbert Avenue, 3030-3036 Gilbert Avenue, and 3044 Gilbert Avenue in Walnut Hills.

Speakers and Discussion:

Mr. Dansby asked if the Evanston Community Council had been consulted regarding the request. Mr. Gibbs stated that he'd need to refer to his notes, but he does not believe they were. Mr. Dansby suggested that neighboring communities should be consulted on future projects.

Ms. Beltran asked if the renters of properties were notified. Mr. Gibbs said that property owners are encouraged to share that information, but he did not know for certain if the property owners relayed the information to the renters of those properties.

Mr. Bryan Grome, from McGill Smith Punshon and member of the applicant team, presented opening remarks with some historical overview of the Walnut Hills Cemetery.

Mr. Samad verified that they do not currently own the surrounding properties on Gilbert Avenue and noted that they would need to be rezoned in the future if the cemetery were to acquire the property and wish to use it as part of the cemetery.

Ms. Kearney inquired about the planned use for lot 3 if approved. Mr. Grome replied that there were no plans at this point. The Walnut Hills Cemetery would likely clear the lot, plant grass, and fence the property so there is no illegal dumping on the property.

Ms. Beltran referenced the great tree cover along Gilbert Avenue and asked about future plans for buffering. Mr. Grome confirmed that they would maintain buffering and that the plan indicates street trees along Victory Parkway and Gilbert Avenue.

Mr. Tom Bittner, superintendent of the Walnut Hills Cemetery, shared his history with the cemetery and the Walnut Hills area. The current need is to change the zoning of areas 1 and 4.

Mr. Weber shared his support for the staff recommendation. He suggested that there is likely a path forward to maintain housing while adding property to cemetery in the future due to the depth of the lots. This would align with the interests and needs of the City better.

Mr. Dansby reiterated the need to work with all neighboring communities on future projects.

Commission Action:

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

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

Discussion Agenda – Quasi-Judicial

ITEM 5

Mr. Gibbs presented a report and recommendation on a proposed Final Development Plan for Phase Two of Planned Development #104, Chick-fil-A, located at 198 E. McMillan Street in Mt. Auburn. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
- 2) **APPROVE** the proposed Final Development Plan for Phase Two of Planned Development #104, Chick-fil-A, located at 198 E. McMillan Street in Mt. Auburn.

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

Speakers and Discussion:

Ms. Patrice Eby Burke, from Uptown Properties and a member of the applicant team, spoke on the context of the full development. She understood the City priorities of housing and jobs, and this comprehensive development produces both of those. She spoke of the benefits of this project to the job market in this area, including estimated payroll contributions in producing this project and the demographic make-up of the workers involved.

Mr. Andy Juengling, from McBride Dale Clarion and a member of the applicant team, expressed thanks to the City Planning Commission and said he was present to answer any questions if needed.

Ms. Kearney stated she appreciated the context provided by Ms. Burke.

Ms. Beltran asked for confirmation that the pedestrian network and the four internal crosswalks would be included in the final plan. Ms. Burke confirmed that they were part of the project and would be incorporated.

Mr. Weber recommended consultation between DOTE and SORTA on possibly shifting the bus stop to address the concern shared by the community council.

Commission Action:

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

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

Director's Report

Ms. Keough-Jurs thanked the Commission for their time and reminded them that the next City Planning Commission meeting was scheduled for June 6, 2025. Ms. Keough-Jurs shared that the City Planning Commission's former Chair, Mr. Byron Stallworth, would be honored by the Hamilton County Planning Partnership at their annual meeting. He is the recipient of the Melvin D. Martin award for community planning for his significant long-term commitment to the field of planning in Hamilton County. Ms. Keough-Jurs congratulated Mr. Stallworth and wished everyone a happy Memorial Day weekend.

The meeting adjourned at 9:56 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the May 16, 2025, Regular Meeting are approved as distributed.

May 16, 2025

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

Jacob Samad, Chair
City Planning Commission

Date: _____

Date: _____

PROCEEDINGS OF THE CITY PLANNING COMMISSION

June 6, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, June 6, 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 June 6, 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 (Zoom)
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, 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 Ahouse, City Planning & Engagement, Zoning Administrator
Ms. Emily Burns, City Planning & Engagement, City Planner
Ms. Gabrielle Couch, City Planning & Engagement, City Planner
Ms. Maria Dienger, City Planning & Engagement, Senior City Planner
Ms. Carly Evans, City Planning & Engagement, Administrative Specialist
Ms. Andrew Halt, City Planning & Engagement, Senior City Planner
Mx. Lauralee Thatch, City Planning & Engagement, Intern/Co-op
Ms. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Mr. Marion Haynes, Law, Legal Counsel

Mr. Samad called the meeting to order at 9:02 a.m. and asked that everyone join in the Pledge of Allegiance.

Ms. Kearney joined the meeting in person at 9:04 a.m.

Minutes

Commission Action:

Approved the minutes from the March 7, 2025, meeting.

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

Consent Agenda – Administrative

ITEM 1

A report and recommendation on the proposed acceptance of a portion of Vandalia Avenue right-of-way in Northside. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

- 1) **APPROVE** the proposed acceptance of a portion of Vandalia Avenue right-of-way in Northside.

ITEM 2

A report and recommendation on the proposed dedication and acceptance of a portion of Walworth Avenue right-of-way 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 dedication and acceptance of a portion of Walworth Avenue right-of-way in the East End.

Consent Agenda – Legislative

ITEM 3

A report and recommendation on a proposed amendment to an existing lease for Lunken Airport Lease Areas 59, 60, and 61 in the East End and Linwood neighborhoods. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

- 1) **APPROVE** the proposed amendment to an existing lease for Lunken Airport Lease Areas 59, 60, and 61 in the East End and Linwood neighborhoods.

Consent Agenda – Quasi-Judicial

ITEM 4

A report and recommendation on a proposed Development Plan and Final Plat, with relief from the Cincinnati Zoning Code, located at 2728 Madison Road in Oakley. 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 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 staff report; and

- 2) **ADOPT** the Department of City Planning and Engagement findings, analysis, recommendation, and conditions of the zoning special exception as outlined in the Zoning Relief Staff Report (Exhibit D); and
- 3) **APPROVE** the proposed Development Plan and Final Plat for 2728 Madison Road in Oakley, based on the fact that the proposed subdivision is substantially consistent with Section 300- 09(a)(6) and Section 300-09(c)(1).

ITEM 5

A report and recommendation on a proposed Development Plan and Final Plat, with relief from the Cincinnati Zoning Code, located at 1803 Chase Avenue in Northside. 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 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) **ADOPT** the Department of City Planning and Engagement findings, analysis, and recommendation of the zoning special exception as outlined in the Zoning Relief Staff Report (Exhibit C); and
- 3) **APPROVE** the proposed Development Plan and Final Plat for 1803 Chase Avenue in Northside based on the fact that the proposed subdivision is substantially consistent with Section 300- 09(a)(6) and Section 300-09 (c)(1) of the Subdivision Regulations.

Commission Action:

Adopted the staff's recommendation for Items 1 - 5 on the Consent Agenda.

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

Ms. Sesler and Mr. Dansby were recused from Item 6 and were placed in the Zoom Waiting Room.

Discussion Agenda – Legislative

ITEM 6

Mr. Andrew Halt presented a report and recommendation on a proposed Notwithstanding Ordinance permitting a parking facility at 515 Water Street in the Central Business District. Typically, the Department of City Planning and Engagement has taken the position to not support any Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing. In this unique situation,

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 and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and
- 2) **APPROVE** the Notwithstanding Ordinance permitting the installation and operation of a parking facility at 515 Water Street in the Central Business District with the following conditions:
 - a. That the Notwithstanding Ordinance is valid until March 1, 2026, after which point it will expire.
 - b. That the proposed site plan substantially conforms to the site plan as submitted.
 - c. That the City Manager and the appropriate City officials may order the removal of the temporary parking lot and the restoration of the Property, at no cost to the City: (i) upon finding that the County has failed to comply with one or more of the conditions contained herein; (ii) upon the County's vacation of the Property or abandonment of the parking lot.

Speakers and Discussion:

Ms. Kearney asked if the applicant would be required to meet the landscaping requirements outlined in the zoning code. Mr. Halt replied that those regulations were included in the notwithstanding ordinance. If the notwithstanding ordinance was approved, they would not be required to meet those regulations.

Ms. Kearney asked if there were any letters of support for the item and Mr. Halt responded that the only correspondence received were the four letters of opposition.

Mr. Samad inquired about the March 1, 2026 expiration date for the proposed notwithstanding ordinance and asked if it should be updated to coincide with the master plan update for The Banks. Mr. Halt replied that the master plan update for The Banks should be completed at the end of 2025 and the March 1, 2026 date would allow the parking lot to be used through the end of the Bengals football season.

Ms. Beltran referenced the staff report about specific items not being received and suggested that the application felt hurried; she asked if it was rushed to meet the season start time. Ms. Keough-Jurs responded that the applicant team could speak in more detail about the timeline.

Ms. Beltran asked when the March 1, 2026 expiration date was relayed to the applicant team. Mr. Weber responded that the proposed Notwithstanding Ordinance was something the city administration had been working with the county administration on and items such as the upcoming City Council recess affected the timeline to get this item in. The proposed expiration date of March 1, 2026 was discussed with the applicant within the last two weeks.

Ms. Kearney asked Mr. Weber for more information about the need for the parking lot. Mr. Weber responded that it would be used for events such as the Cincinnati Music Festival and the Bengals football season. Ms. Kearney asked if parking would be part of The Banks master plan and expressed her concern about the temporary lot becoming permanent. Mr. Weber responded that they had been advised to consider parking and stressed that this lot is part of a larger conversation regarding the development of The Banks.

Mr. Phil Beck from Hamilton County, The Banks Project Executive, and a member of the applicant team, addressed the Commission and stated that the original concept of The Banks was surface parking along the riverfront. As The Banks developed, the surface parking had been replaced with mixed-use development over parking garages. However, parking garages are not conducive to gameday activities and tailgating. Mr. Beck suggested that they coordinate with Cincinnati Parks in the future to better program the space and create a more park-like setting.

Mr. Samad asked if the applicant team was comfortable with the proposed March 1, 2026 expiration date. Mr. Beck responded that the proposed expiration date was acceptable to them as the master plan process should wrap up by the end of 2025. Ms. Keough-Jurs noted that the master plan and a new concept plan for The Banks would return to the City Planning Commission and City Council for approval before moving forward. Ms. Beltran asked if the concept plan included the subject property. Ms. Keough-Jurs stated that the subject property could be added to the concept plan with a major amendment.

Commission Action:

Adopted the staff's recommendation for Item 6 on the Legislative Discussion Agenda.

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

Ms. Sesler and Mr. Dansby returned to the meeting via Zoom.

Mr. Weber excused himself for a 10 a.m. meeting.

Discussion Agenda – Quasi-Judicial

ITEM 7

Ms. Emily Burns presented a report and recommendation on a proposed Final Development Plan for Planned Development #102, Euclid-Corry, located at 2608-2622 Euclid Avenue in Corryville. 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 #102 (PD-102), Euclid-Corry, in Corryville.

Mr. Haynes swore the speakers in as Item 7 was a quasi-judicial item.

Speakers and Discussion:

Ms. Sonya Jindal Tork, from Taft Law and a member of the applicant team, presented additional details of the planned development and stated that the proposed Final Development Plan was substantially consistent with the approved Concept Plan.

Ms. Beltran asked what level of LEED certification they were seeking.

Mr. Chinedum Ndukwe, from Kingsley and Co. and a member of the applicant team, responded that they were seeking LEED Silver certification.

Ms. Deborah Benjamin, resident of Corryville, summarized the changes that she's experienced in Corryville over the years and addressed the dire need for additional parking options. She asked for an expedition of the Corryville neighborhood plan to address their need for parking options. Ms. Keough-Jurs confirmed that Corryville was on the list for an updated neighborhood plan but wanted to note that a formal parking study is not typically in the scope of services of a neighborhood plan. Ms. Kearney thanked Ms. Benjamin for her feedback and thanked Mr. Ndukwe for taking community feedback into consideration.

Commission Action:

Adopted the staff's recommendation for Item 7 on the Quasi-Judicial Discussion Agenda.

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

Director's Report

Ms. Keough-Jurs thanked the Commission for their time and reminded them that the next City Planning Commission meeting was scheduled for June 20, 2025, and would be a virtual meeting because of the Juneteenth holiday. Ms. Keough-Jurs introduced our Summer Seasongood Intern, Mx. Lauralee Thach to the Commission. Lauralee provided some of their school and work history and a brief background about themselves.

Ms. Keough-Jurs also reminded the Commission that the July 4th meeting was cancelled for Independence Day, so the next in-person meeting would be on July 18th.

The meeting adjourned at 10:16 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the June 6, 2025, Regular Meeting are approved as distributed.

June 6, 2025

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

Jacob Samad, Chair
City Planning Commission

Date: _____

Date: _____

PROCEEDINGS OF THE CITY PLANNING COMMISSION

June 20, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, June 20, 2025, was held virtually via Zoom.

Pursuant to Chapter 121 of the Cincinnati Municipal Code enacted by Ordinance 298-2021, the Cincinnati City Planning Commission held its meeting on June 20, 2025, 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 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. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Excused: Mr. Darrick Dansby, Commissioner
Ms. Anne Sesler, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Mr. Kyle Gibbs, City Planning & Engagement, City Planner
Ms. Kristina Blake, City Planning & Engagement, Administrative Specialist
Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 9:00 a.m. and asked that everyone join in the Pledge of Allegiance.

Consent Agenda – Legislative

ITEM 1

A report and recommendation on a proposed short-term lease of portions of Smith Street, Water Street, and Duke Alley right-of-way in the Central Business District.

- 1) **APPROVE** the proposed short-term lease of portions of Smith Street, Water Street, and Duke Alley right-of-way in the Central Business District.

Commission Action:

Moved to approve the staff's recommendation for Item 1 on the Legislative Consent Agenda.

Motion: Ms. Kearney

Second: Mr. Eby

Ayes: Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Samad, Mr. Weber

Nays: None

Director's Report

Director Keough-Jurs thanked everyone for attending the meeting and extended well wishes for a great summer break. She also informed the Commission that the next meeting was scheduled to be held on July 18, 2025.

The meeting adjourned at 9:04 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

June 20, 2025

The minutes for the June 20, 2025 Regular Meeting are approved as distributed.

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

Jacob Samad, Chair
City Planning Commission

Date: _____

Date: _____

SUBJECT: A report and recommendation on the proposed dedication and acceptance of a portion of Spring Grove Avenue and Draper Street right-of-way in Camp Washington.

GENERAL INFORMATION:

Location: Southeast corner of 2503 Spring Grove Avenue in Camp Washington

Applicant: City of Cincinnati Department of Transportation and Engineering
801 Plum Street, Cincinnati, Ohio 45202

Owner: The Port Authority of Greater Cincinnati
3 E 4th St, Suite 300, Cincinnati, OH 45202

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Dedication Plat

BACKGROUND AND ANALYSIS:

The City of Cincinnati is requesting the dedication and acceptance of approximately 0.0295 acres of public right-of-way (ROW) in Camp Washington. The ROW is for a slip lane on Port Authority of Greater Cincinnati property that has been constructed to help facilitate access to the new Kao facility, allowing trucks to turn right from Spring Grove Avenue onto Draper Street. The proposed dedication and acceptance was circulated to City departments for review through the Coordinated Report process in March of 2024; no objections exist. Notice of the proposed dedication and acceptance was sent to adjacent property owners, Camp Washington Community Council, and Camp Washington Urban Renewal Corporation (CWURC). No correspondence has been received at this time.

CONSISTENCY WITH PLAN CINCINNATI (2012)

The proposed Dedication Plat is consistent with the Connect Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to “Develop an efficient multi-modal transportation system that supports neighborhood livability” (p. 129), and the Strategy to “Plan, design and implement a safe and sustainable transportation system” (p. 135). The dedication will enable the subject portions of Spring Grove Avenue to Draper Street to be fully integrated with the existing right-of-way and provide more efficient access to the business located there.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed dedication and acceptance of right-of-way at the intersection of Spring Grove Avenue and Draper Street in Camp Washington.

Respectfully submitted:



Andrew Halt, Senior City Planner, on behalf of
Lauralee Thach, City Planning Intern
Department of City Planning & Engagement

Approved:





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

Proposed Dedication and Acceptance of Right-of-Way at the Intersection of Spring Grove Avenue and Draper Street in Camp Washington

Exhibit A



Legend

-  Proposed Right of Way
-  Subject Parcel



Property Location

**Honorable City Planning Commission
Cincinnati, Ohio**

**ITEM 2
July 18, 2025**

SUBJECT: A report and recommendation on a proposed zone change from Park and Recreation (PR) to Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) at 1813 Race Street in Over-the-Rhine.

GENERAL INFORMATION:

Location: 1813 Race Street, Cincinnati, OH 45202

Petitioner: Arcx Studio
1616 Vine Street
Cincinnati, OH 45202

Property Owner: City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Plat
- Exhibit C Legal Description
- Exhibit D Proposed Development
- Exhibit E Letter of Support from the Over-the-Rhine Community Council
- Exhibit F Additional Correspondence

BACKGROUND:

Arcx Studio, on behalf of the Corporation for Findlay Market (CFFM), is requesting a zone change located at 1813 Race Street in Over-the-Rhine from Park and Recreation (PR) to Commercial Community-Pedestrian-Transportation Corridor (CC-P-T). The proposed zone change would permit the development of an office building for CFFM operations, which would include an event room, a maintenance garage, a space for people to pick up orders from the Findlay Market shopping application, a preparation space for Jane’s at Findlay Market, and waste management facilities. The subject property is comprised of six parcels to be consolidated into a single parcel with an area of approximately 0.3709 acres (Exhibit B). The property is set to be leased or sold by the City to CFFM; the terms of the lease/sale are currently being negotiated. The sale of City-owned property will be reviewed by the City Planning Commission and City Council at a later date.

The existing zoning designation of PR does not permit the proposed uses as it is designed to preserve and enhance public parks and natural areas. This designation does not reflect the site’s existing use as a parking lot. The proposed CC-P-T designation would permit the proposed uses and better reflect the existing form and character of the area. If the zone change from PR to CC-P-T is approved, the project will still require a Certificate of Appropriateness and zoning relief for various project elements from the Historic Conservation Board. The applicant team is working with the Urban Conservator to ensure the plans comply with the conservation guidelines.

ADJACENT LAND USE AND ZONING:

The subject properties are currently zoned Park and Recreation as shown on the attached map (Exhibit A). The zoning and land uses surrounding the subject properties are as follows:

North:

Zoning: Commercial Community – Pedestrian – Transportation Corridor (CC-P-T)
Existing Use: Three-story mixed-use building with commercial uses on the ground floor and residential units on upper levels

East:

Zoning: Commercial Community – Pedestrian – Transportation Corridor (CC-P-T)
Existing Use: Three- and four-story mixed-use buildings with commercial uses on the ground floor and residential units on upper levels

South:

Zoning: Commercial Community – Pedestrian – Transportation Corridor (CC-P-T)
Existing Use: Four-story mixed-use building with a restaurant on the ground floor and condos on upper levels. Findlay Market is directly south of the subject property.

West:

Zoning: Park and Recreation (PR)
Existing Use: Surface parking lot used for Findlay Market

PROPOSED DEVELOPMENT:

The proposed zone change would allow for the future construction of an office building for the Corporation for Findlay Market. The Operations Center building is proposed to be four stories with a footprint of about 5,600 square feet (Exhibit D). The first floor will largely serve the shopping application and contain maintenance facilities. Floors two and three will be primarily offices and storage, as well as some meeting spaces. Finally, the fourth floor will be largely building support and space for merchants, vendors, Findlay Kitchen, community support, and meeting space.

In addition to the Operations Center, the proposed development includes a waste management yard and landscape buffer north of the building. Currently, Our Daily Bread—a non-profit soup kitchen and social center at 1730 Race Street—has an arrangement with CFFM wherein Our Daily Bread can rent use of the dumpster and cardboard recycling, as well as use the compost facilities free of charge. The incorporation of the waste management area in the site plan allows CFFM to maintain this arrangement with a valuable community resource. This waste management use is considered an accessory use to the office building and is therefore permitted under the proposed CC-P-T zoning district. Since the subject property is within the Over-the-Rhine Historic District, the proposed plans will be reviewed by the Historic Conservation Board.

COORDINATED SITE REVIEW:

The proposed project was reviewed by City departments through the Coordinated Site Review process in April 2025. Staff from the Department of City Planning and Engagement recommended a zone change from PR to CC-P-T to facilitate the development. Additionally, the Zoning Division highlighted the need for zoning relief and approval from the Historic Conservation Board to obtain permits for the development. The applicant team is in communication with the Urban Conservator to ensure consistency with the Over-the-Rhine Historic District conservation guidelines.

The Department of Transportation and Engineering (DOTE) identified issues with the proposed site plan regarding right-of-way encroachments and parking spaces along Race Street that are not permitted. The applicant team worked with DOTE to revise the site plan and ensure compliance.

PUBLIC COMMENT AND NOTIFICATION:

The applicant team engaged the Over-the-Rhine Community Council (OTRCC) by attending the community council’s meeting on June 23, 2025. The applicant team presented the zone change request and requested a letter of support. The OTRCC passed a resolution to support the applicant’s request for a zone change after the council membership held a vote with 24 in favor, 13 against, and 1 abstention (Exhibit E).

A public staff conference was held on July 2, 2025. Notice was sent to all property owners within 400 feet of the subject property as well as the Over-the-Rhine Community Council. Concerns were expressed by the owners of the City Lofts at Findlay Market condominiums located directly south of the subject property at 100 W. Elder Street. Currently, the balconies on the north wall of the four condos have an unobstructed view of the Clifton hill, and the proposed development would interrupt those views. Other concerns included the potential obstruction of Sellew Alley during construction, increased truck traffic in the alley, and privacy concerns regarding views from the offices into the private residences. Members of the applicant team addressed these concerns and confirmed they would communicate with the condo owners moving forward.

The Executive Director of Our Daily Bread (ODB) sent a statement of support for the project, noting that the proposed project was “thoughtful and necessary” and an efficient use of space in an area with such limited land. Furthermore, ODB cited the inclusion of waste management facilities, so that Our Daily Bread can continue renting the dumpster and cardboard recycling facilities from CFFM and using the compost facilities free of charge (Exhibit F).

Notice of the City Planning Commission meeting was also sent to all property owners within 400 feet of the subject property, the Over-the-Rhine Community Council, and all attendees from the public staff conference. All additional correspondence received regarding the proposed zone change can be found in Exhibit F.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change for the purpose of consolidating the operations of the Corporation for Findlay Market (CFFM) into one new building at 1813 Race Street is consistent with various elements of *Plan Cincinnati*. Firstly, it is consistent with the Compete Initiative Area’s strategy to “‘grow our own’ by focusing on retention, expansion, and relocation of existing businesses” and the action step therein to “foster innovation and entrepreneurship” (p. 104). Until recently, CFFM’s operations took place in three separate spaces, but the office space is set to be demolished as part of the City’s plan for the new Crossroad Health Center. The relocation and consolidation of these activities will allow CFFM to remain near the market and continue its many programs that support many minority-owned businesses. It is also consistent with the Compete Initiative Area’s strategy to “target investment to geographic areas where there is already economic activity,” as the Over-the-Rhine neighborhood is a vibrant area that has seen tremendous growth and investment in recent years (p. 115).

Secondly, the proposed zone change supports the Live Initiative Area action step to “promote the civic experiences and public events that make Cincinnati unique” as Findlay Market is a unique gem in the City of Cincinnati (p. 151). This zone change would support a more efficient use of land and allow for the continued operation of CFFM, which brings invaluable programs and activities to the area. The proposal is also in keeping with the action step to “increase mixed-use, compact walkable development throughout the basin...and along transit corridors,” because the area is served by multiple bus routes and the Connector (p. 157).

The proposed zone change supports the Collaborate Initiative Area action step to “make our community organizations the foundations for neighborhood change” and the Sustain Initiative Area strategy to “make sustainable access to fresh, healthy food a priority in all neighborhoods” as CFFM is a valuable community partner that promotes equity and food access in Cincinnati (p. 210, 190). In 2024, CFFM distributed \$88k in SNAP Benefits and Produce Perks, delivered 21k pounds of fresh produce through the Produce Prescription Program, and diverted over 350k pounds of waste from landfills (Exhibit D). Changing the zoning designation of the subject property from PR to CC-P-T to facilitate the construction of a new operations building will support the growth of the organization and help support its future success.

Brewery District Master Plan (2013)

The subject property is within the McMicken & Findlay North Neighborhood Zone as outlined in the 2013 *Brewery District Master Plan*. The proposed development is in alignment with the vision for the zone which states, “this area should continue allowing a wide range of uses” and that “new construction should be a minimum of 2-stories, and not taller than 5 stories” (p. 54). The zone change would facilitate the type of “medium density, mixed use, pedestrian oriented” development that was envisioned in the plan (p. 54).

ANALYSIS:

The subject property at 1813 Race Street is currently used as a surface parking lot and waste management site in a vibrant, mixed-use area along major corridors. This is an inefficient use of valuable property. The existing zoning district PR is inconsistent with the surrounding zoning and current use and does not allow for the types of multi-story mixed-use buildings that surround the property. The proposed zoning designation CC-P-T is consistent with the adjacent zoning and supports walkable, dense, and productive commercial uses that are appropriate for the area.

The proposed zone change will permit the planned construction of an operations building for the Corporation for Findlay Market, which is essential for the continued success of this community asset. Currently, CFFM’s storage, offices, and programs are conducted in three separate spaces which are not controlled by the organization. This has led to the loss of office space and potential loss of storage space. Permitting the construction of this new building will help repair the urban fabric along this block and support a key organization in Cincinnati.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.

2. It is consistent with *Plan Cincinnati* (2012) within the Compete, Live, Sustain, and Collaborate Initiative Areas, specifically regarding the importance of supporting local organizations, developing within areas with existing economic activity, and improving access to fresh and healthy foods.
3. The proposed development will activate an underutilized property along the Race Street corridor near a vibrant corner of Over-the-Rhine.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed zone change from Park and Recreation (PR) to Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) at 1813 Race Street in Over-the-Rhine.

Respectfully submitted:



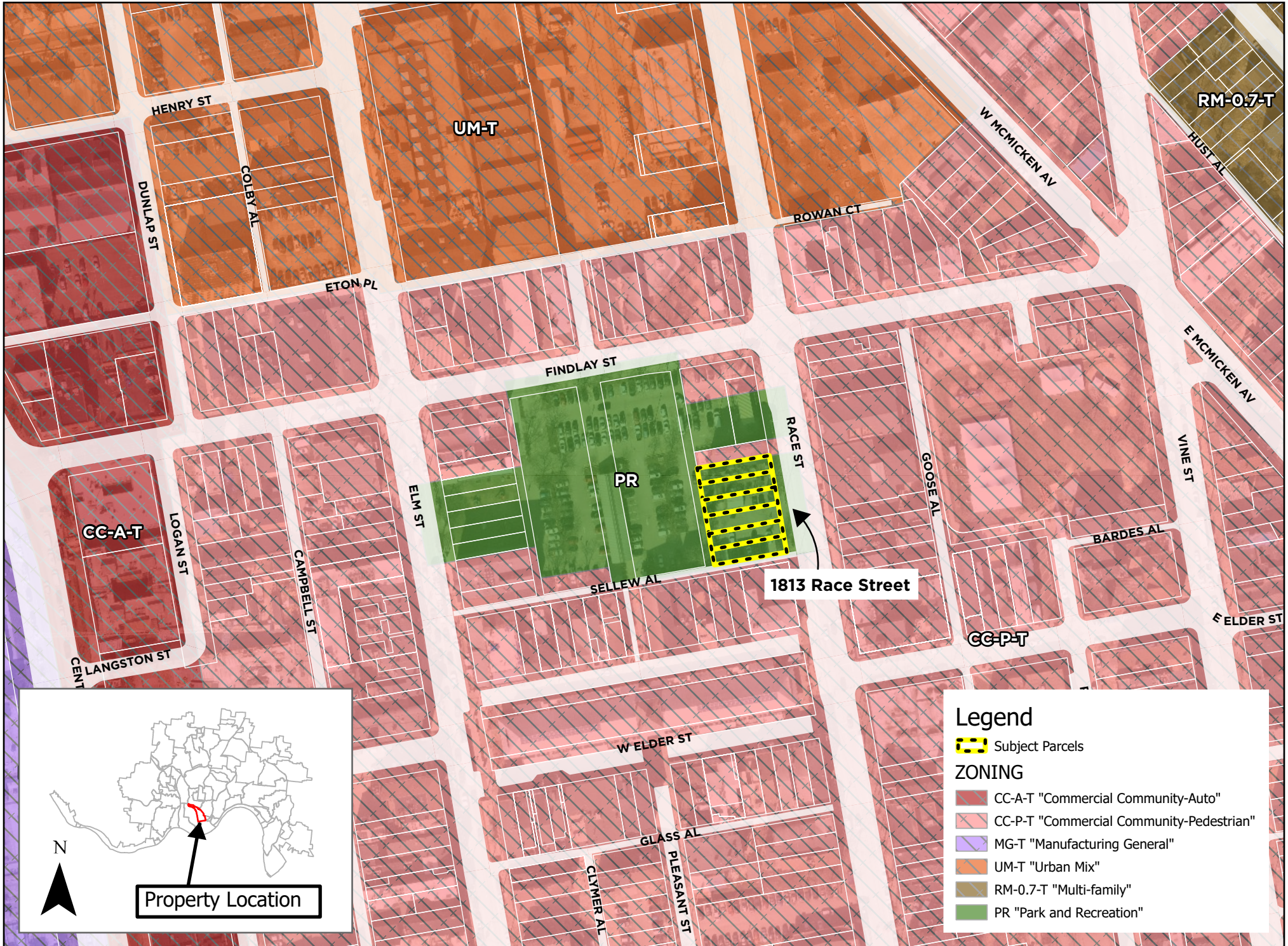
Sophia Ferries-Rowe, City Planner
Department of City Planning and Engagement

Approved:



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

Proposed Zone Change from PR to CC-P-T in Over-the-Rhine



Date: June 6, 2025
 Description: 1813 Race Street
 Rezoning
 Location: City of Cincinnati,
 Hamilton County, Ohio



Situated in Section 13, Town 3, Fractional Range 2, Between the Miamis, Millcreek Township, the City of Cincinnati, Hamilton County, Ohio and being 0.3709 acres to be rezoned to CC-P-T and further described as follows:

Begin at the intersection of the centerline of Race Street and the centerline of Sellow Alley, said intersection being the True Point of Beginning;

thence, from the True Point of Beginning, departing the centerline of said Race Street and with the centerline of said Sellow Alley, South 79° 59' 03" West, 128.31 feet to the intersection of Fenwick Alley;

thence, departing the centerline of said Sellow Alley and with the centerline of said Fenwick Alley, North 10° 02' 51" West, 126.00 feet;

thence, departing the centerline of said Fenwick Alley, North 79° 59' 03" East, 128.15 feet to the centerline of said Race Street;

thence, with the centerline of said Race Street, South 10° 07' 05" East, 126.00 feet to the True Point of Beginning containing 0.3709 acres of land of which 0.1230 acres is right of way.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description is a complete, proper and legal description of the property by deeds and plats of record.



**Corporation for Findlay Market
Operations Center**

Findlay Market's Community Impact

For 173 years, Findlay Market has served the OTR neighborhood and the Cincinnati community by providing equitable access to fresh food and empowering diverse small businesses in order to steward a vibrant public market for current and future generations.

2021-2023 Economic Impact: \$370MM

2024 Market Stats

\$88k in SNAP benefits & Produce Perks distributed

21k lbs fresh produce delivered through
Product Prescription Program

40k lbs food waste diverted from landfills

40k lbs recyclable waste diverted from landfills

300k lbs cardboard waste diverted from landfills

65 full-time merchants

1 100 jobs created or supported

\$9MM taxes generated in CFFM and vendor operations

Findlay Kitchen Stats

280+ businesses have utilized the space

90% of those being women, BIPOC or immigrant-owned

Outdoor Market

62 women owned business

20 black-owned businesses

10 Latinx-owned businesses

5 LGTBQIA+ owned businesses

5 AAPI-owned businesses

3 immigrant-owned businesses

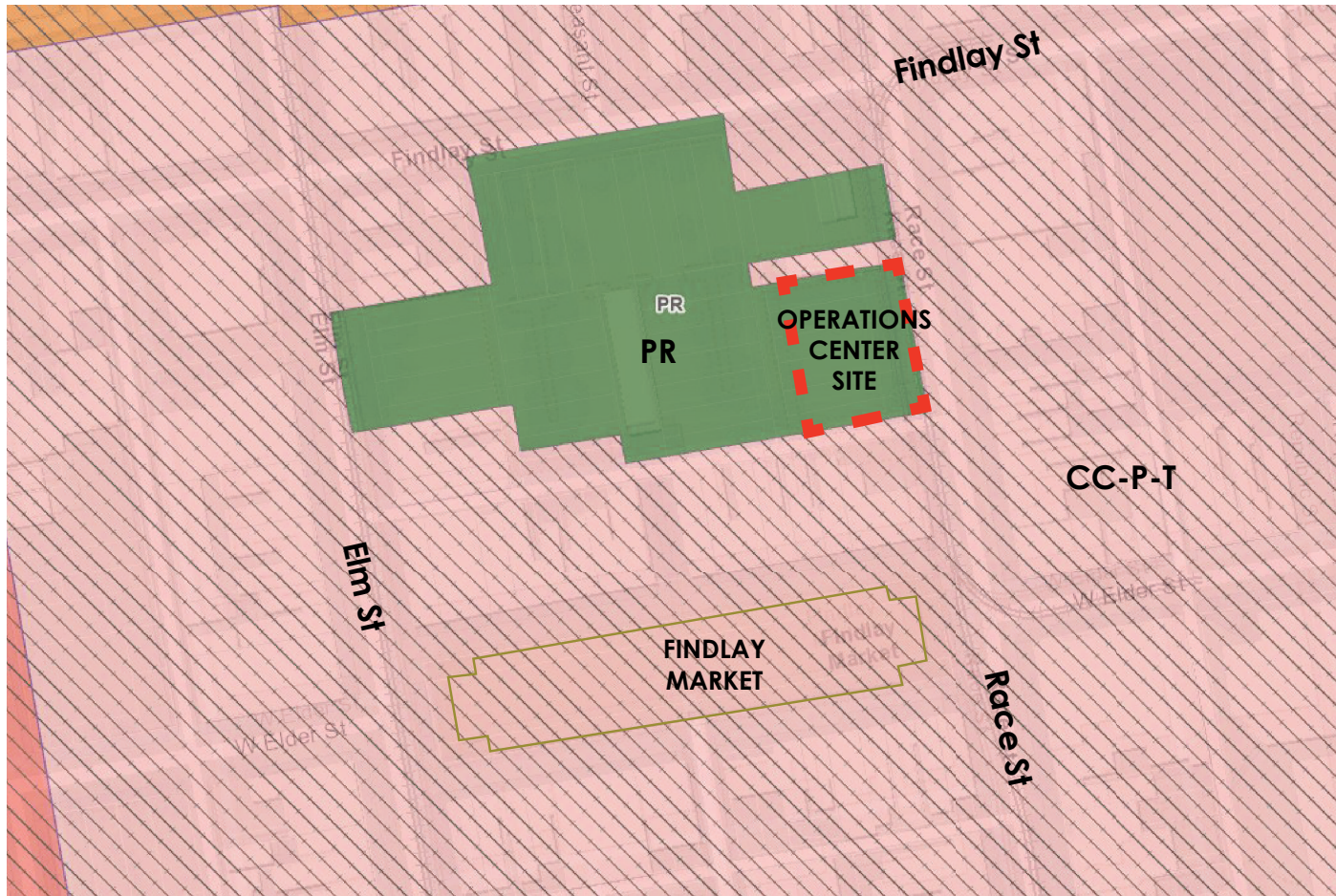
Annual Activities

100+ Free music performances

125+ Tours

20+ Free sampling events

Zoning Map



Intent

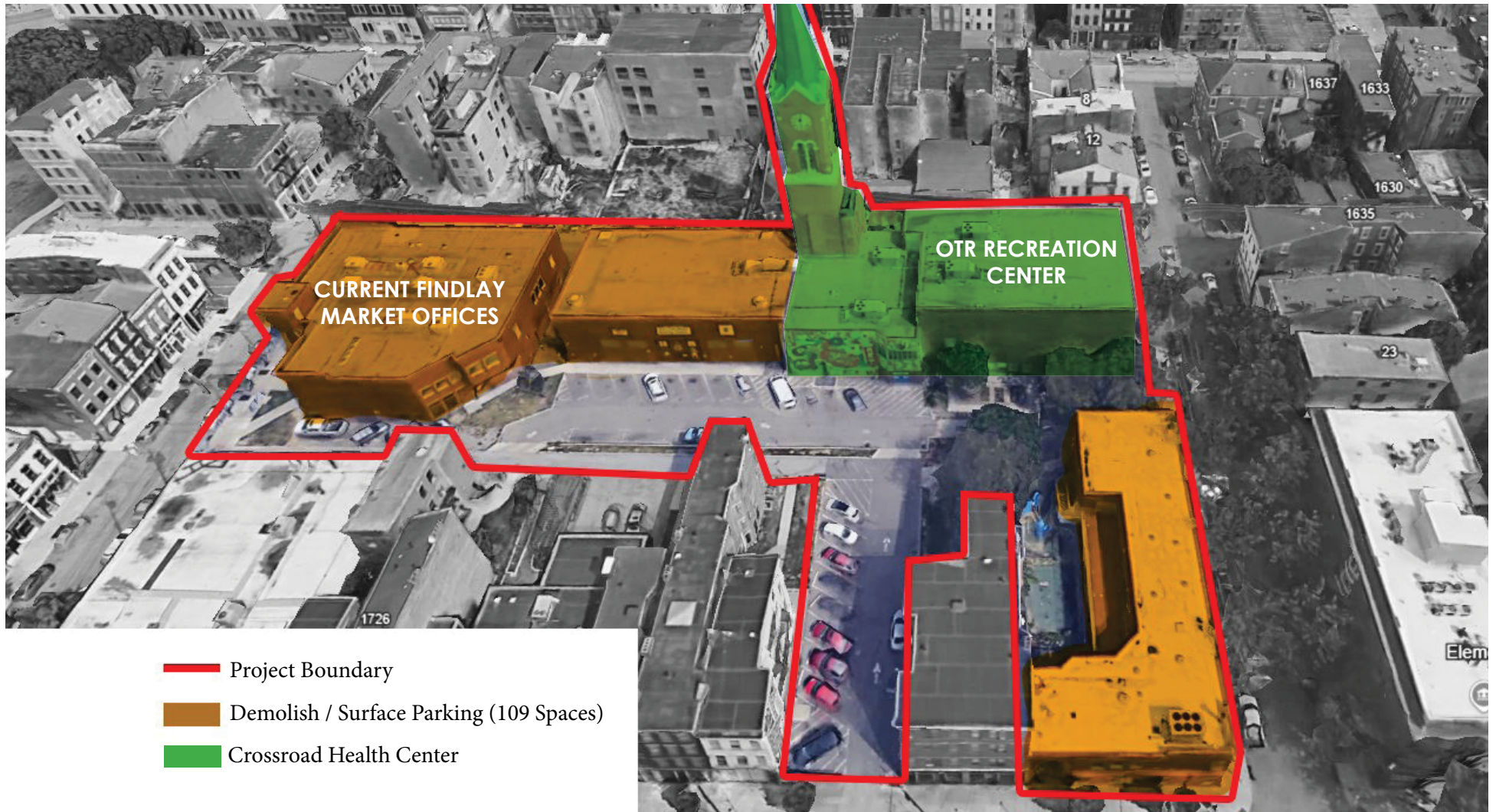
To provide information on the upcoming Findlay Market Operations Center Project.

Corporation for Findlay Market is seeking a letter of support from OTRCC for:

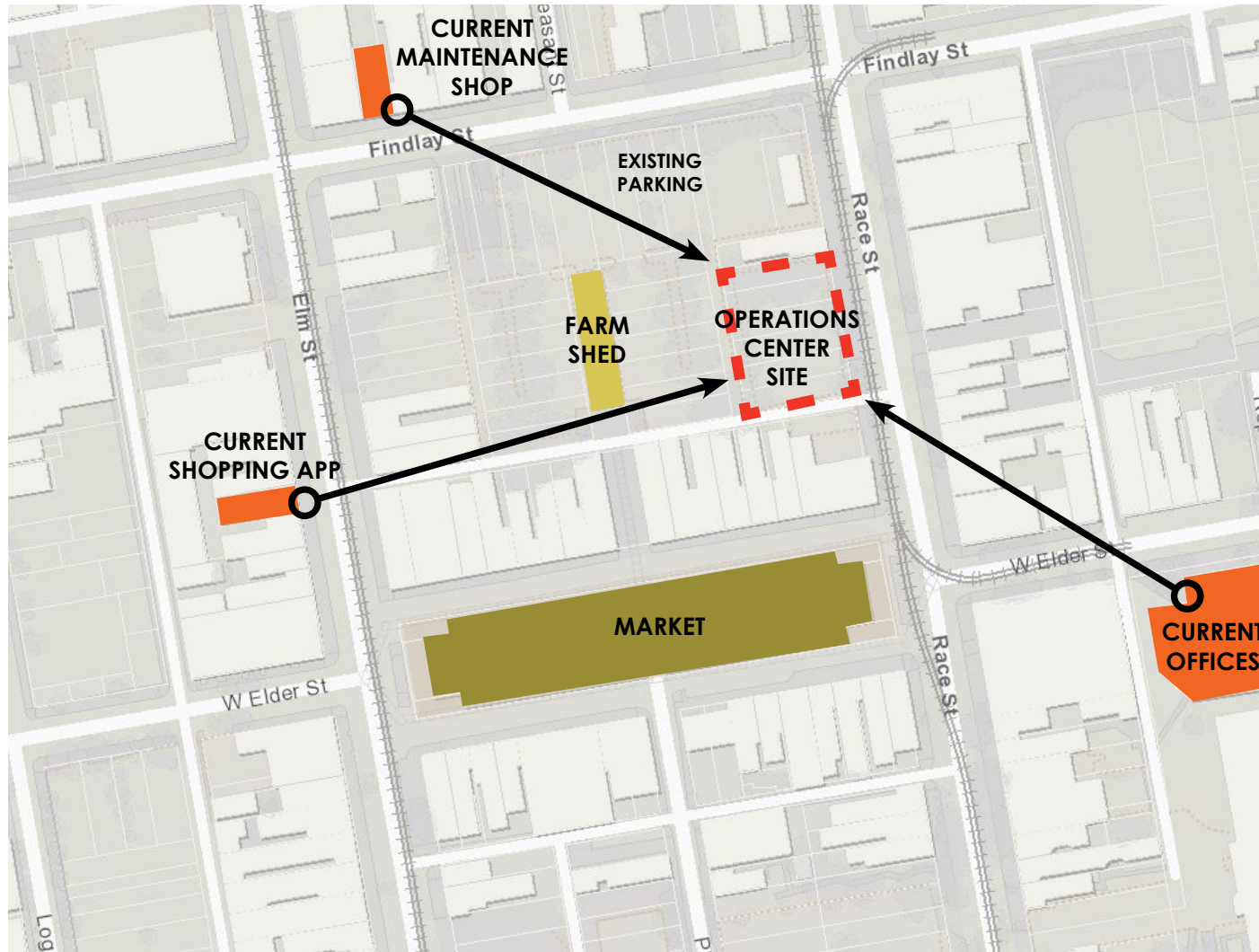
- a)** the approval of site control (sale or lease) of City-owned property to The Corporation for Findlay Market and
- b)** the zone change of (6) parcels from PR Park & Recreation to CC-P-T Commercial Community-Pedestrian-Transportation

OTRCC voted in support during their June 23rd meeting.

Current Nearby Development Plan



Project Site



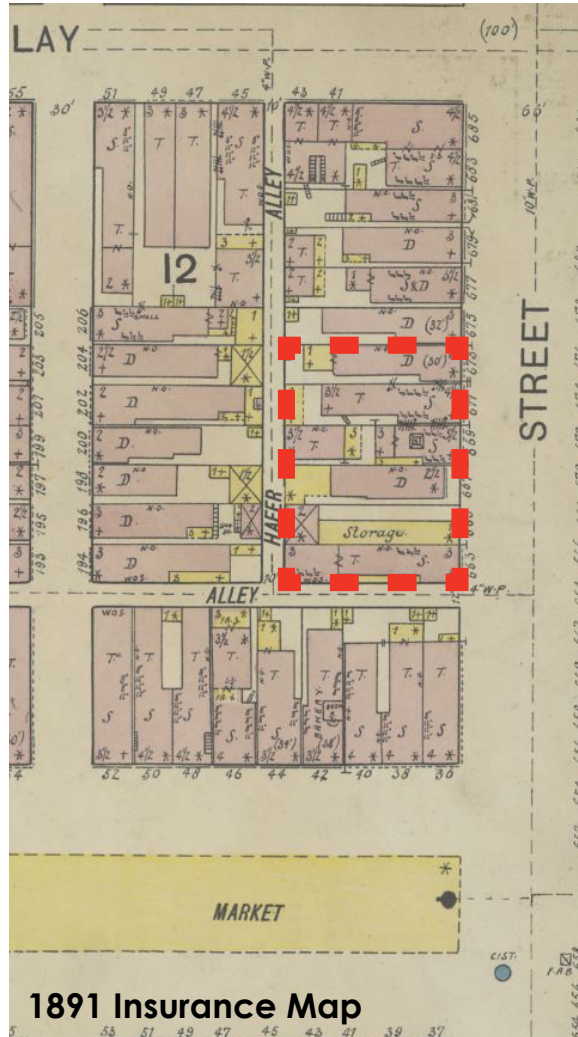
Project Goals

- Consolidate CFFM operations
- Support Merchant needs
 - cooler & dry storage
 - mother's room
 - event & meeting space
- Ability to host events
 - Merchant meetings
 - Findlay Launch
 - Market programs

Community Benefits

- Infill density along Race St. where historic buildings once stood
- Highlight history of the market along the storefront
- Better use of site

Historic Map



1891 Insurance Map

Existing Use



Existing Site Functions

- public recycling bin
- cardboard recycling
- waste dumpsters
- compost bins
- storage containers
- parking

Site Functions to Remain

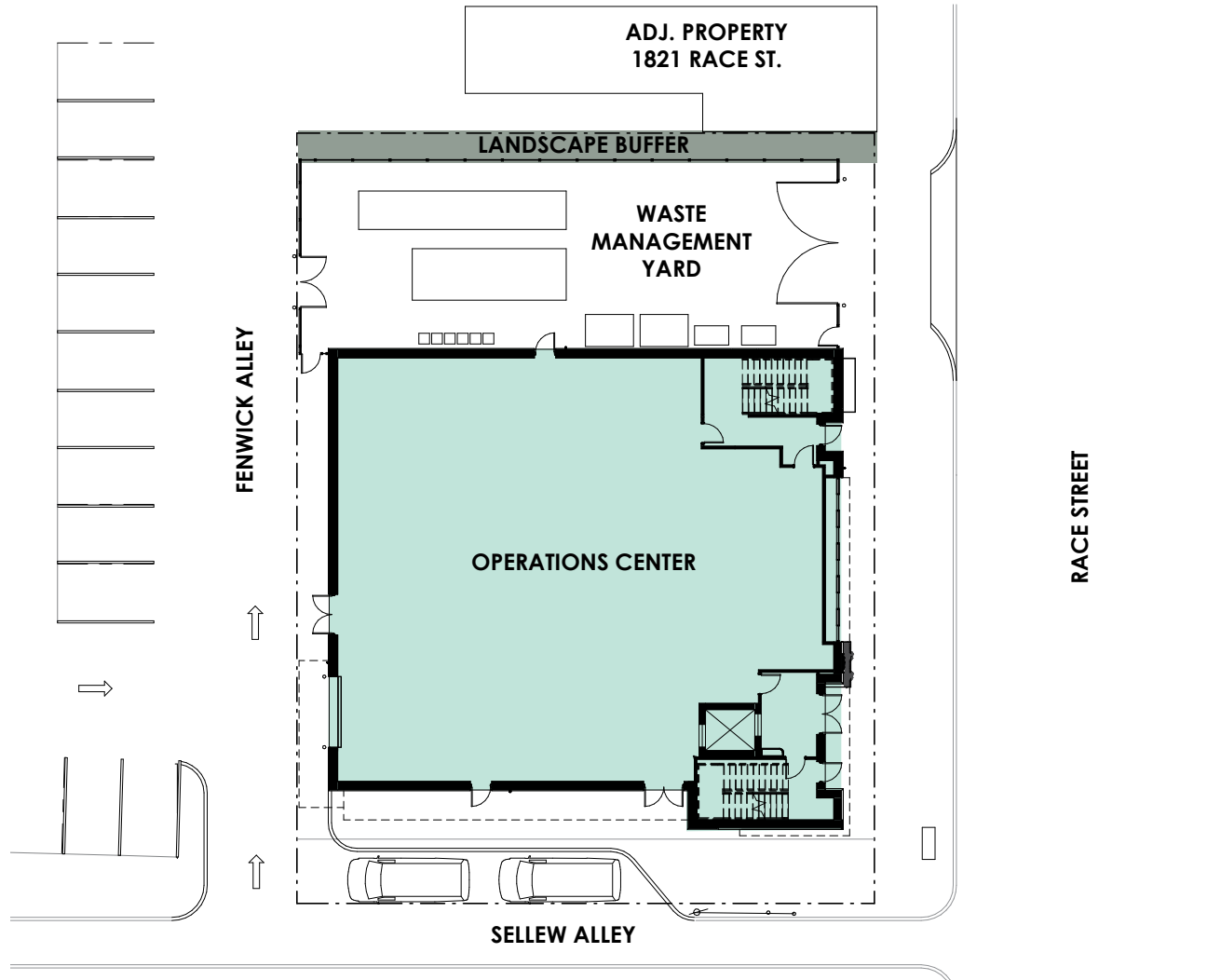
- public recycling bin
- cardboard recycling
- waste dumpsters
- compost bins

Operations Center

Building Functions

- Maintenance & Facilities Shop
- Merchant Cool/Dry Storage
- Merchant Training Space
- Vendor Office Space
- Findlay Learn Class Space
- Community Group Space
- Event Room
- Offices / Storage
- Events & Maint. Storage
- Shopping App Distribution

Site Plan & Building Overview

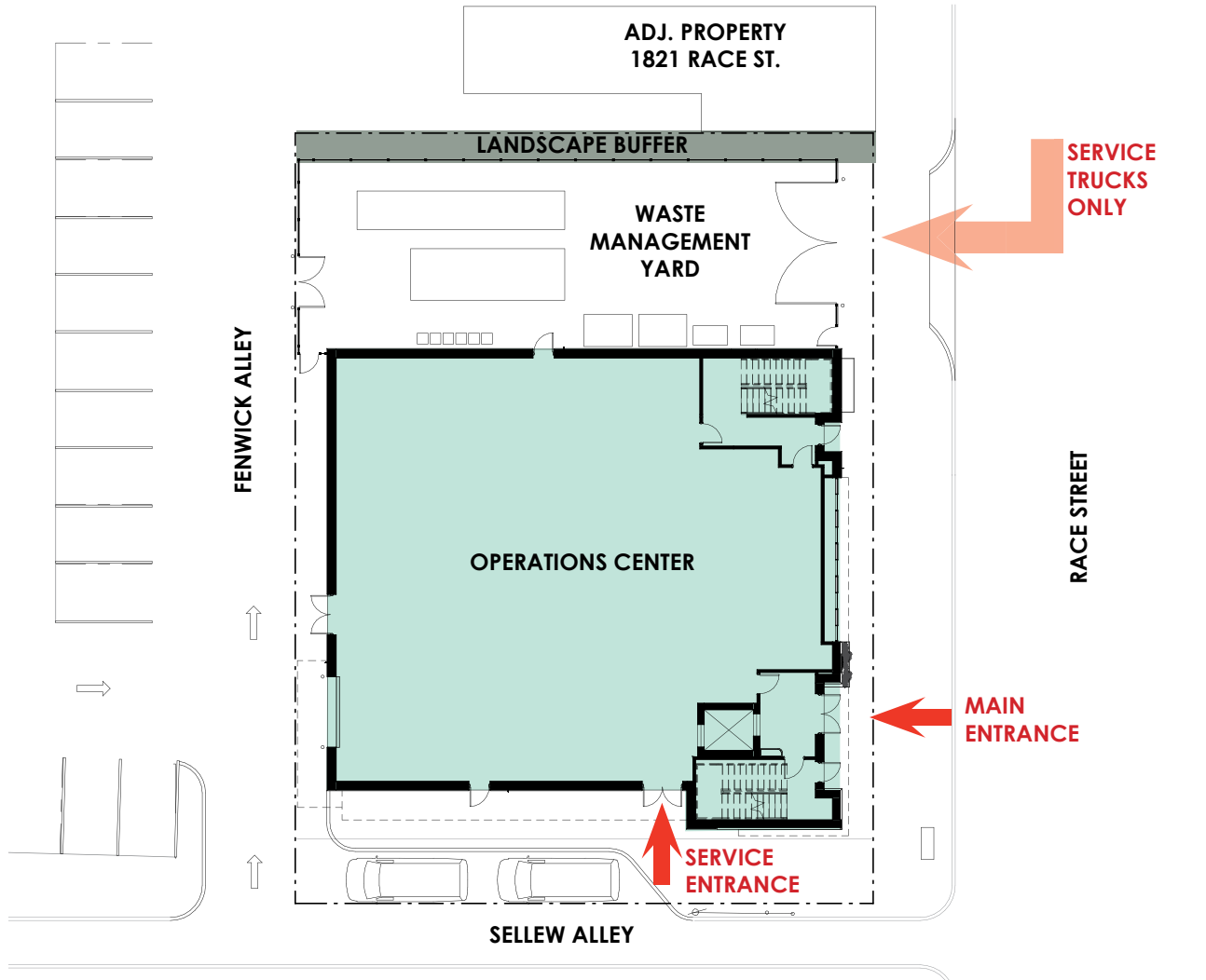


Building Overview

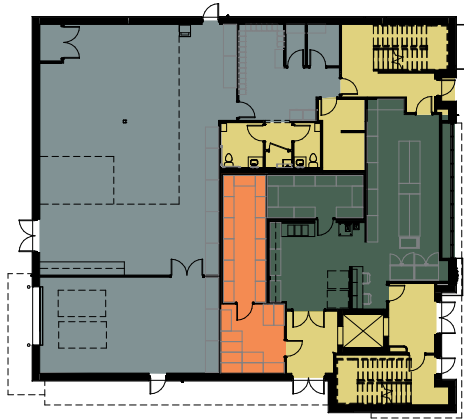
4-story
21,000 GSF
LEED Certified Goal

- Level 01:** 5,637 SF
- Level 02:** 5,433 SF
- Level 03:** 5,437 SF
- Level 04:** 4,489 SF

Site Circulation



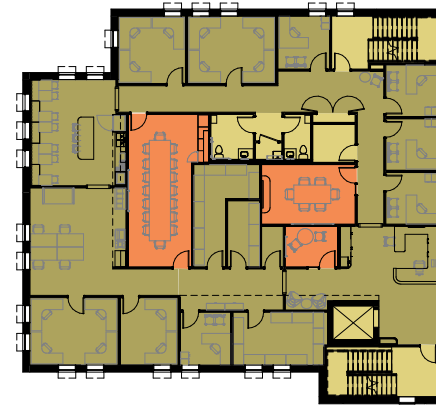
Floor Plans



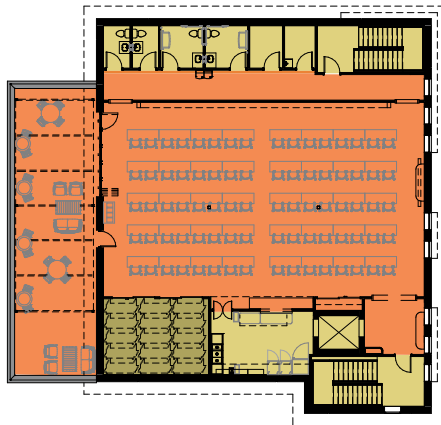
LEVEL 1



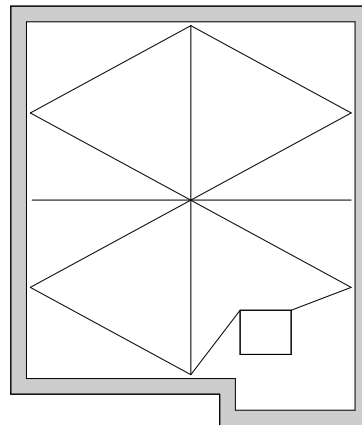
LEVEL 2



LEVEL 3



LEVEL 4



ROOF

Legend

-  Maintenance & Facilities
-  Merchant, Vendor, Findlay Kitchen, Community Support & Meeting Space
-  Offices & Storage
-  Building Support & Vertical Circulation
-  Shopping App



Over-the-Rhine Community Council
P.O. Box 662
Cincinnati OH 45201

June 26, 2025

Director of City Planning and Engagement
City of Cincinnati
801 Plum St,
Cincinnati, OH 45202

Sent Via Email

New Findlay Market Administration Center

Dear Director,

This informs you that the Over-the-Rhine Community Council has passed a resolution regarding the New Findlay Market Administration Center at its membership meeting on June 23, 2025.

Findlay Market presented their new administration center project. Findlay Market asked for a letter of support in two areas; approval of site control (sale and/or lease) to the Corporation for Findlay Market and approval of zoning change from PR to CC-P-T (to match surrounding areas).

The membership voted to support these requests and provide this letter of support. The vote was 24 in favor, 13 against, 1 abstention.

Respectfully,

A handwritten signature in black ink, appearing to read "K. Hassey".

Kevin Hassey
President
Over-the-Rhine Community Council

From: Rebecca Montag <rebeccam1719@gmail.com>
Sent: Monday, June 23, 2025 10:04 AM
To: Ferries-Rowe, Sophia
Cc: Greg Badger; Jennifer Frost; Brian Frost; Agostino; Becky
Subject: [External Email] 1813 Race St: City Selling Vendor Lot to Developer for Construction of Building

External Email Communication

I am submitting this statement to be considered as a part of the meeting on July 2 at 5pm regarding the sale of 1813 Race St for development purposes.

I am opposed to construction on this site for the following reasons:

1. Our apartments have glass windows the length of the north side of our building. We purchased our apartments with an unobstructed view of green trees and blue skies. With the construction of a 3 or 4-story building the only unobstructed view remaining will be that of the building personnel looking into our homes. Our unobstructed views will become brick.
2. While the surface of the lot with its dumpsters and graffiti is an eye sore, the tree line view is priceless. Our Realtor is not ready to say if or how our property values will be affected, but as owners, we have concerns.
3. Pedestrian traffic in Sellew Alley is frequently difficult as people move in the alley with eyes on everything but vehicle traffic. Adding additional pedestrian foot traffic moving in and out of the building will be difficult. It is not uncommon for me to have to stop as I turn into the Alley/my garage from Race St while pedestrians amble around. And, I have been honked at by a variety of street car operators when this happens. We are grateful to have off-street parking, but have paid for that privilege.
4. Vehicle traffic in Sellew Alley is a major concern for us. We have one garage space for each of our three apartments and the garage apron outside each garage door gives each apartment two spaces. Our first floor business, NOLI, uses one of our visitor parking spots several afternoons each week. Parking & backing are challenging under most circumstances. When everyone is home, backing and maneuvering any vehicle becomes a challenge. The alley, which I believe was paved at the time our garage concrete was poured, is the width of a sidewalk and we try desperately not to back into the utility pole. The drawings I have seen show parking space for two vans on the south side of the proposed building. Under existing conditions how could this work?

Last, I would like to submit there is a much more appropriate lot for this construction. The building setting on this lot is a single-story construction from the 40's or 50's which does not comport with the historic architecture of the neighborhood. Construction on a corner lot would be a much more viable option while building up on that site would not obstruct any existing views. The lot appears to be a bit larger than the Vendor lot which would allow for greater flexibility for loading and maneuvering the Market delivery vans.

We do love the Market.

Becky Montag, President
City Lofts at Findlay Market HOA
100 W Elder St
513-608-9937

From: [Kelly Lanser](#)
Sent: Monday, June 30, 2025 3:41 PM
To: [Ferries-Rowe, Sophia](#); Katie Conner
Subject: [External Email] Fwd: new building at Findlay Market

External Email Communication

Hi Sophia - I'm going to respond back to your other email but sharing this chain of conversation with Greg Badger (who owns 100 W. Elder) so there is documentation of conversations and plans to meet. Thanks!

----- Forwarded message -----

From: **Kelly Lanser** <klanser@findlaymarket.org>
Date: Tue, Jun 17, 2025 at 7:14 PM
Subject: Re: new building at Findlay Market
To: <gbadger@fuse.net>
Cc: Katie Conner <katie@arcx.studio>

Enjoy Spain!!

Safe travels, Greg.

On Jun 17, 2025, at 5:39 PM, gbadger@fuse.net wrote:

Thanks Katie,

I may want to meet you and or Kelly next month sometime.
Thank you so much for this info!

greg badger
gbadger@fuse.net
513.708.1696

From: "Katie Conner" <katie@arcx.studio>
To: "gbadger" <gbadger@fuse.net>, "Kelly Lanser" <klanser@findlaymarket.org>
Cc: "President OTRCC" <presidentotrcc@gmail.com>
Sent: Tuesday, June 17, 2025 5:26:02 PM
Subject: RE: new building at Findlay Market

Hi Greg,

This is the package we shared with OTRCC. Let us know if you have any questions.

Thank you,
Katie

Katherine Conner
AIA, NCARB
Co-founder | Workplace Director

513 832 1302

Arcx Studio
1616 Vine St
Cincinnati, OH 45202

From: gbadger@fuse.net <gbadger@fuse.net>
Sent: Tuesday, June 17, 2025 12:29 PM
To: Kelly Lanser <klanser@findlaymarket.org>
Cc: President OTRCC <presidentotrcc@gmail.com>; Katie Conner <katie@arcx.studio>
Subject: Re: new building at Findlay Market

Hi Kelly,

I am getting ready to head to Spain on Friday for about 2 weeks. I will reach out when I get home...

The residents at 100 W. Elder are curious about the new development and I think based on our HOA meeting last Sunday, most concerned with access to the alley during the construction phase. They all use the alley to get to their garage/parking.

Kevin had mentioned that he was going to send me the copies of the plans that were presented to the OTRCC. If you have access and can send that would be great.

Hope all is well,

greg badger
gbadger@fuse.net
513.708.1696

From: "Kelly Lanser" <klanser@findlaymarket.org>
To: "President OTRCC" <presidentotrcc@gmail.com>
Cc: "gbadger" <gbadger@fuse.net>, "Katie Conner" <katie@arcx.studio>
Sent: Tuesday, June 17, 2025 9:35:04 AM
Subject: Re: new building at Findlay Market

Hey Greg! Great to connect with you. It's been a little while since we've chatted. Kevin, thanks for the intro.

Greg, happy to get together or send you any information. Our current CFFM office (19 W. Elder) is getting torn down next month and we are also losing our Maintenance and Facilities offices/garage on Findlay in the near future. We have explored several options for renovating around the Market District, but there aren't any buildings available that are big enough to accommodate all of those needs. As you would imagine, we have to be close to the market.

The proposed plan is a new build on the current waste management lot. We will continue to keep trash/recycling there, but it will be significantly more tucked away. The first floor will be total operations - maintenance & facilities (storage, tools, cleaning equipment, snow removal items, space for the maintenance team, etc.), storage for Findlay Market Merchants (a top need and request for businesses), and aggregation and distribution for our food access programs. The second and third floors will have offices for the team, and space for businesses to use (we have a lot of requests for offices for interviewing, food tasting). The top floor will serve as a multi purpose space, with the primary focuses being 1.) space to accommodate merchant trainings and meetings (we have monthly meetings and trainings like active shooter, ZingTrain, CPR), and 2.) space for our Findlay Learn courses. When the space is not in use for those 2 items, we will allow community members to rent it out.

Please let me know if you want to meet or send over questions.

Thanks!

Kelly

On Tue, Jun 17, 2025 at 9:25 AM President OTRCC
<presidentotrcc@gmail.com> wrote:

Greg,
I think that you and Kelly may already be chatting. I am going to get out as a middle guy and let you two have direct chats regarding any topics about the new building...

Thnx and have a great trip.

K

On Jun 15, 2025, at 12:04 PM, gbadger@fuse.net wrote:

Hi Kevin,

It was good running into you the other morning in Washington Park. Can you send me any plans or info you have on the proposed building behind the condos I built on the corner of Race and Elder? I think the building is to go in the "vendor parking" lot at the market...

Thanks!

greg badger
gbadger@fuse.net
513.708.1696

--

<~WRD2651.jpg>

Kelly Lanser
President & CEO
Corporation for Findlay Market
513-515-7872 (cell)

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Kelly Lanser
President & CEO
Corporation for
Findlay Market
513-515-7872 (cell)

From: [Georgine Getty](#)
Sent: Wednesday, June 25, 2025 9:29 AM
To: [Ferries-Rowe, Sophia](#)
Subject: [External Email] Proposed Zone Change for Findlay Market: 1813 Race Street

You don't often get email from georgine@ourdailybread.us. [Learn why this is important](#)
External Email Communication

Dear City Planner Ferries-Rowe,

I am unable to attend the public meeting on July 2, but I wanted to put forth our whole-hearted endorsement of the zoning change that will allow Findlay Market to build their new office space at 1813 Race Street.

I am the Executive Director of Our Daily Bread located at 1730 Race. Findlay Market has been our neighbor for 40+ years and has allowed us to rent use of their dumpster and cardboard recycling. In addition, they have recently partnered with us so we may use their compost facilities free of charge. I have reviewed the plans and find them thoughtful and necessary. Further, I would like to applaud the care Findlay Market is giving in consideration to those of us whom they generously allow to use their waste facilities which will be relocated if this new build goes through.

As you know, in urban centers space is extremely tight and must be used conservatively to maximize every square foot. We feel Findlay Market's plan is vital to their success as an organization and uses the limited space to maximize efficiency. In addition, the zoning change will cause no disruption to the operations of those around the Market, and will create a better use of that space. For this, and many reasons, we support the change in zoning and sale of this lot.

Thank you for your consideration,
Georgine Getty

--



Georgine Getty
(she/her),
Executive Director
Our Daily Bread
1730 Race Street
Cincinnati, OH 45202
(513) 621-6364 x 13
www.ourdailybread.us

From: [Rebecca Montag](#)
Sent: Wednesday, July 2, 2025 6:31 PM
To: Ferries-Rowe, Sophia
Cc: [Brian Frost](#); [Becky](#)
Subject: [External Email] Sale of 1813 Race/Vendor lot Construction

External Email Communication

During the q&a in the meeting which just ended, a question came up which Brian, I think, attempted to address. When 100 W Elder converted from a development to a Home Owners Association- owned building in January, 2023, the legal ownership changed. While Greg Badger continues to own the first floor unit, his ownership is at a smaller percentage than each of the residential apartments on the second, third, and forth floors.

While we always appreciate having Greg around, I need to make it clear that the HOA is a legal entity of which I am the President and Brian is the Treasurer. Please channel all future communications through myself and Brian. Please feel free to copy Greg as well.

As I indicated in the meeting, the home on the 4th floor has recently sold with the original owners continuing to reside in apartment 4 until the Maestro is able to establish his new residence here in September. This is a most difficult situation in that it seems that someone knew this change was well into the planning phase, but we did not know. The home was sold with a skyline view. Normally a seller or their realtor would be required to disclose any issues at the time of a sale. This, of course, did not happen. Now we need to determine how to deal with this.

Regards,
Becky Montag, President
City Lofts at Findlay Market
100 W Elder St

From: [Riley Owens](#)
Sent: Wednesday, July 9, 2025 12:21 AM
To: [Ferries-Rowe, Sophia](#)
Subject: [External Email] Public comment regarding the proposed zone change at 1813 Race Street in Over-the-Rhine

You don't often get email from m.riley.owens@gmail.com. [Learn why this is important](#)
External Email Communication

Hi Sophia,

My name is Riley Owens and I am a resident of Over-the-Rhine. I am writing to express my strong support for the proposed zone change at 1813 Race Street, to facilitate the construction of new office, retail, and community space for Findlay Market.

I especially like that this proposal will replace a portion of the large surface parking lot north of Findlay Market, and not replace it with either a new lot or a garage built into the building, which I strongly support. This should be the standard for all new development. Surface parking lots betray a fundamental lack of creativity and ambition in urban planning and building civilization. By incentivising forced car dependence, they make our neighborhood dirtier, more blighted, and all transportation modes worse and more dangerous. The neighborhood desperately needs to restore its density with new infill like this.

That said, I am disappointed to see that the building has a non-zero setback. Whenever possible, we should strive for a zero-foot setback in new developments, to maximize land use and limit damaging urban sprawl. In Over-the-Rhine, it is also the most appropriate and consistent design choice for the neighborhood's character.

I also have a few questions I hope the applicant can address in the future.

- **Will the building include any exterior lighting to illuminate Fenwick Alley and Sellew Alley?** I'm not familiar with the site's existing conditions, but as a principle we should be treating our city's alleys as public assets that benefit the character and pedestrian convenience of our neighborhoods. It is important that we invest in them as such by adding things like excellent lighting to improve their safety.
- **Is the added on-alley parking meant to be for loading?** The site plans suggest two parking spaces added on Sellew Alley, which necessarily increase the setback of the building. I would be more sympathetic to this addition if it was specifically intended to be loading space, but otherwise I think it is a detriment to this development.

- **How was the waste management yard placed?** I feel it would be better for the street-level experience to flatten and stretch the building along the lot's frontage on Race Street, so that it spans from Sellew Alley to 1821 Race Street, and then place the waste management yard in the rear of the building, along Fenwick Alley. Is there any reason why the waste management yard needs to have an entrance along Race Street?

I'd also like to take this time to express a few general comments about development patterns in Cincinnati.

- **The zoning code needs to be simpler.** Especially in a neighborhood like Over-the-Rhine, it is ridiculous that a zone change is necessary to build a 4-story mixed-use structure, of which there are many extant historic examples. The arcane mishmash of zoning foisted upon the neighborhood limits us from becoming a truly dynamic and growing community, as we once were. We should strive to consolidate the existing zoning, removing height, density, and land use limits.

The Historic Conservation Board already has the power to rule when a development is not appropriate for the historic character of the neighborhood, such as being too tall. That should be the responsibility of the board's experts, not a dual one shared with the zoning code.

And to whatever extent land use is deleterious to residents, we should require stricter regulations to mitigate those effects depending on adjacent land use, not just lock them out of an area entirely.

I look forward to following this development, and greatly appreciate your continued attention to it.

Thanks,
Riley Owens