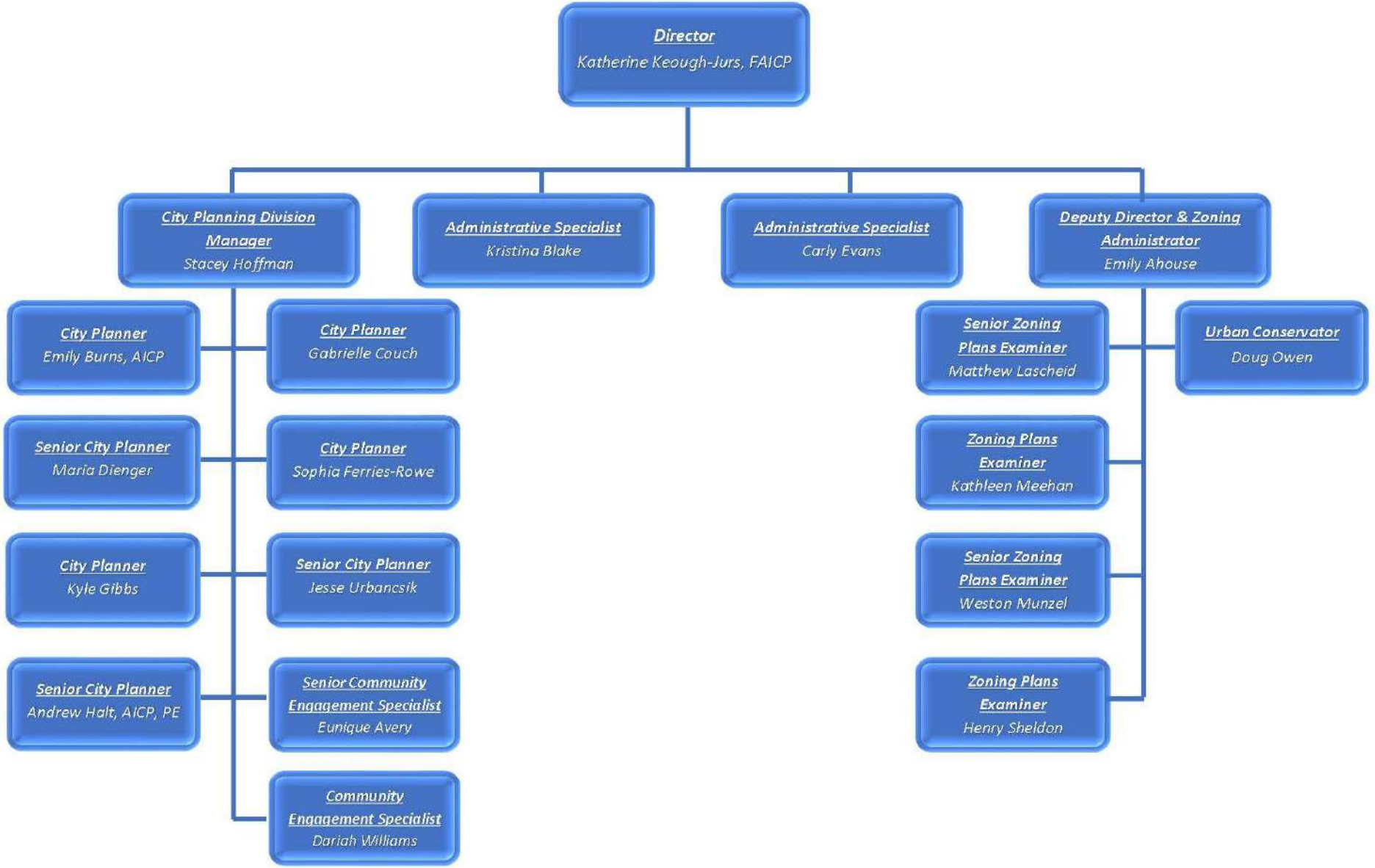
Department of City Planning and Engagement

2025 Annual Report

City Planning Commission | February 20, 2026

Department of City Planning & Engagement 2025



Department of City Planning & Engagement 2025























Department of City Planning & Engagement 2025



City Manager
***Excellence in Service* Award**
Senior City Planner
Andrew Halt



Invest in Neighborhoods
***Rookie of the Year* Award**
Senior Community Engagement Specialist
Eunique Avery



HomeBase Cincy
***Outstanding Government Staffer* Award**
Senior City Planner
Jesse Urbancsik

Department of City Planning & Engagement 2025



American Planning Association, Ohio Chapter

Best Practice Innovation Award

City of Cincinnati, Connected Communities Project



City Planning Commission 2025

- **Chair: Jacob Samad**
  Term: October 30, 2024 – October 30, 2029
- **Vice Chair: Daniella Beltran**
  Term: March 15, 2023 – March 15, 2028
- **Darrick Dansby**
  Term: December 18, 2024 – December 18, 2029
- **John Eby**
  Term: September 8, 2022 - September 8, 2027
- **Anne Sesler**
  Term: April 24, 2019 – April 24, 2024
- **City Manager Sheryl M.M. Long (or Asst. City Manager Billy Weber)**
  Concurrent with Term as City Manager
- **Vice Mayor/City Council Member Jan-Michele Lemon Kearney**
  Concurrent with Term on City Council

- **Secretary of the City Planning Commission:** Director Katherine Keough-Jurs
- **Legal Counsel for the City Planning Commission:** Kevin Tidd, Chief Counsel, Land Use and Infrastructure
- **City Planning & Engagement Staff:** See Organizational Chart
- **CitiCable Assistance:** Steve Sobel, Tom Potter, and Darius Jones

City Planning Commission 2025



HomeBase Cincy
***Outstanding Community Volunteer* Award**
John Eby



Hamilton County Regional Planning Commission
***Melvin D. Martin Leadership in Planning* Award**
Byron Stallworth

City Planning Commission – 2025



- Scheduled 22 meetings
- Canceled 1 meeting
- Total number of meetings in 2025: **21**

CPC Items from 28 Neighborhoods
(30 in 2024; 31 in 2023; 36 in 2022)

1. **Mt. Auburn**
2. **Central Business District**
3. **Oakley**

86 Items Reviewed
(81 in 2024; 78 in 2023; 113 in 2022)

1. **City Property Real Estate Transactions** (Lease, Sale, Easement, Dedication, Conveyance)
2. **Subdivision / Plat**
3. **Final Development Plan**





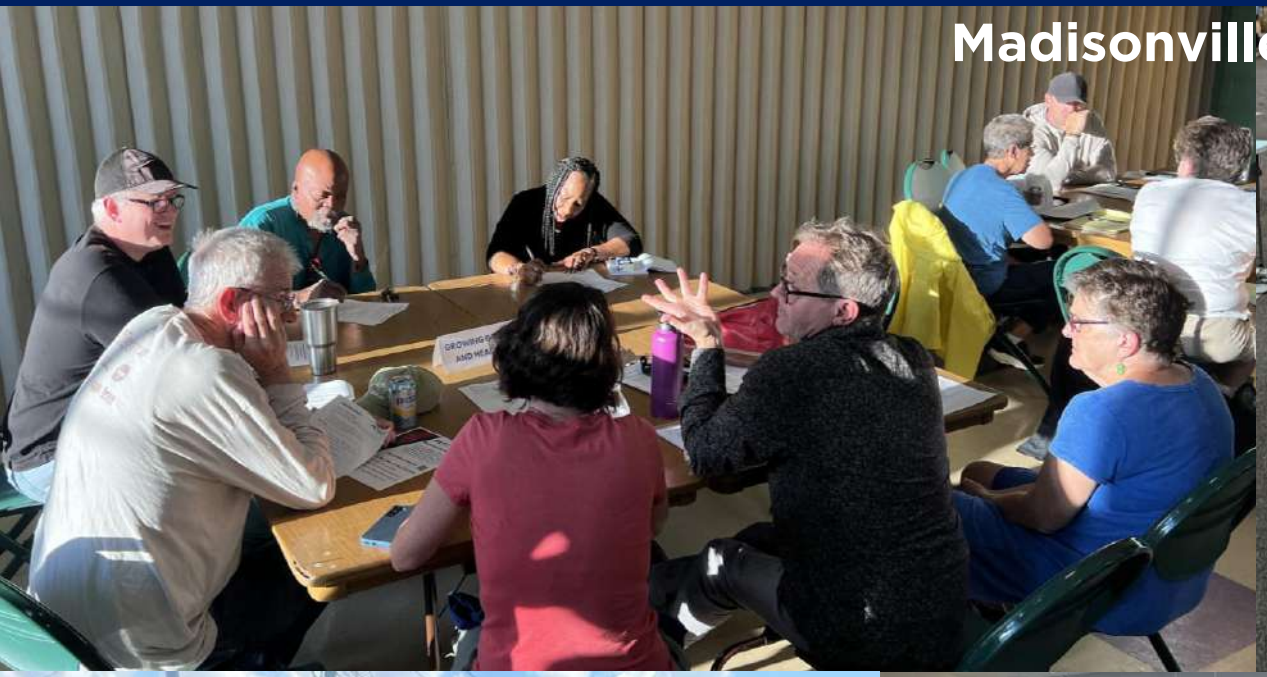





Forest Ave.
Burnet Quarter District (approx.)
Rockdale Ave.
Rockdale Academy
Burnet Ave.
Burnet Square
Erkenbrecher Ave.



Neighborhood Plan Progress













Zoning Administration 2025

Building Permit Reviews

- **Zoning Reviews: 6,279 in 2025**

(6,387 in 2024; 6,670 in 2023;6,309 in 2022; 6,712 in 2021; 6,4

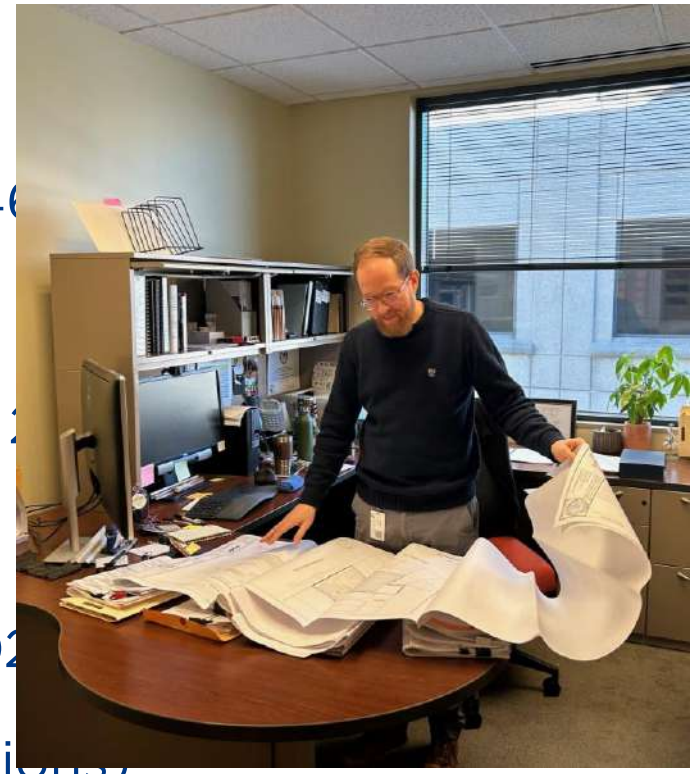
- **Historic Conservation Reviews: 753 in 2025**

(786 in 2024; 890 in 2023, 1,277 in 2022; 1,076 in 2021; 999 in

- **Zoning Verification Letters: 347 in 2025**

(301 in 2024; 197 in 2023; 217 in 2022; *437 in 2021; 233 in 202

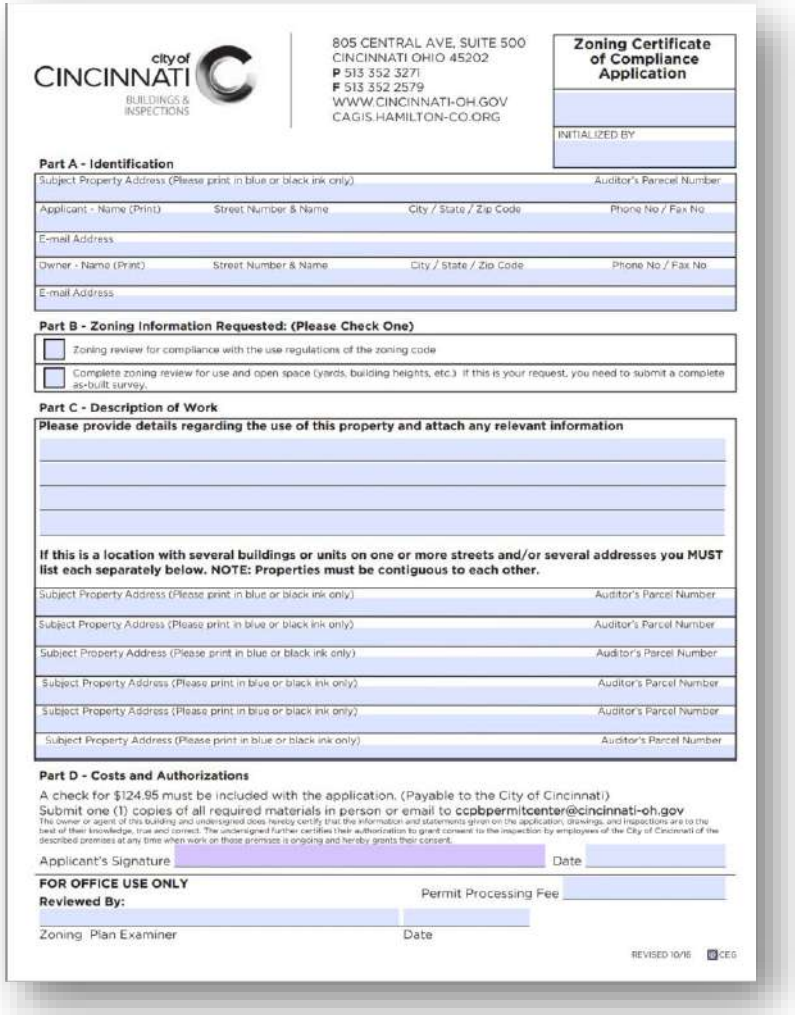
(*127 in 2021 were for Medical Marijuana Dispensary Applicati



Zoning Administration 2025

Non-Permit Staff Reviews

- **Certificates of Appropriateness (COA): 33 in 2025** (48 in 2024; 17 in 2023; 35 in 2022; 52 in 2021)
- **Zoning Certificates of Compliance: 414 in 2025** (387 in 2024; 377 in 2023; 313 in 2022; 353 in 2021; 438 in 2020)
- **License Reviews: 156 in 2025** (156 in 2024; 124 in 2023; 170 in 2022; 152 in 2021)



city of CINCINNATI
BUILDINGS & INSPECTIONS

805 CENTRAL AVE, SUITE 500
CINCINNATI OHIO 45202
P 513 352 3271
F 513 352 2579
WWW.CINCINNATI-OH.GOV
CAGIS.HAMILTON-CO.ORG

Zoning Certificate of Compliance Application

INITIALIZED BY

Part A - Identification

Subject Property Address (Please print in blue or black ink only) | Auditor's Parcel Number

Applicant - Name (Print) | Street Number & Name | City / State / Zip Code | Phone No / Fax No

E-mail Address

Owner - Name (Print) | Street Number & Name | City / State / Zip Code | Phone No / Fax No

E-mail Address

Part B - Zoning Information Requested: (Please Check One)

☐ Zoning review for compliance with the use regulations of the zoning code

☐ Complete zoning review for use and open space (yards, building heights, etc.) If this is your request, you need to submit a complete as-built survey.

Part C - Description of Work

Please provide details regarding the use of this property and attach any relevant information

If this is a location with several buildings or units on one or more streets and/or several addresses you MUST list each separately below. NOTE: Properties must be contiguous to each other.

Subject Property Address (Please print in blue or black ink only) | Auditor's Parcel Number

Subject Property Address (Please print in blue or black ink only) | Auditor's Parcel Number

Subject Property Address (Please print in blue or black ink only) | Auditor's Parcel Number

Subject Property Address (Please print in blue or black ink only) | Auditor's Parcel Number

Subject Property Address (Please print in blue or black ink only) | Auditor's Parcel Number

Subject Property Address (Please print in blue or black ink only) | Auditor's Parcel Number

Part D - Costs and Authorizations

A check for $124.95 must be included with the application. (Payable to the City of Cincinnati)

Submit one (1) copies of all required materials in person or email to **ccpbpermitcenter@cincinnati-oh.gov**

The owner or agent of this building and undersigned does hereby certify that the information and statements given on the application, drawings, and inspections are to the best of their knowledge, true and correct. The undersigned further certifies their authorization to grant consent to the inspection by employees of the City of Cincinnati of the described premises at any time when work on those premises is ongoing and hereby grants their consent.

Applicant's Signature | Date

FOR OFFICE USE ONLY

Reviewed By: | Permit Processing Fee

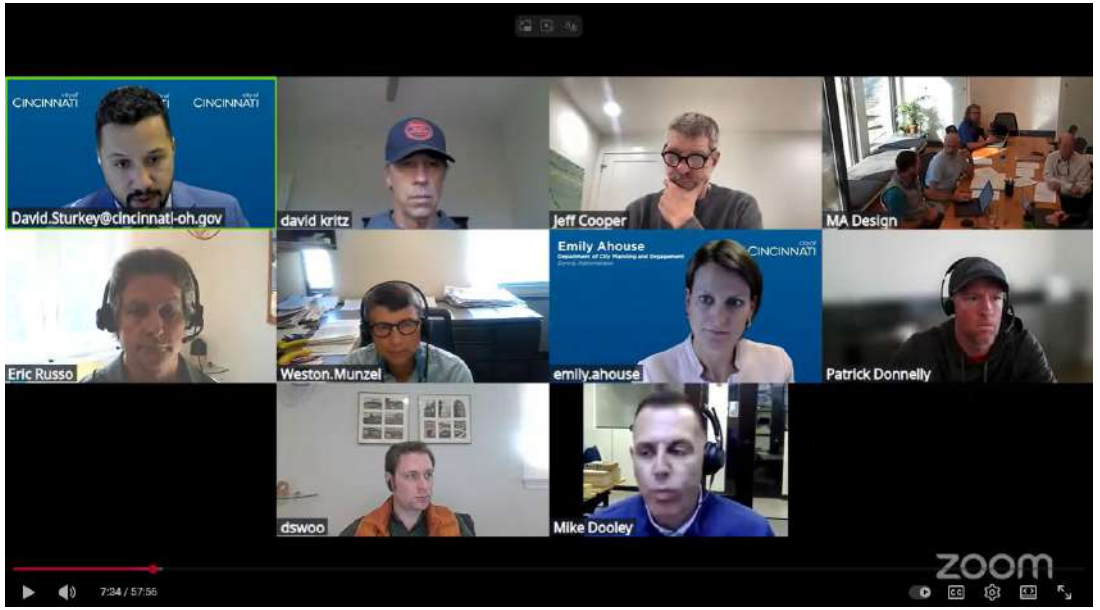
Zoning Plan Examiner | Date

REVISED 10/16 CEG

Zoning Administration 2025

Zoning Relief Hearings

- **City Planning Commission: 5 in 2025**
  (11 in 2024; 3 in 2023; 4 in 2022; 15 in 2021)
- **Historic Conservation Board: 19 in 2025**
  (31 in 2024; 48 in 2023; 34 in 2022; 47 in 2021)
- **Zoning Hearing Examiner: 123 in 2025**
  (143 in 2024; 149 in 2023; 165 in 2022; 149 in 2021)



Zoning Board of Appeals

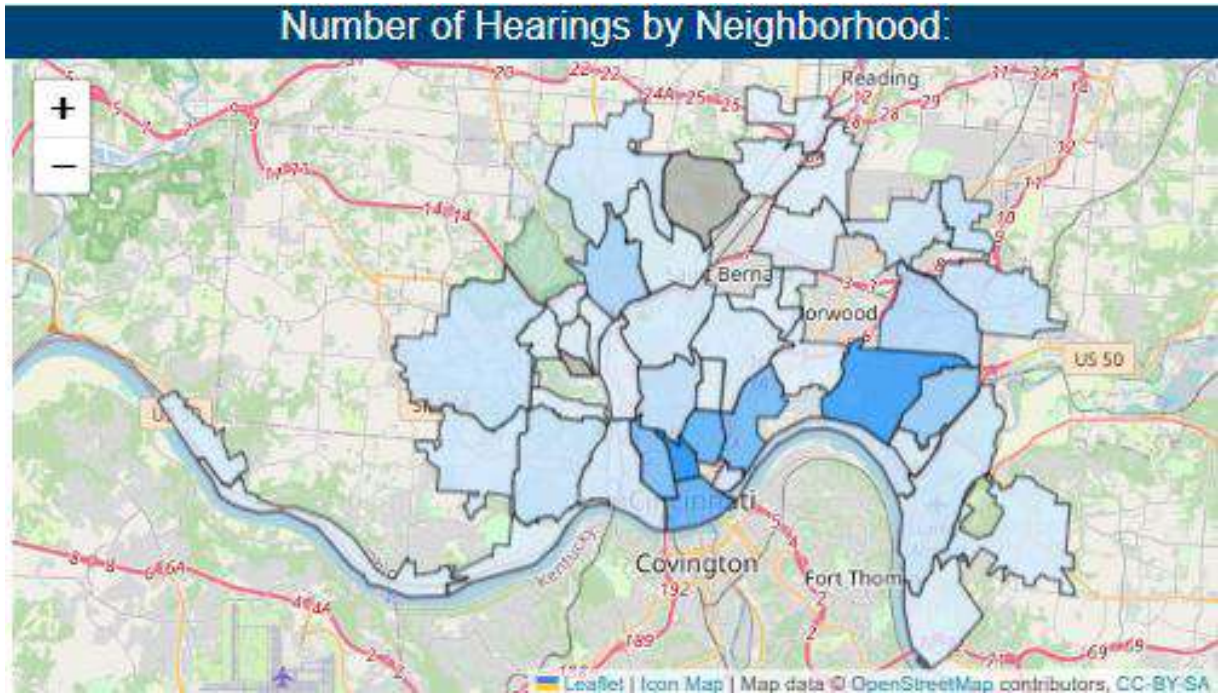
- Heard **14 Urban Design Review** Cases in 2025 (6 in 2024; 7 in 2023; 5 in 2022)

2025 - 96% Approval of Zoning Relief

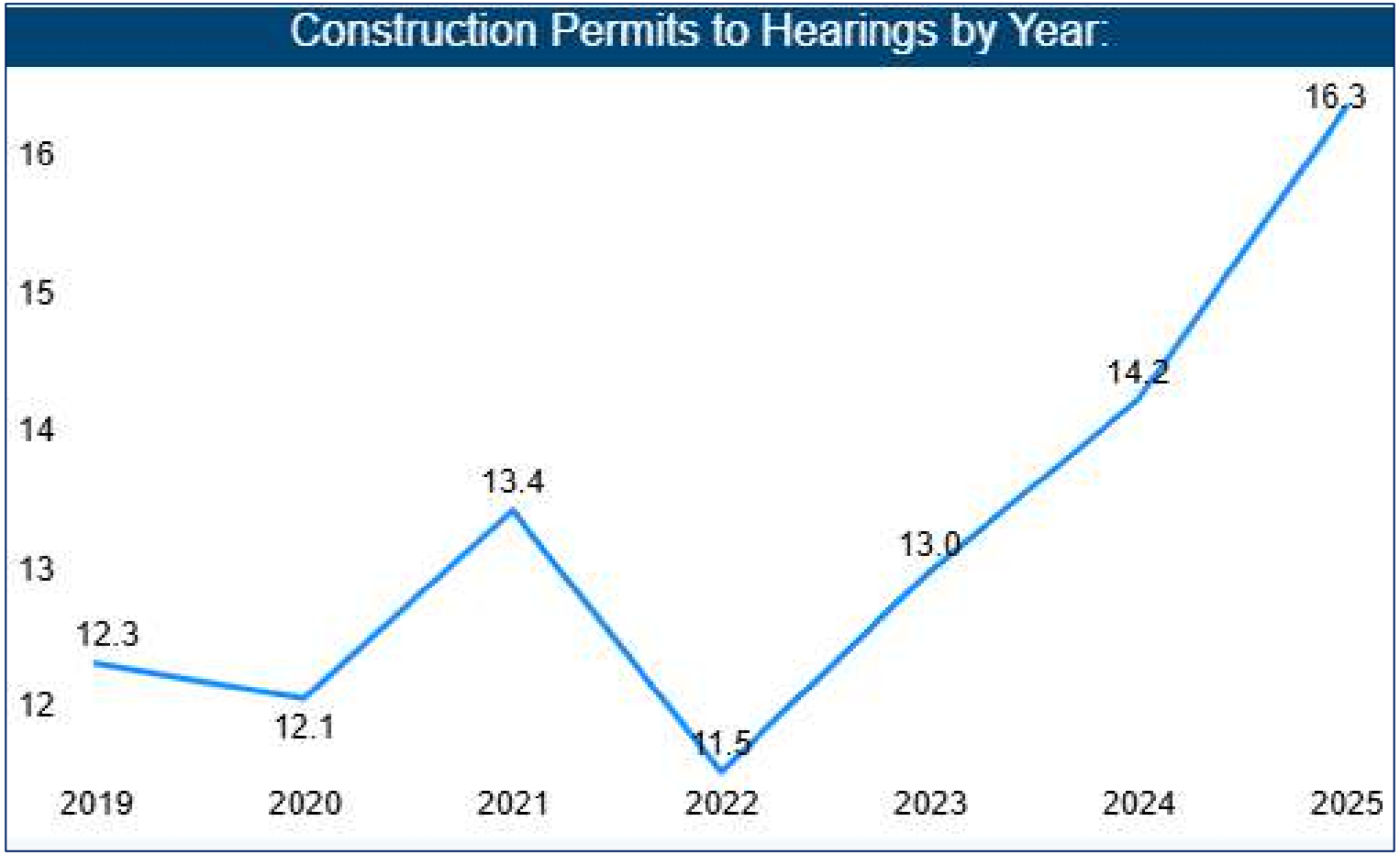
Zoning Administration 2025

Zoning Relief Hearings in 41 Neighborhoods

- By Neighborhood
    1. Hyde Park
    2. Walnut Hills
    3. Mt. Lookout
- By Relief Type
    1. Hillside
    2. Conditional Use
    3. Sign



Zoning Administration 2025



Zoning Administration 2025

Historic Conservation Board

- **Total Meetings: 20 in 2025**
  (20 in 2024; 20 in 2023; 22 in 2022; 22 in 2021)
- **Local Historic Designations: 1 in 2025** (0 in 2024; 4 in 2023; 2 in 2022; 3 in 2021)
- **National Register Nomination Recommendations: 8 in 2025**
  (3 in 2024; New Process in 2024)
- **COA Cases: 52 in 2025** (59 in 2024; 67 in 2023; 72 in 2022; 67 in 2021)
- **COA Cases with Zoning Relief: 17 in 2025** (31 in 2024; 43 in 2023; 34 in 2022; 47 in 2021)

2025 – 98% Approval of COA





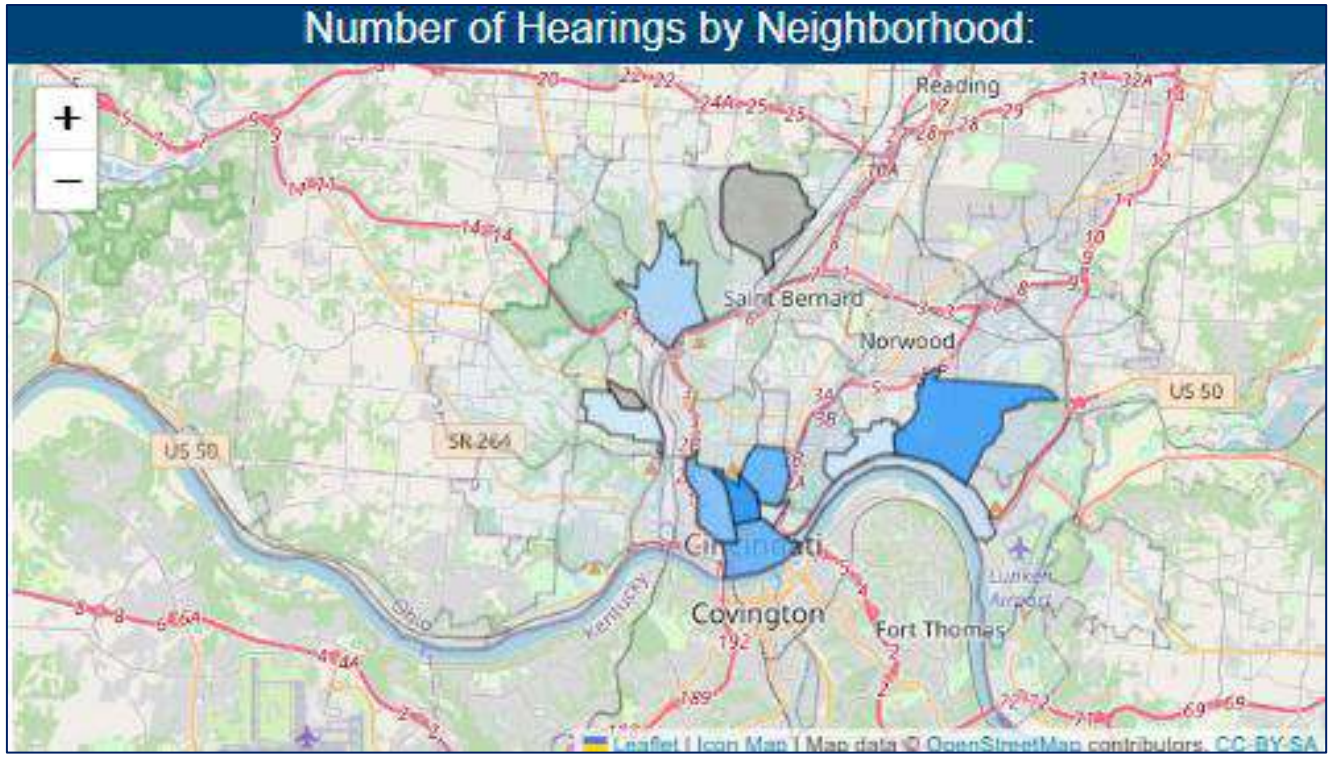


Zoning Administration 2025

Historic Conservation Board Hearings in 10 Neighborhoods

- By Neighborhood
  1. Over-the-Rhine
  2. Mt. Auburn
  3. Downtown

Number of Hearings Year Over Year:							
NEIGHBORHOOD	2020	2021	2022	2023	2024	2025	Total
		1					1
Bond Hill			2	2			4
College Hill	2	2	1	3	2		10
Columbia Tusculum	1	1			1		3
CUF	2	3	3	3	3		14
Downtown	4	4	8	5	6	8	35
East End						1	1
East Price Hill	2			2			4
East Walnut Hills	1	5	4	2	5	3	20
Evanston	1			1			2
Hyde Park			1		1	2	4
Mt. Auburn	9	6	4	6	4	9	38
North Fairmount						1	1
Northside		1	1	1	1	2	6
Over-the-Rhine	27	34	37	31	22	17	168
Pendleton	8	2	3	2	4	3	22
Walnut Hills	1	1			1		3
West End	4	5	7	10	8	7	41



Zoning Administration 2025

Customer Service

- **Tier One Same Day Zoning Reviews: 1,253 in 2025** (1,563 in 2024; 1,969 in 2023; 1,839 in 2022; 1,220 in 2021)
- **Zoning Information Line Calls Answered: 3,910 calls - 275 Walk Ins**
    1. Is a Use Permitted/What's my zoning?
    2. Fences
    3. Group Housing



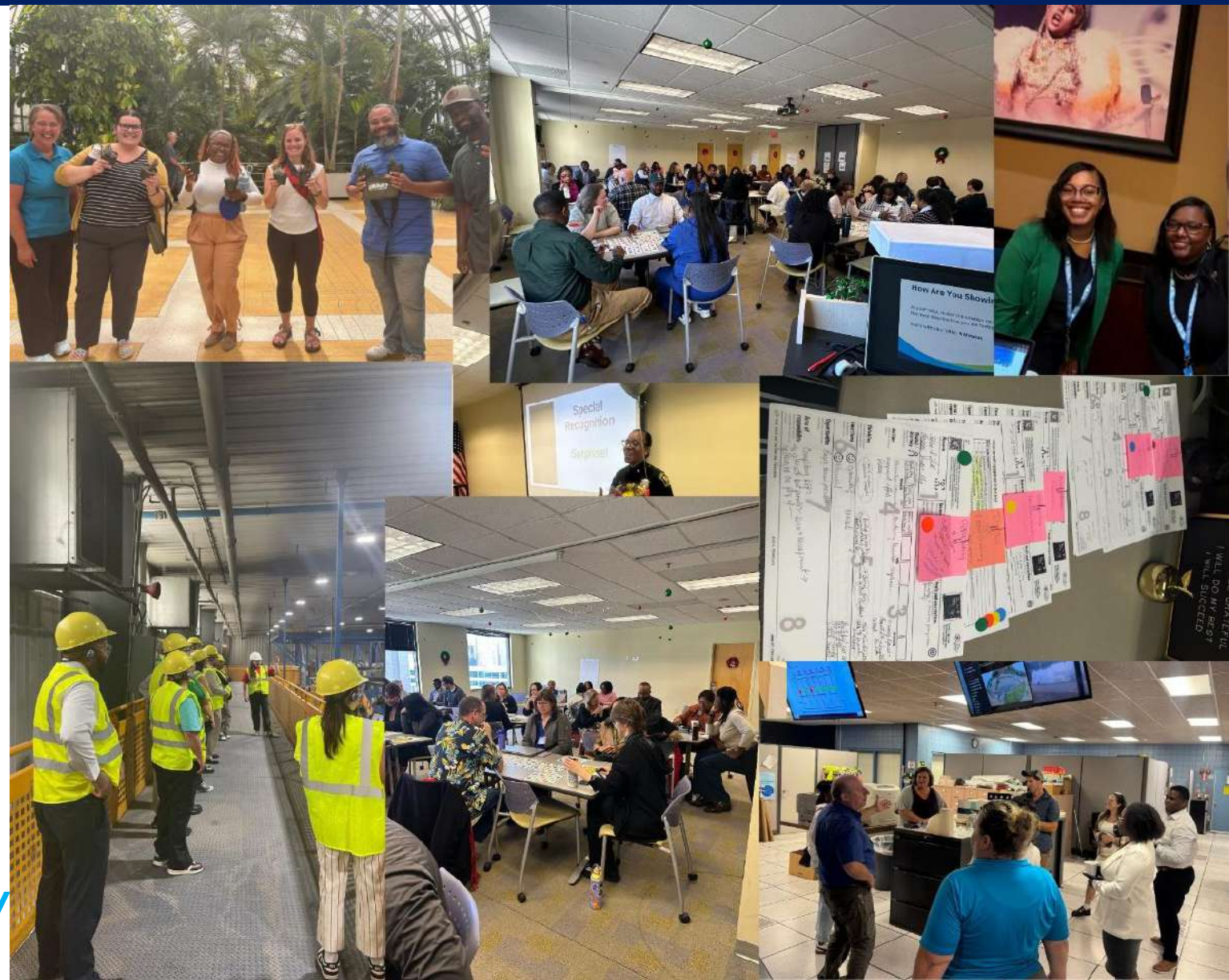
Community Engagement – Engagement Champions

Engagement Champions

53 Champions

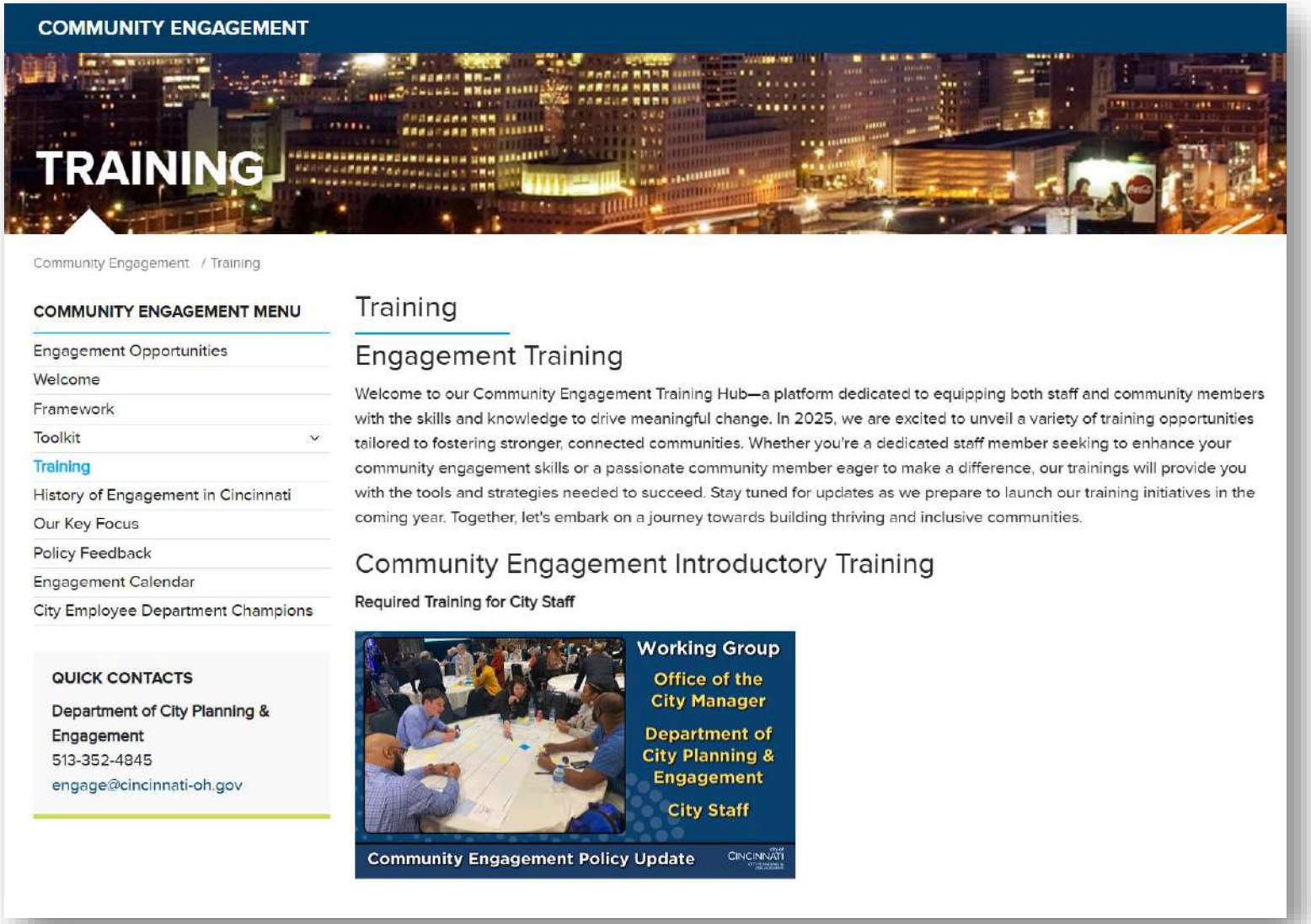
Monthly Meetings

- Community Building
- Engagement Journey Mapping
- Engagement Tracking
- Engagement Simulations
- Community of Practice
- Department Tours



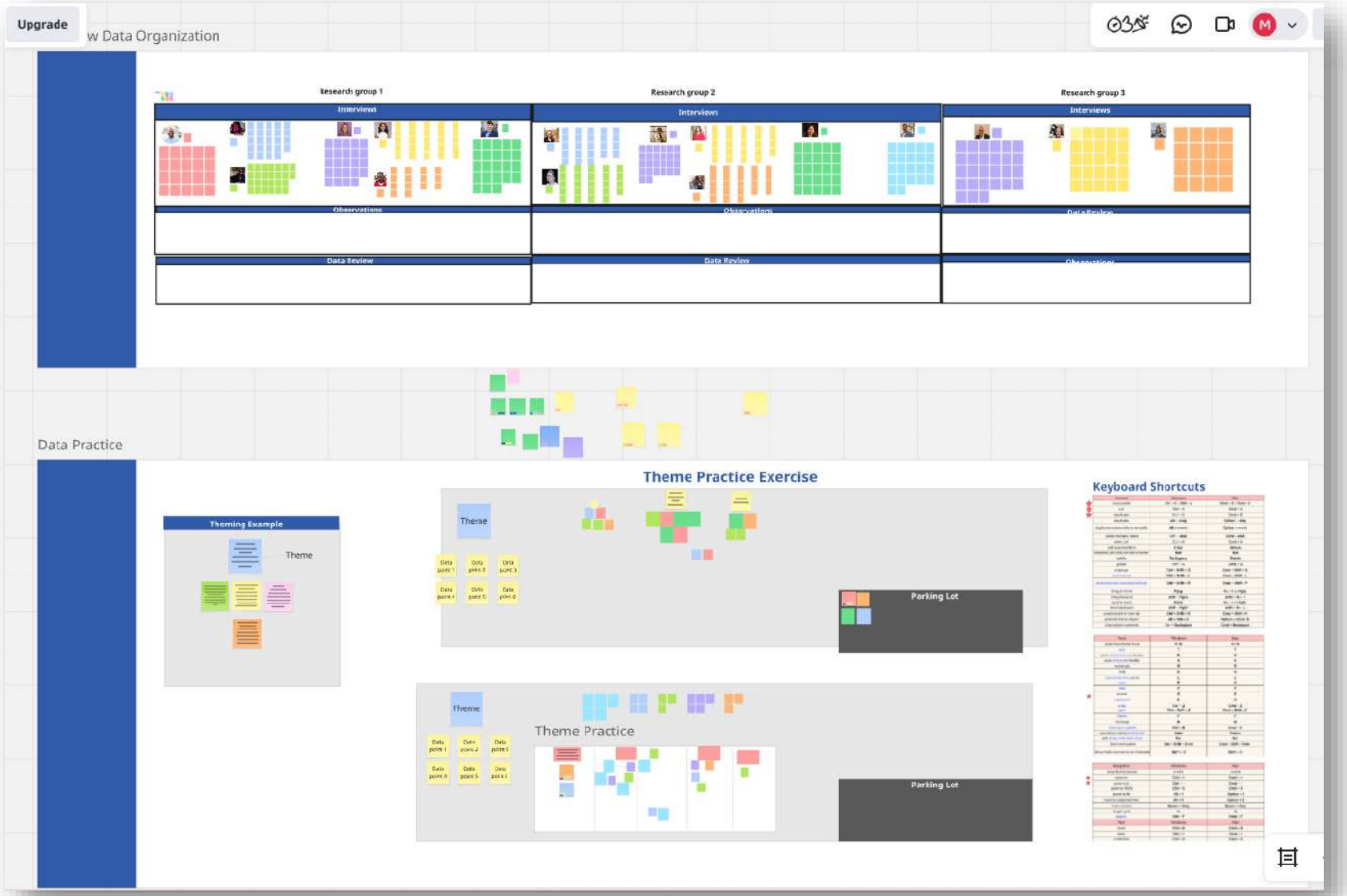
www.cincinnati-oh.gov/engage/

Community Engagement – Training



Over 20% of City Employees Completed the Introductory Community Engagement Training

Community Engagement –Tracking



- Engagement Champions
- Tracking Research Sub-Group

Community Engagement Touchpoints

- Battle of the Badges Charity Softball Game
- Build Cincy Conference
- Carthage End of Summer Health Fair
- CFD Fire Cadet Field Day
- CFD Training Facility Ribbon Cutting
- Clifton Fest
- CMO “Overview of the City” Session
- CMO Rock the Block
- CMOlympics
- Councilmember Owens’ Social Services Day
- Department of Economic Inclusion Expo
- DPS Appreciation Cookout
- DPS Appreciation Cookout
- DPS Housing Encampment Clean Up
- Dr. MLK Jr. Memorial Groundbreaking
- High school lunch visits
- HR “Overview of the City” Career Pathways Initiatives
- Mayor’s Queen City Slam
- National Night Out
- Rec-at-Nite
- Various Community Council Meetings
- Various Neighborhood Plan Meetings
- Winton Hills Bookbag Drive

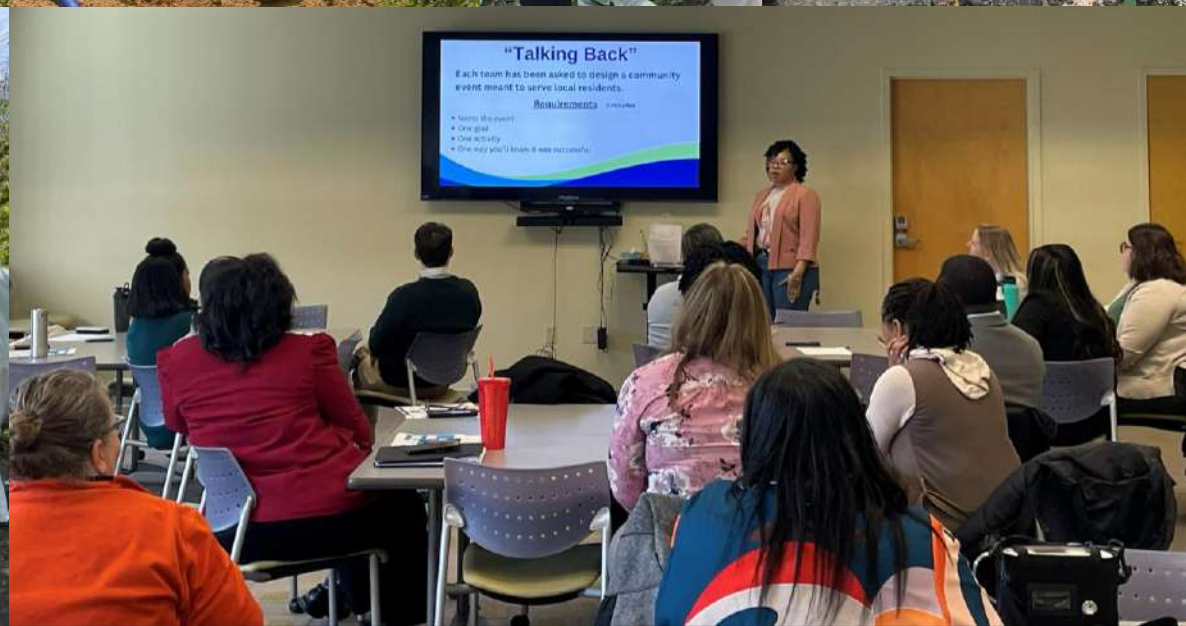



COMING SPRING '26
Light of Hope
MEMORIAL
Reverend Dr. Martin
Luther King, Jr.








"Talking Back"
Each team has been asked to design a community event meant to serve local residents.
Requirements

Community Engagement Meetings (CEM)

CEM process for development projects when:

- The City Administration **will propose to Council an appropriation for a loan, grant, or Tax Increment Financing (TIF) of public funds of $50,000 or more** to support a specific private development project; or
- The City **will sell or provide a long-term ground lease of City-owned land or buildings with a fair market value of $50,000 or more** to support a specific private development project.





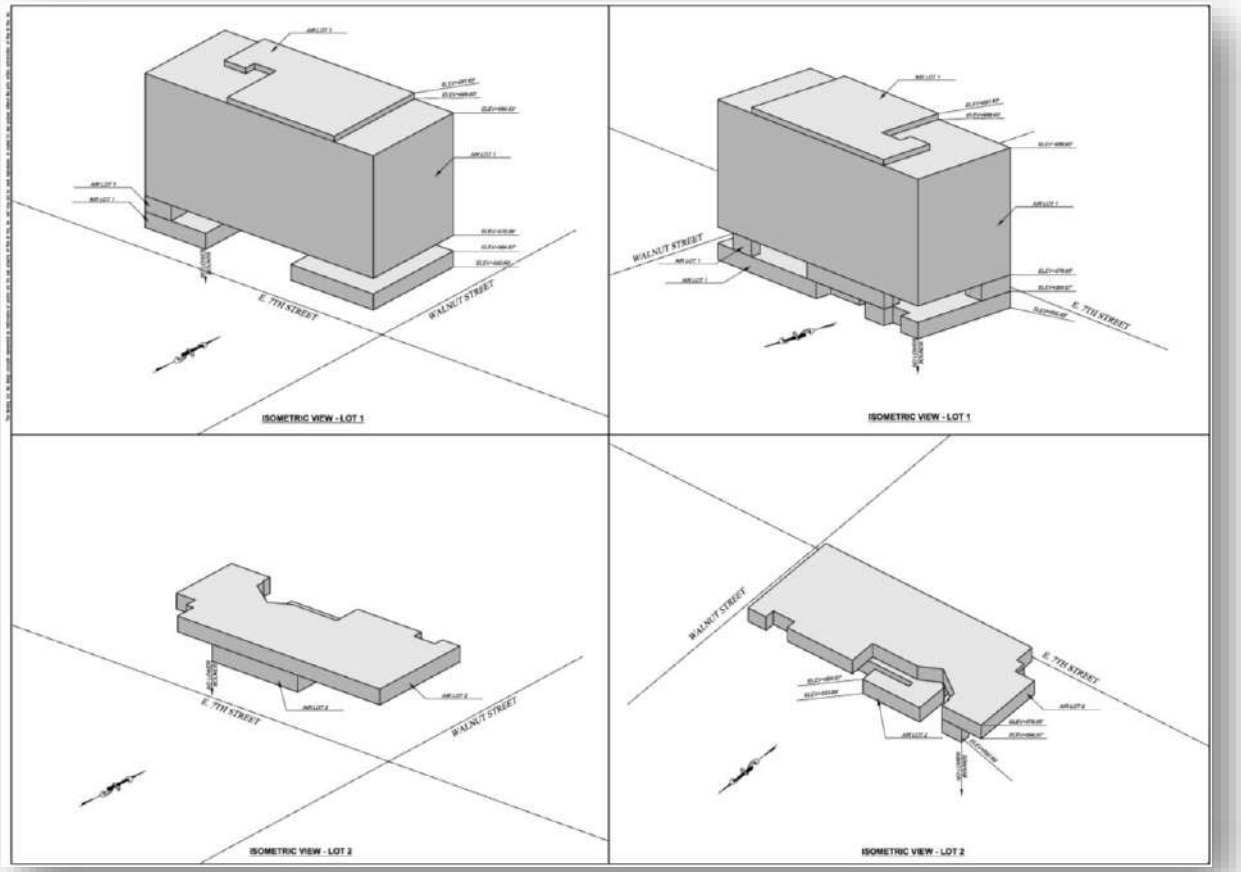


Total CEMs: 12 in 2025 (14 in 2024, 10 in 2023)

Subdivision Consultations and Reviews

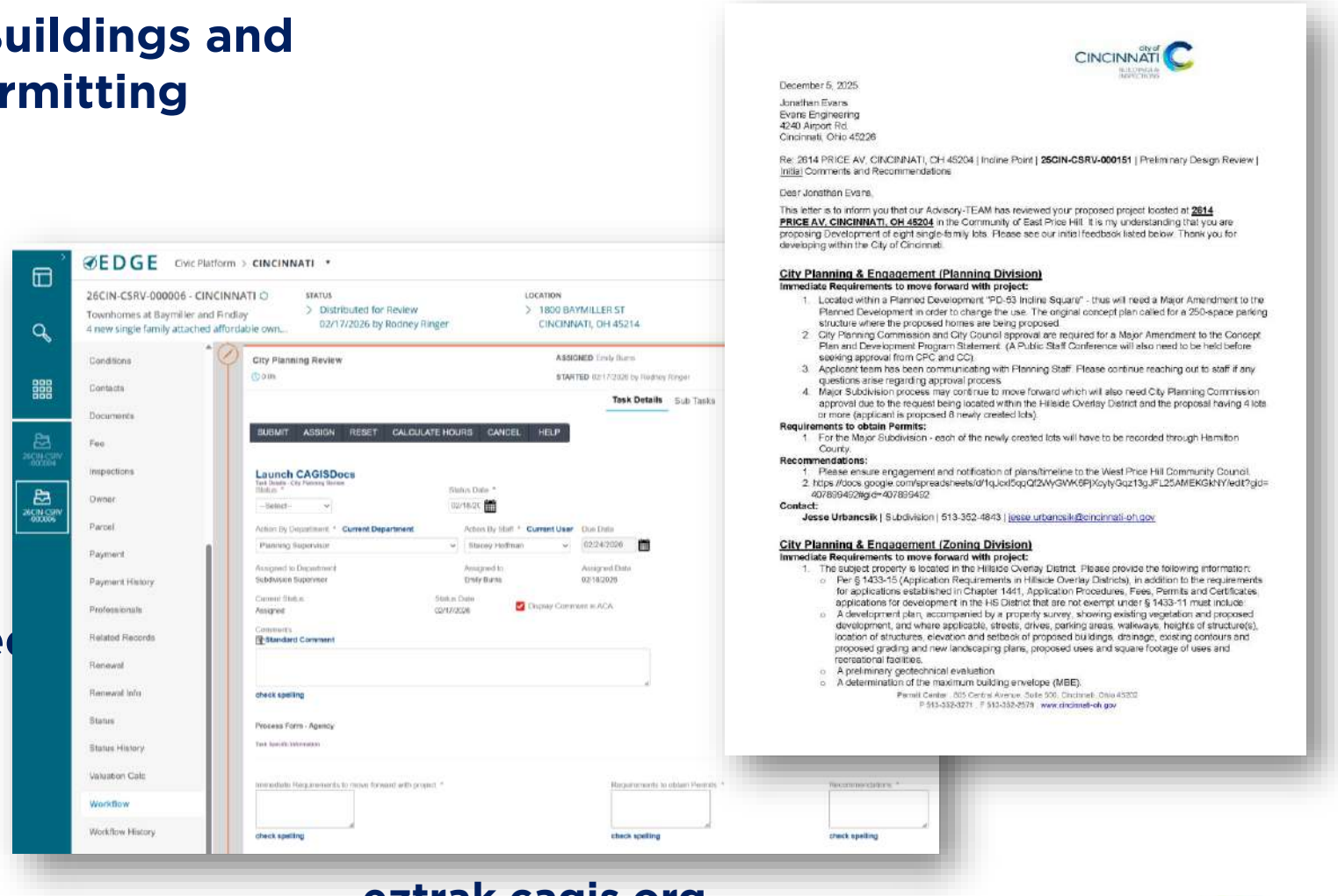
- **Total Subdivisions – 26 in 2025**
  43 in 2024, 27 in 2023
  - Minor Subdivisions: **8**
  - Major Subdivisions: **18**





Coordinated Site Review (CSR)

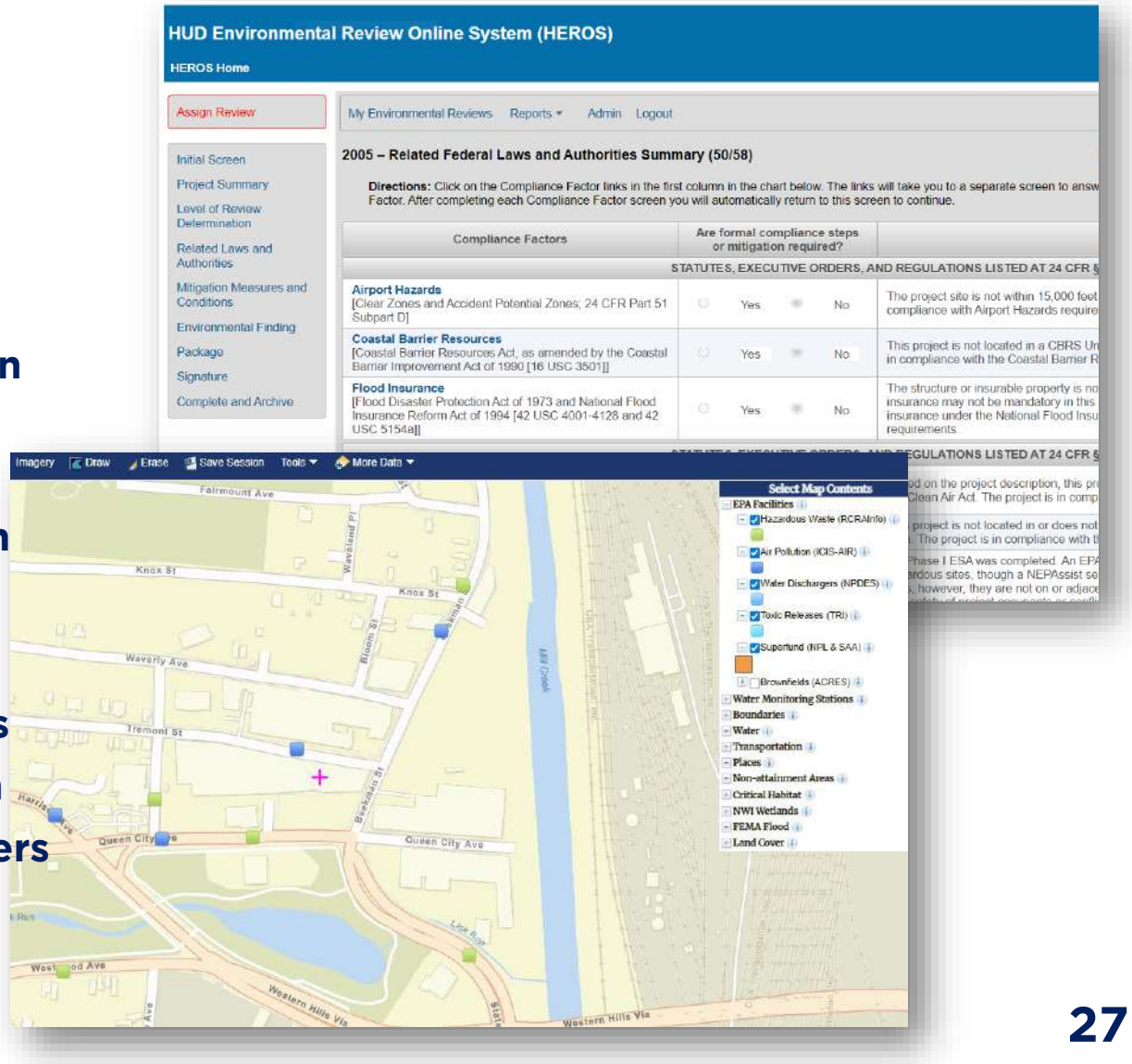
- **Managed by Department of Buildings and Inspections but utilizes all permitting agencies/departments**
- **Involves three tiers:**
  - Preliminary Design
  - Development Design
  - Technical Design
- **Advisory Team and Client me**
- **Total Reviews – 77 in 2025**
  115 in 2024, 76 in 2023



eztrak.cagis.org

Environmental Reviews (ER)

- Process of reviewing a project and its potential environmental impacts
- Total Completed Reviews: 1,133
- Factors Considered
  - Airport Hazards
  - Air Quality
  - Coastal Barrier Resources
  - Coastal Management Zone
  - Endangered Species
  - Environmental Justice
  - Explosive and Flammable Facilities
  - Farmlands Protection
  - Floodplain Management
  - Historic Preservation
  - Noise Abatement
  - Site Contamination
  - Sole Source Aquifers
  - Wetlands Protection
  - Wild and Scenic Rivers



Other Highlights

Presentations

- Allor Planning and Zoning Workshop
- Build Forward Cincy
- CAGIS Technical Advisory Committee
- International City Management Association
- Neighborhood Summit
- Public Land Surveyors of Ohio
- University of Cincinnati
- Urban Land Institute (ULI) REAL Program
- Zoning 101

Programs and Projects

- Adopt-a-Class
- Budget Engagement
- CAGIS Edge Development + Testing
- Committee of Names
- Community Budget Requests
- Coordinated Reports: **97** in 2025 (108 in 2024, 76 in 2023)
- Live-Work-Play Cincinnati
- Main Street Working Group
- Urban Forestry Board

Department of City Planning and Engagement

2026 Work Program

City Planning Commission | February 20, 2026

Community Engagement 2026



Establish engagement practices that increase community particiation in City initiatives and events.



Incorporate community engagement as a stage in all decision-making.



Employ various methods to increase transparency and access to local government.



Foster a culture that encourages collaboration amongst City staff and community groups.



Create and uphold a culture of community engagement that promotes positive relationships between City staff and the public.

Community Engagement 2026

Engagement Tracking

- Analyze Findings
- Develop Recommendatio
- Implement





Continued Training

- Engagement Champions
- City Staff
- YWCA Offerings



Neighborhood Plans

ACTIVE

- **Clifton*** (1982)
- **Hyde Park*** (1983)
- **Madisonville*** (1975)
- **Mt. Washington Update** (2007)
- **North Avondale*** (1974)
- **Roselawn** (2019)
- **Winton Hills*** (1st Plan)

PLAN CINCINNATI UPDATE

UPCOMING IN QUEUE

- **California** (1982)
- **Corryville** (2016 UIASS)
- **Downtown** (1986)
- **Northside Update** (2014)
- **Over-the-Rhine** (2002)

* Anticipated approval in 2026

Additional Plans

The Banks Urban Design Plan Update



Revive Cincinnati



Cincinnati Hillside Initiative



Cincinnati's hillsides are part of what make our city landscape unique.

They provide recreational green space with beautiful viewsheds as well as opportunities for residential and commercial development.

Continued Progress in 2026

- **Community Engagement Staff Training and Tracking**
- **Developer Engagement Process**
- **Historic Conservation** (HCB, COAs, local historic designations, etc.)
- **Planned Developments and other zone changes**
- **Urban Design Overlay Districts:** Updates to Plans for contributing/non-contributing buildings
- **Zoning Administration** (permit/non-permit reviews, verification letters, customer service, etc.)
- **Zoning Studies and Text Amendments**

Thank You,
City Planning Commission Members,
for your continued service!

Onward to 2026

