***** AGENDA *****
CITY PLANNING COMMISSION
VIRTUALLY VIA ZOOM

September 18, 2026
9:00 a.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of May 15, 2026. (pg. 2)

CONSENT ITEMS – LEGISLATIVE

ITEM 1 A report and recommendation on a proposed easement at 530 Walnut Street in the Central Business District. (Dienger) (pg. 12)

ITEM 2 A report and recommendation on the proposed sale of City-owned property at 2564 Riverside Drive in the East End. (Halt) (pg. 15)

CONSENT ITEM – QUASI-JUDICIAL

ITEM 3 A report and recommendation on a proposed Major Amendment to the Final Development Plan for Planned Development #76 (PD-76) to add an additional wall mural, located at 1621 Logan Street in Over-the-Rhine. (Burns) (pg. 17)

OTHER BUSINESS

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

May 15, 2026

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, May 15, 2026, was held in the Council Chambers of City Hall, 801 Plum Street, Cincinnati, Ohio 45202 and virtually on Zoom.

Pursuant to Chapter 121 of the Cincinnati Municipal Code enacted by Ordinance 298-2021, the Cincinnati City Planning Commission held its meeting on May 15, 2026, in-person and via videoconference (on Zoom). The manner of remote participation complied with all requirements of the Open Meetings Act. The meeting could be watched in real time on CitiCable or by livestreaming the meeting at www.cincinnati-oh.gov/media. Members of the public were invited to participate in-person by registering online to receive the Zoom link. Public comments and questions to be shared with the City Planning Commission could be submitted to the Department of City Planning and Engagement in advance of the meeting.

Present: Mr. Jacob Samad, Chair
Ms. Daniella Beltran, Vice Chair (Zoom)
Ms. Anna Albi, City Councilmember and Commissioner
Mr. Darrick Dansby, Commissioner
Mr. John Eby, Commissioner
Assistant City Manager, Mr. William "Billy" Weber, Commissioner

Excused: Ms. Anne Sesler, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Ms. Emily Ahouse, City Planning & Engagement, Deputy Director/Zoning Administrator
Ms. Emily Burns, City Planning & Engagement, City Planner
Ms. Carly Evans, City Planning & Engagement, Administrative Specialist
Mr. Andrew Halt, City Planning & Engagement, City Planner
Mr. Kevin Tidd, Law, Legal Counsel
Mr. Tim Lynch, Legal Counsel

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

Minutes

Commission Action:
Approved the minutes from the April 17, 2026, and May 1, 2026, meetings.

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

Mr. Samad presented a vote to move Item 1 to the Discussion Agenda because members of the public were present to speak and to take Item 2 first as it is the only consent item.

Vote to move Item 1 to the Discussion Agenda.

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

Mr. Samad was recused from Item 2. Mr. Eby acted as Chair of the meeting in his absence.

Consent Agenda – Quasi-Judicial

ITEM 2

A report and recommendation on a proposed Development Plan and Final Plat, with relief from the Subdivision Regulations and Zoning Code, at 1800-1806 Baymiller Street in the West End. 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) **APPROVE** the variance analysis from the City Subdivision Regulations and findings outlined in Section 500-03 as detailed in this staff report; and

3) **ADOPT** the Department of City Planning and Engagement findings, analysis, recommendation, and conditions of the zoning special exceptions as outlined in the Zoning Relief Staff Report (Exhibit H); and

4) **APPROVE** the proposed Development Plan and Final Plat for 1800-1806 Baymiller Street in the West End, 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 Quasi-Judicial Consent Agenda.

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

Mr. Samad returned to the meeting.

Discussion Agenda – Quasi-Judicial

ITEM 1

Ms. Emily Burns presented a report and recommendation on a proposed Development Plan and Final Plat, with relief from the Zoning Code, at 19 and 20 Garden Place in Hyde Park. 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 relief as outlined in the Zoning Relief Staff Report (Exhibit C); and

3) **APPROVE** the proposed Development Plan and Final Plat for 19 and 20 Garden Place in Hyde Park because the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09 (c)(1) of the Subdivision Regulations.

Mr. Tidd swore in the speakers in as Item 1 was a quasi-judicial item.

Speakers and Discussion:

Mr. Stephen Feagles, member of the applicant team, reiterated the request and stated that he was available for any questions.

Ms. Jean Hall, a neighboring resident, shared concerns about construction traffic and asked how the proposed project would impact Hewitt Crescent. Mr. Feagles replied that any construction trucks would access the property via Garden Place and that there would be no impact on Hewitt Crescent.

Commission Action:

Adopted the staff's recommendation for Item 1 on the Quasi-Judicial Discussion Agenda.

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

Discussion Agenda – Legislative

ITEM 3

Mr. Andrew Halt presented a report and recommendation on the proposed district plan, The Banks Urban Design Plan Update, as the guiding planning document for The Banks 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) **APPROVE** the proposed district plan, The Banks Urban Design Plan Update, as the guiding planning document for The Banks in the Central Business District.

Speakers and Discussion:
Mr. Phil Beck, representative from Hamilton County and project executive for The Banks, acknowledged the Steering Committee that worked on the plan and thanked everyone for their hard work. He then introduced the consultant team.

Mr. Andrew Broderick, from Perkins&Will, provided an overview of the planning process. He stated that The Banks serves as an anchor to the city with world-class sports venues, cultural institutions, and iconic public spaces. The planning study area focused on five key lots; 1, 4, 13, 24, and 25, and were the focus of the zoning amendment. He suggested that the greatest risk to the future of The Banks is uncoordinated incremental development.

Mr. Mark Kubaczyk, from HR&A Advisors, served as real estate advisor to the project and completed the market analysis and a financial feasibility analysis. These analyses looked at downtown and across the region. He spoke to some of the upfront infrastructure investments and amenities investments, and improving open spaces and connections to the riverfront.

Mr. Broderick stated that three main goals were incorporated int the vision; a Banks District that is bigger and bolder, a quality district that drives value, and a riverfront built for gameday, but designed for every day. Mr. Broderick referenced the design guidelines included in The Banks Urban Design Plan Update, stating that the intent of them was to provide guidance around the bulk, form, massing, and setbacks for new development on the five lots; 1, 4, 13, 24, and 25. The next phase of The Banks will require coordinated public, private, and philanthropic investment over time.

Ms. Albi asked the applicant team for clarification on the locations for pedestrian traffic and vehicular traffic along Freedom Way. Mr. Broderick replied that the concept would be for Freedom Way to be closed to vehicles between Vine and Walnut. The east side, from Walnut to Main would be open to vehicular traffic most of the time except for major events including baseball games. The west side of Freedom Way, from Vine to Elm, would be open most of the time except for major events.

Ms. Albi asked what prompted the change. Mr. Broderick replied that the conceptual change was made due to feedback from the Steering Committee during design sessions. Mr. Weber reiterated that this is a conceptual design stage and that actual designs would be updated at later stages. He continued and stated that the concept of a *festival street* is that it's adaptable infrastructure and allows for different needs on event days versus typical days. Mr. Eby asked if the Roebling Bridge would be open on event days and Mr. Broderick confirmed that it would be. Ms. Beltran expressed support for a *festival street* as it provides flexibility.

Ms. Albi asked if the expansion of Smale Riverfront Park would have an impact on parking needs. Mr. Beck responded that the biggest factor impacting parking was the Brent Spence Bridge.

Ms. Albi asked for details on a flood plan as we discuss the idea of moving the City closer to the river. Mr. Beck replied that The Banks Urban Design Plan Update was very flood resilient because of the plan to build up, leaving the parking garage area to be the most impacted. Since the parking garage is mostly cement, there would be minimal impact during flood events.

Ms. Albi asked how much the plan relies on either capping Fort Washington Way or the location of the arena. Mr. Broderick replied that the plan is not reliant on either but noted that the caps would drive real estate value both on 2nd and 3rd streets and would be a significant asset. In reference to the arena idea, this was one of three potential options for sites, so as designers they decided to hold the option there because of the adjacency to the ballpark and could also improve the landing area along the river. Mr. Eby shared his support for capping Fort Washington Way as it is essential to close the gap and connect the riverfront to the city. Ms. Beltran shared her appreciation for the inclusion of the Fort Washington Way caps in the plan and suggested it may make the City more competitive for federal grants to support that initiative.

Mr. Dansby asked for an estimated cost to cap Fort Washington Way. Mr. Beck replied that they have estimated approximately $50 million, which also includes improvements to 2nd and 3rd streets to help make them more pedestrian and bicycle friendly; the cap between Vine and Walnut streets is their first priority.

Mr. Dansby asked for further details about 1,300 residential units proposed. Mr. Kubaczyk replied that their analysis suggested there was a lack of new luxury residential living options in the area but emphasized the importance of having various housing options. Mr. Dansby asked if there was any concern about units moving slowly because of oversaturation in the market. Mr. Kubaczyk responded he was not concerned about it and that in creating the environment that residents want to be in, the demand will fill itself. The units sought are predominantly one and two-bedroom apartment units.

Mr. Dansby asked for more information about the proposed hotel hotels and commercial space. Mr. Kubaczyk responded that hotels are still in demand for the area and retail would bring more activity to The Banks.

Mr. Dansby asked about a plan to include workforce housing at The Banks. Mr. Kubaczyk stated that the analysis looked at the luxury housing, but that there was a conversation to be had about what kind of housing should get prioritized at The Banks.

Mr. Dansby asked about inclusion goals. Mr. Beck replied that they had not gotten to that yet, but that it would be addressed through the Request for Qualifications/Proposals (RFQ/RFP) processes.

Mr. Dansby asked if the plan being presented assumes that the existing football and baseball stadiums remain. Mr. Beck responded that $400 million in renovations are being made to Paycor Stadium and that a facility conditions assessment was being completed for Great American Ballpark that would result in recommended improvements.

Ms. Albi asked if it is expected to be one developer for all construction or multiple. Mr. Kubaczyk replied the plan is one main developer with a development team involved.

Ms. Albi asked how many potential new residents could be expected at The Banks. Mr. Kubaczyk stated that they had estimated 3,000 new residents. Ms. Albi asked about office space expectations. Mr. Kubaczyk replied that they saw little demand for office space but wanted to be flexible should that shift.

Ms. Albi inquired about the approximate $47 million funding gap. Mr. Beck replied that the city and the county are discussing options and that a partnership with public parties will most likely be needed.

Ms. Albi shared her enthusiasm with this ambitious vision to build up this area of the city and to activate this space.

Mr. Dansby asked about height restrictions near Paycor Stadium. Mr. Beck replied that the prior lease included restrictive height regulations, but that the new lease does not reference building height, it references The Banks Urban Design Plan Update.

Mr. Woodrow Keown, Jr., president/COO of the National Underground Railroad Freedom Center, spoke in support of the plan. He expressed hopes for continued respect for the significance of the historical locations in the area and to be included in the plan development. The National Underground Railroad Freedom Center asked that the view from their center to the Ohio River not be obstructed because it is an essential piece that helps people understand the history of how the Underground Railroad operated. Mr. Dansby thanked him for speaking and asked how they felt about the proposed use of outdoor space. Mr. Keown replied that early concerns had since been alleviated. Mr. Dansby asked how caps on Fort Washington Way would impact their organization. Mr. Keown replied that it would have a large positive impact and would connect downtown to The Banks.

Ms. Mishawn Styles, resident of the City West neighborhood, asked what standards would govern future decisions at The Banks and who would determine compliance when it came to amendments to the Planned Development. Mr. Tidd replied that this is just the Concept Plan phase and that a more detailed Final Development Plan would need to be submitted to the City Planning Commission for review and approval by the City Planning Commission; it would have to be substantially consistent with the approved Concept Plan.

Ms. Styles expressed concern that Lot 25 did not legally exist. Mr. Weber stated that the real estate aspects for this item will come at the administrative level or elected approval level. Mr. Richard Tranter, from Dinsmore, legal counsel for the applicant, responded that there would be a consolidation of lots 5 and 10, and the vacated Theodore Barry Way to create Lot 25.

Mr. Dansby thanked everyone for their hard work on this and emphasized the importance on getting it right. He stated that the choice of developer will be important, and recommended inclusion goals and work-force housing. Ms. Beltran expressed excitement for the plan and recommended that the stakeholder meetings continue in the implementation phase. Mr. Eby shared his support for the plan and suggested that the City needed to continue to "think big". Mr. Weber stated the process of planning really demonstrated the power of planning and helped gain the momentum needed to move this forward.

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

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

Discussion Agenda – Legislative

ITEM 4
Mr. Andrew Halt presented a report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #43 (PD-43), The Banks, in the Central Business District. 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 proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #43 (PD-43), The Banks, in the Central Business District as outlined in this report.

Speakers and Discussion:
Ms. Albi referenced the prohibited uses listed in Appendix F2 and inquired about prohibiting gun sales completely in The Banks. Mr. Lynch stated there is an existing general declaration recorded against all the parcels at The Banks that includes this specific list; there could be a change to the general declaration on those prohibited uses if the property owners within The Banks executed an amendment to the general declaration.

Mr. Dansby expressed concern about initiating the amendment to the Planned Development without a developer in place. Mr. Tranter stated that the approved guidelines were referenced in the amendment to give direction and to the set expectations with the development community. Mr. Weber stated that the high-level strategy was to create as much certainty as possible to attract a developer. Once a developer is selected, the plans could be amended as needed. Mr. Beck confirmed that a Final Development Plan would need to be reviewed and approved by the City Planning Commission before any development could take place.

Mr. Dansby expressed concern about height restrictions being based on where Paycor Stadium is right now but there is no certainty that it will remain in that location in the future. Mr. Weber stated that he understands Mr. Dansby's concerns but that the Steering Committee worked alongside the Bengals to get alignment with them on height.

Ms. Beltran expressed appreciation for the design standards being included, and that the details and articulation matter a lot.

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

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

Director's Report

Ms. Katherine Keough-Jurs thanked the Commission for their time and congratulated everyone that was involved in development of The Banks Urban Design Plan Update. She congratulated Councilmember Albi on her team's Queen City redevelopment collaborative for winning the pitch project for ULI's Real 7.0 for a project in Evanston and congratulated Councilmember Albi and Senior City Planner Gabrielle Couch on their graduation from the ULI Real Program. Ms. Keough-Jurs stated the next City Planning Commission was scheduled for June 5, 2026, and would be a lengthy meeting.

Ms. Albi left the meeting at 11:00 a.m.

Director Keough-Jurs wished a happy birthday to Emily Burns. In honor of Public Employee recognition week, which was the previous week, City Planning and Engagement recognized 4 members of their staff; Stacey Hoffman, Doug Owen, Wes Munzel, and Henry (Tre) Shelton for achieving their 10 years of service milestones. The Commission thanked the staff and congratulated them on their years of service.

The meeting adjourned at 11:08 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the May 15, 2026, Regular Meeting are approved as distributed.

May 15, 2026

_____	_____
Katherine Keough-Jurs, FAICP, Director	Jacob Samad, Chair
Department of City Planning and Engagement	City Planning Commission
Date: _____	Date: _____

ITEM 1

Honorable City Planning Commission **September 18, 2026**
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed easement at 530 Walnut Street in the Central Business District.

GENERAL INFORMATION:

Location: Hamilton County Auditor's Parcel No. 078-0001-0156-00
Petitioner: Urban Sites
Petitioner's Address: 1140 Main Street, Suite 300, Cincinnati, OH 45202

ATTACHMENTS:

Provided in addition to this report are:

- Exhibit A – Location Map
- Exhibit B – Plat

BACKGROUND AND ANALYSIS:

Urban Sites, on behalf of 530 Walnut LLC, has requested a permanent easement to facilitate dumpster access for the Atlas National Bank Building at 530 Walnut Street. The building was built in 1923 to the edge of the property line. The proposed easement would allow for the placement of a dumpster that covers the area over Government Place right-of-way. The subject area is screened from Walnut Street by the US Courthouse gate and guardhouse on Government Place and allows for egress for the general public, including ADA access.

The City of Cincinnati is the owner of the subject properties over which Urban Sites has requested the easement. The proposed plat indicates one permanent easement of approximately 0.0048 acres. The properties are zoned Downtown Development (DD). The easement is being granted to the petitioner for the Fair Market Value at $160 per year.

A Coordinated Report was circulated to City departments and reviewing agencies in June 2026. There are no objections, but conditions were outlined by the Department of Transportation and Engineering, Greater Cincinnati Water Works, and Altafiber to obtain permit approvals.

CONSISTENCY WITH PLAN CINCINNATI:

The proposed easement is consistent with *Plan Cincinnati* (2012) within the Collaborate Initiative Area, particularly the Goal to "Cooperate internally and externally to improve service efficiency" (p. 217). The proposed dumpster area would make it easier for trash pickup.

RECOMMENDATION:

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

APPROVE the proposed easement at 530 Walnut Street in the Central Business District.

Respectfully submitted:

Maria Dienger, Senior City Planner
Department of City Planning & Engagement

Approved:

Stacey Hoffman, City Planning Division Manager
Department of City Planning & Engagement

Proposed Dumpster Easement for 530 Walnut Street located in the CBD

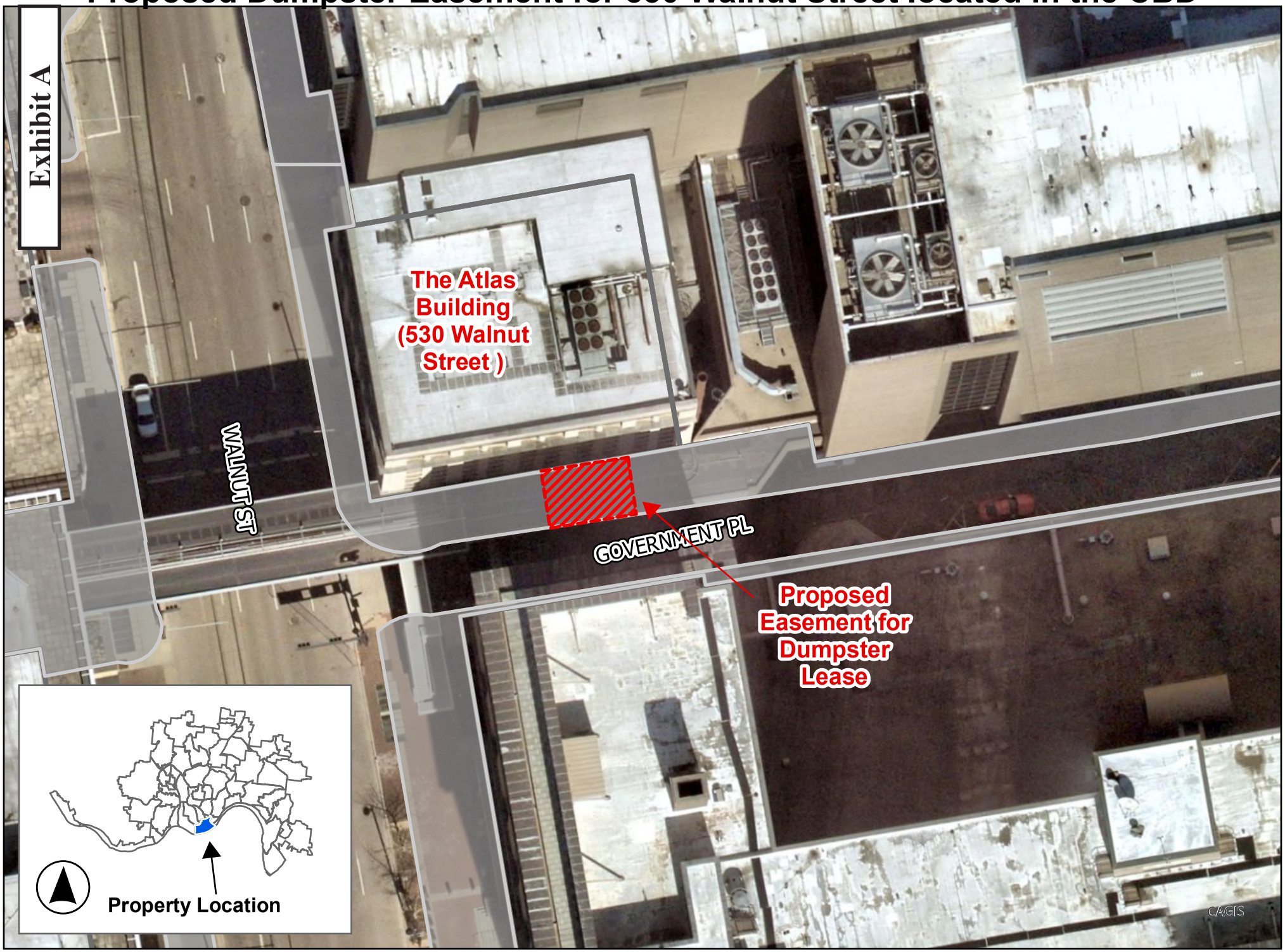
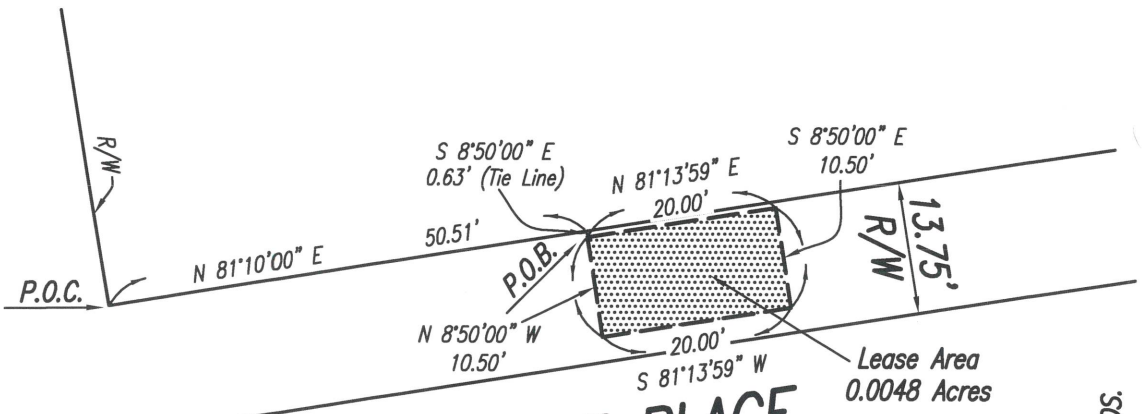


Exhibit B

EXHIBIT PLAT

LEASE AREA
SECTION-18, TOWN-4, F.RANGE-1
MIAMI PURCHASE, CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
JOB NO.:25-0332 DATE:9-4-26 DWG.:GR-EXBT-LEASE



GOVERNMENT PLACE

Auditors Parcel
078-0001-0003
United States Of America

WALNUT STREET
(66' R/W)

R/W

STATE OF OHIO
DOUGLAS D. PIEPMEIER
8865
REGISTERED
PROFESSIONAL SURVEYOR

NORTH RELATIVE TO THE 580 CONDOMINIUM AS RECORDED IN P.B. 455, PGS. 68-95 OF THE HAMILTON COUNTY, OHIO RECORDS.

0 10' 20' 40'
SCALE: 1" = 20'

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200 ·Cincinnati, Ohio 45247
513-385-5757 · www.abercrombie-associates.com

ITEM 2

Honorable City Planning Commission **September 18, 2026**
Cincinnati, Ohio

SUBJECT: A report and recommendation on the proposed sale of City-owned property at 2564 Riverside Drive in the East End.

GENERAL INFORMATION:
Location: 2564 Riverside Drive in the East End
Applicant: Greater Cincinnati Water Works, 4747 Spring Grove Avenue, Cincinnati, OH 45232

ATTACHMENTS:
- Exhibit A – Location Map

BACKGROUND AND ANALYSIS:
Greater Cincinnati Water Works (GCWW) is requesting the sale of City-owned property at 2564 Riverside Drive in the East End to the adjacent property owner, Cody Skailand, at 2562 Riverside Drive. The subject property is approximately 0.092 acres and is zoned Residential Mixed (RMX). GCWW is requesting the sale to establish clear ownership in relation to a failing retaining wall that sits between the 2564 and 2562 Riverside Drive properties. GCWW is proposing to convey the property at 2564 Riverside Drive to Cody Skailand at no cost in return for a waiver of all liability associated with the property.

The proposed sale was circulated to City departments and reviewing agencies through the Coordinated Report process in January 2026. There were no objections. Notice of the City Planning Commission meeting was sent to all adjacent property owners, the East End Area Council, and the 3 East Community Development Corporation. No additional correspondence has been received.

CONSISTENCY PLAN CINCINNATI (2012):
The proposed sale is consistent with *Plan Cincinnati* in the Live Initiative Area Goal to "Create a more livable community" and the Strategy to "Support and stabilize our neighborhoods" (p. 160) as it establishes clear ownership over a failing retaining wall and helps ensure future maintenance.

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

APPROVE the proposed sale of City-owned property at 2564 Riverside Drive in the East End.

Respectfully submitted:

Andrew Halt

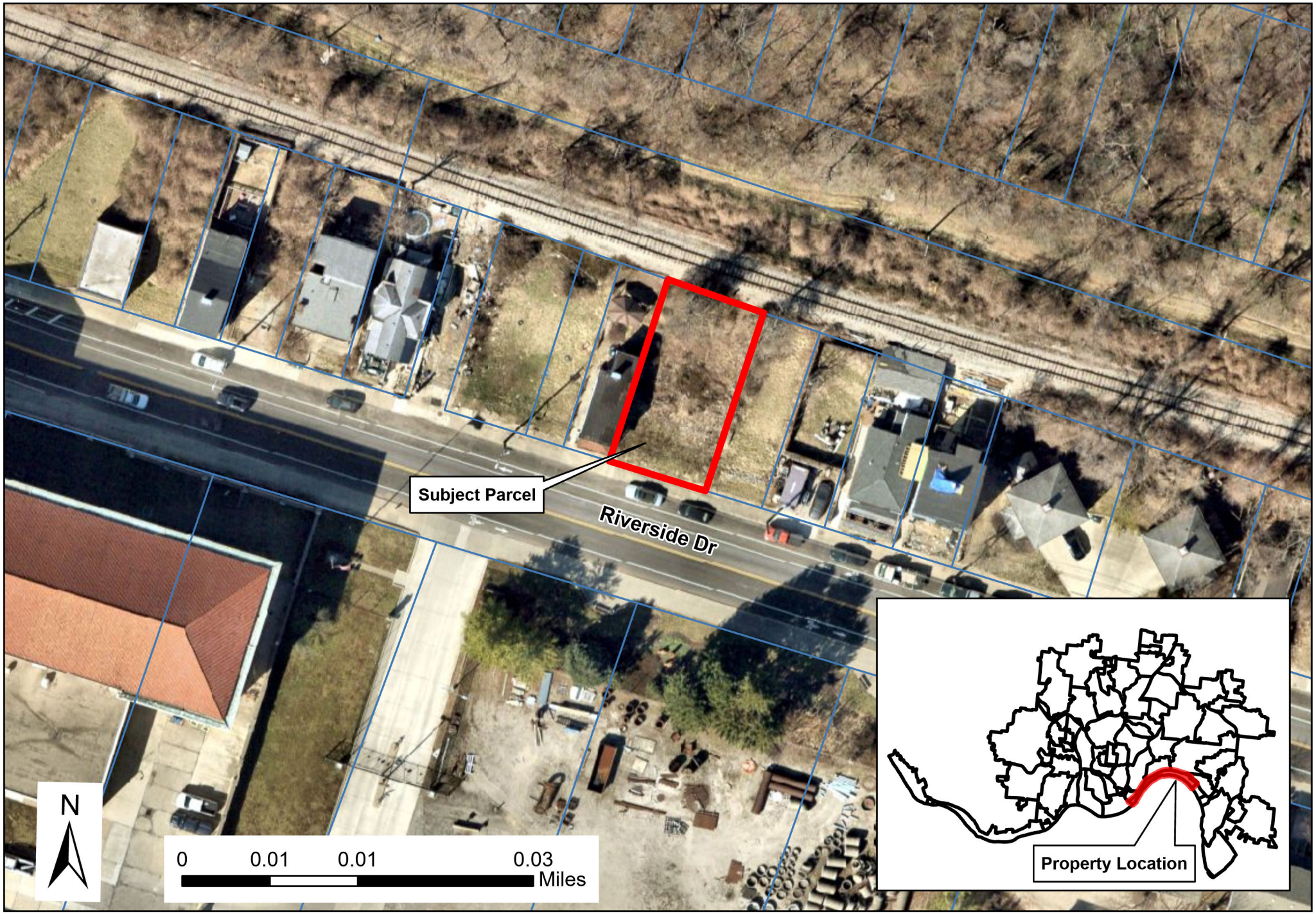
Andrew Halt, AICP, PE, Senior City Planner
Department of City Planning and Engagement

Approved:

Stacey Hoffman, City Planning Division Manager
Department of City Planning and Engagement

Exhibit A

Proposed Sale of City-Owned Property at 2564 Riverside Drive in the East End



Honorable City Planning Commission **ITEM 3**
Cincinnati, Ohio **September 4, 2026**

SUBJECT: A report and recommendation on a proposed Major Amendment to the Final Development Plan for Planned Development #76 (PD-76) to add an additional wall mural, located at 1621 Logan Street in Over-the-Rhine.

GENERAL INFORMATION:

Location: 1621 Logan Street (see attached map)

Applicant: AGAR LLC on behalf of OTR Project Investors LLC
8 E 4th Street Suite 200, Cincinnati OH 45202

Property Owner: OTR Project Investors LLC
941 N Meridian Street, Indianapolis IN 46204

Request: The City Planning Commission will review a proposed Major Amendment to the Final Development Plan for Planned Development #76 (PD-76), Liberty and Elm, in Over-the-Rhine. The proposed Major Amendment to the Final Development Plan is for a wall mural on the north face of the existing building.

ATTACHMENTS:
Provided in addition to this report are:

- Exhibit A – Location Map
- Exhibit B – Proposed Wall Mural
- Exhibit C – Historic Conservation Board Staff Report

BACKGROUND:
Planned Development #76 (PD-76), known as Liberty and Elm, was established in 2016 to cohesively develop the project site as a mixed-use development. In the same year, the Historic Conservation Board approved a Certificate of Appropriateness for the proposed development, and the City Planning Commission reviewed and approved a Final Development Plan for PD-76. A Major Amendment to expand PD-76 was approved in 2021 along with a subsequent Final Development Plan. Those plans indicated a wall mural on the south elevation of the building at 1621 Logan Street.

The applicant, AGAR LLC, on behalf of the property owner, is proposing a Major Amendment to the Final Development Plan to permit a wall mural on the north face of the building located at 1621 Logan Street within PD-76. The property is within the Over-the-Rhine Historic District. Though the building for the proposed mural is non-contributing, according to Section 1429-05(d) of the Cincinnati Zoning Code, whenever a Planned Development is within a historic district, "the Historic Conservation Board shall advise the City Planning Commission relating to approval of the Final Development Plan." This mural is planned to be installed as part of the 2026 Blink Festival.

ADJACENT LAND USE AND ZONING:
The existing zoning and land use surrounding the property is as follows:

North:

Zoning: Commercial Community – Auto – Transportation Corridor (CC-A-T)
Existing Use: Mixed-Use Development, Structured Parking Garage

East:

Zoning: Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) and Residential Mixed – 1.2 – Transportation Corridor (RM-1.2-T)
Existing Use: Mixed-Use Development

South:

Zoning: Commercial Community – Auto – Transportation Corridor (CC-A-T)
Existing Use: Mixed-Use Development

West:

Zoning: Manufacturing General – Transportation Corridor (MG-T)
Existing Use: Manufacturing, Distribution

DESCRIPTION OF PROJECT:

On April 16, 2021, the City Planning Commission approved the Final Development Plan for the residential building at 1621 Logan Street. The proposed Major Amendment to the Final Development Plan would permit a wall mural on the north face of the building, which is an existing painted fiber cement panel wall. A mural for the south elevation was previously approved, making this the second wall mural on the building. The two murals will not be visible from the same vantage point.

DIFFERENCES BETWEEN CONCEPT PLAN AND FINAL DEVELOPMENT PLAN:

The request is for a Major Amendment to the Final Development Plan approved on April 16, 2021, to allow a mural on the north face of the building at 1621 Logan Street. The proposal is substantially consistent with the previously approved Concept Plan and Development Program Statement.

§1429-09 FINAL DEVELOPMENT PLAN:

Following approval of a PD District with a Concept Plan and Development Program Statement, a Final Development Plan must be submitted to the City Planning Commission (§ 1429-13). A Final Development Plan must be filed for any portion of an approved Concept Plan that the applicant wishes to develop, and this plan has to conform substantially to the approved Concept Plan and Development Program Statement.

Consistent with the provisions of Section 1429-13, the following information was provided and attached to this report:

a) **Survey –** Not applicable.

b) **Site Plan** – The site plan remains unchanged from the previously approved Final Development Plan, with the exception of the proposed mural (Exhibit A).

c) **Engineering Plans** – Not applicable.

d) **Open Space** – Not applicable.

e) **Schematic Building Plans** – A schematic building plan for the proposed mural has been submitted (Exhibit B).

f) **Landscape Plans** – Not applicable.

g) **Phase Schedule –** Not applicable.

h) **Ownership –** OTR Project Investors LLC owns the property.

i) **Statement of Uses –** The principal use of this Major Amendment to the Final Development Plan is the wall mural.

j) **Future Ownership and Control** – OTR Project Investors LLC is the current and future owner of the property.

k) **Restrictive Covenants** – Not applicable.

PLANNING COMMISSION APPROVAL OF FINAL DEVELOPMENT PLAN:

The City Planning Commission may approve a Final Development Plan for a development in a PD District (§ 1429-15) on consideration of the following:

(a) **Consistency.** The Final Development Plan is consistent with the purpose of the Planned Development District Regulations; specifically:
- It allows for a more efficient and economically feasible development of property.
- It ensures an orderly and thorough planning and review, which has produced quality design and development.
- It provides for more creative development through flexibility in the design.

(b) **Adequate Streets.** Not applicable.

(c) **Adequate Infrastructure.** Not applicable.

(d) **Covenant.** Not applicable.

(e) **Release of Covenants.** Not applicable

(f) **Compatibility.** The proposed mural has been reviewed by the Urban Conservator. It was found that the proposed work would not adversely affect the historic architectural or aesthetic integrity of the Over-the-Rhine Historic District. The Historic Conservation Board will review the proposed Major Amendment to the Final Development Plan at their meeting on September 14, 2026, and will make a recommendation to the City Planning Commission. Their recommendation will be shared in advance of the September 18, 2026, City Planning Commission meeting.

(g) **Sufficiency of Legal Documents.** Not applicable.

(h) **Sufficiency of Provisions for Maintenance of Common Areas.** Not applicable.

Cincinnati Zoning Code § 1429-21 Final Development Plan Amendments states that Final Development Plans may be amended as either Minor Amendments or Major Amendments. § 1429-21(b) Major Amendments specifically states that "Amendments to any final development plan other than a minor amendment may be approved only by the City Planning Commission, provided, however, that the City Planning Commission determines that such adjustments do not substantially alter the concept or intent of the approved final development plan." It has been determined that this proposed mural is a Major

Amendment to the previously approved (April 16, 2021) Final Development Plan.

PUBLIC COMMENT AND NOTIFICATION:
Notice of the September 18, 2026, City Planning Commission meeting was sent to all property owners within 400 feet, the Over-the-Rhine Community Council, and the West End Community Council. No additional correspondence has been received.

DEPARTMENTAL REVIEW AND COMMENTS:
This particular request was not required to go through the City's Coordinated Site Review (CSR) process, as it is only for a wall mural.

ANALYSIS:
The staff of the Department of City Planning and Engagement support the proposed Major Amendment to the Final Development Plan for Planned Development #76 (PD-76), as the proposal is substantially consistent with the approved Concept Plan and Development Program Statement and would contribute to the vibrant arts scene in Cincinnati.

CONSISTENCY WITH PLANS:
Plan Cincinnati (2012)
The proposed Major Amendment to the Final Development Plan is consistent with *Plan Cincinnati*, particularly within the Compete Initiative Area Goal to "Become nationally and internationally recognized as a vibrant and unique city" (p. 121), the Strategy to "Promote Cincinnati's lifestyle" (p. 122), and the Action Step to "Capitalize on our historic character and cultural heritage" (p. 121). The proposed mural would contribute to the vibrant arts scene in Cincinnati and be part of the 2026 Blink Festival.

Over-the-Rhine Comprehensive Plan (2002)
The proposed Major Amendment to the Final Development Plan is consistent with the *Over-the-Rhine Comprehensive Plan*, particularly the Quality of Life Goal to "Encourage a diverse mix of cultural organizations and destination. Destinations should be accessible, affordable, diverse and user-friendly" (p. 127). The proposed mural would add to the robust mural scene in Over-the-Rhine in a publicly accessible medium.

FINDINGS:
It is the opinion of staff of the Department of City Planning and Engagement that the Major Amendment to the Final Development Plan for the wall mural is in compliance with §1429-15 "Planning Commission Approval of Final Development Plan" as outlined. Further, the proposal substantially conforms with the approved Concept Plan and Development Program Statement.

CONCLUSIONS:
The staff of the Department of City Planning and Engagement supports the proposed Major Amendment to the Final Development Plan for PD-76, Liberty and Elm, in Over-the-Rhine to allow a wall mural for the following reasons:

1. The Major Amendment to the Final Development Plan for the wall mural is consistent with the intent of the Concept Plan.

2. The proposed Major Amendment to the Final Development Plan for the wall mural will contribute to the vibrant arts scene in Cincinnati.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends 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 proposed Major Amendment to the Final Development Plan for Planned Development #76 (PD-76) to add an additional wall mural, located at 1621 Logan Street in Over-the-Rhine.

Respectfully submitted:

Emily Burns, AICP, City Planner
Department of City Planning & Engagement

Approved:

Stacey Hoffman, City Planning Division Manager
Department of City Planning & Engagement

EXHIBIT A

Proposed Mural and 1621 Logan Street in Over-the-Rhine



EXHIBIT B



PLATE R-1 NORTH ELEVATION — PROPOSED ARTWORK, ARTIST'S RENDERING

Digital simulation of the proposed mural on the north elevation panel field. Artist: Marie Arjas.
Composition contains no text, no lettering, no business name and no brand mark. The masonry base, storefront and garage openings are unaffected; the artwork is confined to the factory-finished panel cladding above the cast sill course.

THIS IS A RENDERING, NOT A PHOTOGRAPH OF EXISTING CONDITIONS. Existing conditions are shown at Plates A-1 to A-4.
Not to scale. Dimensioned elevation drawings remain outstanding and are listed on the contents page.

EXHIBIT C

ITEMS 2-4 September 14, 2026

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	COA2026035/ ZH20260101 COA2026036/ ZH20260102
APPLICANT:	AGAR
OWNER:	Various
ADDRESS:	**1730 Race St; 132 W. Elder St; 1621 Logan St**
PARCELS:	094-0008-0204; 094-0008-0469; 133-0003-0145
ZONING:	CC-P-T; PD
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	September 8, 2026
STAFF REVIEW:	Douglas Owen, Urban Conservator

Details of Zoning Relief Required:

The applications for 1730 Race and 132 W. Elder require the following Zoning Relief:

1. **Section 1427-19** – A **Numerical Variance** is required for Artistic Wall Murals on multiple elevations, exceeding the limit of one (1) elevation.

The application for 1621 Logan is located in a Planned Development District (PD). As such, no Zoning Relief is required; however, the Historic Conservation Board is asked to make a recommendation to the Cincinnati Planning Commission (CPC) on the proposed Major Amendment to the Final Development Plan. A Certificate of Appropriateness (COA) is required for all three properties.

Existing Conditions:

The properties at 1730 Race and 132 W. Elder are both contributing buildings with existing wall murals. 1621 Logan is a non-contributing building built ca. 2024 with a previously approved wall mural. All properties are in the Over-the-Rhine neighborhood.

Proposed Conditions:

The applicant is requesting COA to paint artistic wall murals covering multiple sides of the buildings. The wall murals are planned to be installed as part of the Blink Festival.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
HCB authority:	Section 1435-05-4	
	Section 1435-011-2	Relationship to Planned Development (PD) Districts
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review



Figure 1. Location of subject properties in the OTR neighborhood. Map provided by CAGIS.

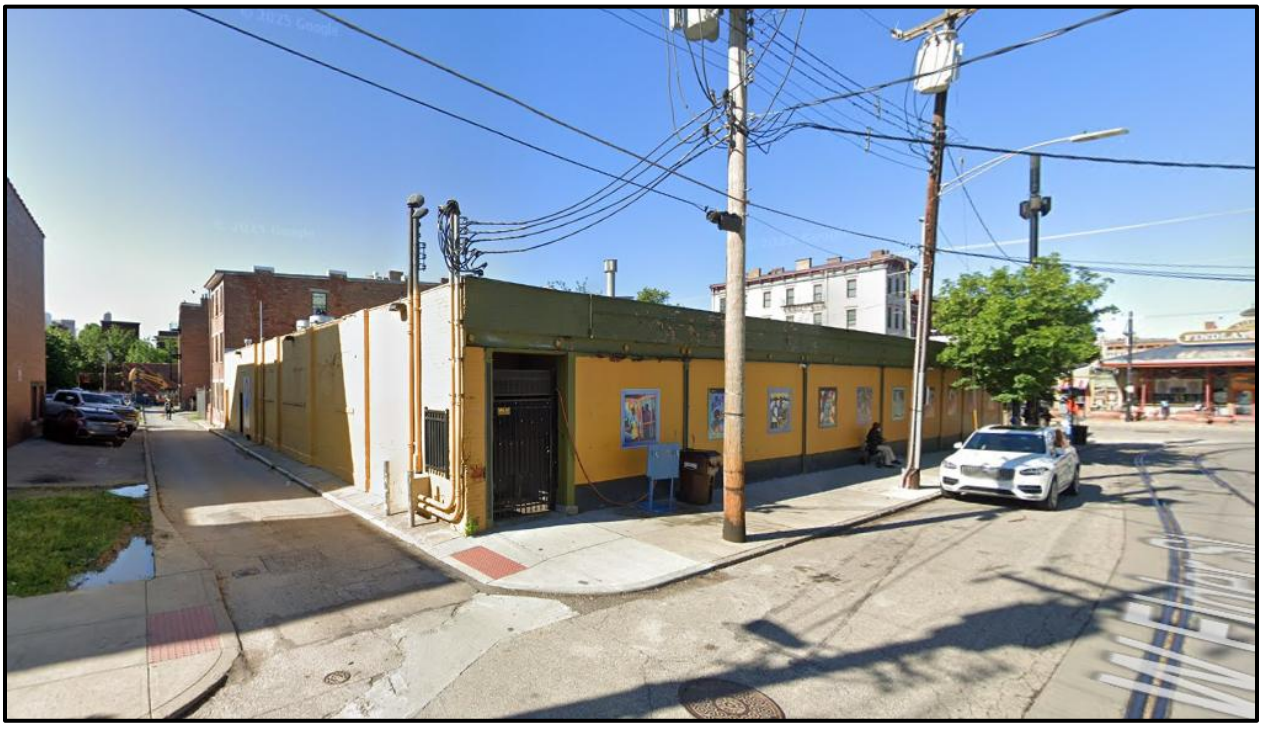


Figure 2. Image of 1730 Findlay Street from May 2025. Image from Google.



Figure 3. Image of 131 W. Elder Street from June 2024. Image from Google.



Figure 4. Image of 1621 Logan Street from May 2025. Image from Google.

Previous Reviews: N/A.

Zoning Analysis:

The applicant requires zoning relief for artistic wall murals on multiple walls of the buildings, where the Zoning Code limits coverage to one wall.

Standards for Variances per Section 1435-05-4

a. *Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or*

The proposed work is compatible with the historic district. All walls proposed for murals are existing painted walls. The applicants' plan to paint artistic wall murals for the upcoming Blink Festival.

1730 Findlay is a contributing building that has been heavily altered. Only the ground floor remains. The north and east elevations are proposed for murals.

132 W. Elder is a contributing building with an existing artistic wall mural on the west elevation. The applicant plans to add an additional wall mural on the north elevation along Sellew Alley.

1621 Logan Street is a noncontributing building built ca. 2024 and does not require Zoning Relief as it is located in a Planned Development District (PD); however, the Historic Conservation Board has the duty to make a recommendation to the Cincinnati Planning Commission (CPC) on the proposed mural as a Major Amendment to the previously approved Final Development Plan.

The proposed wall murals will not detract from the character or integrity of the surrounding district. The proposed murals are on secondary elevations on previously painted elevations.

b. *Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).*

The denial will not result in the deprivation of all economically viable uses.

General Standards; Public Interest

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a. ***Zoning****. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*

The underlying zone is CC-P-T. The proposal complies with the intent of the Zoning Code with the exception of the relief requested herein.

b. ***Guidelines.*** *The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*

The proposed work does substantially conform to the guidelines for the Over-the-Rhine Historic District (refer to COA review below).

h. ***Neighborhood Compatibility.*** *The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*

The proposed wall mural installations are compatible with the neighborhood, as many other wall murals have been installed in the vicinity.

i. ***Proposed Zoning Amendments.*** *The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.*

There are no proposed amendments under consideration that would impact this proposed project.

j. ***Adverse Effects.*** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*

There are no anticipated adverse effects for the proposed wall murals.

p. ***Public Benefits.*** *The public peace, health, safety or general welfare.*

There is no anticipated detriment to the public peach health, safety or general welfare of the public or neighbors as a result of the requested relief.

Certificate of Appropriateness Review:

A Certificate of Appropriateness review by the Historic Conservation Board is required for the wall mural installations. Based on the Conservation Guidelines outlined below, staff feels the proposed work is appropriate in the Over-the-Rhine Historic District and substantially conforms to the applicable conservation guidelines.

Applicable Guidelines
SITE IMPROVEMENTS

9. *PAINTING: Repaint buildings that were historically painted. Most buildings built before 1890 in Over-the-Rhine were originally painted. Paint is part of the aesthetic design of these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted. Because color can have a significant impact on the neighborhood, use paint colors that are appropriate to your building's age and style. Historically, most paint schemes were relatively simple. The Historic Conservation Office can provide owners with color combinations that are appropriate for a building's age and style. Varying the choice of color between neighboring buildings is preferred.*

1730 Race Street:

Wall murals at 1730 Race Street are proposed for the north and east elevations. Preliminary artwork is available for the north elevation. Artwork for the east elevation has not yet been provided. The mural on the north elevation will be painted within the existing metal pilasters. The applicant notes that it is undecided whether the existing framed artwork panels will be retained, relocated or overpainted. Staff does not have a preference on the existing artwork but would recommend that the existing metal pilasters and lintels should not be covered with the new mural and should remain is a similar color scheme to the current configuration. The new wall mural should only cover the CMU infill between the pilasters. Final renderings of the proposed artwork should be submitted to Staff prior to installation.

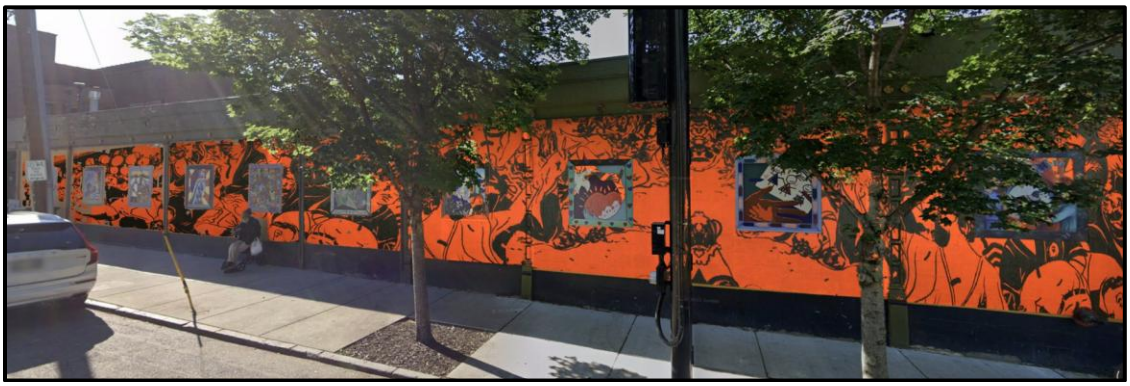


Figure 5. Proposed mural mock-up on north elevation of 1730 Race Street. Image from applicant.

132 W. Elder Street:

132 W. Elder Street has an existing artistic wall mural on the west elevation along Elm Street. Adding a second wall mural to the north elevation along Sellew Alley on an existing painted wall will not adversely impact the character of the building or the district. While no mural design has been selected, the area of the proposed application has been defined. As the existing sills have previously been painted, Staff does not object to the wall mural covering these features. Final renderings of the proposed artwork should be submitted to Staff prior to installation.

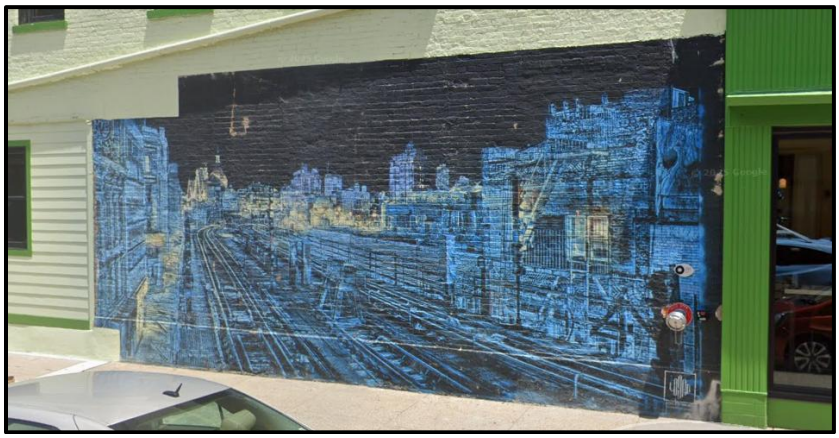


Figure 6. Existing wall mural on west elevation of 132 W. Elder Street. Image from Google, June 2024.



Figure 7. Proposed mural location on north elevation of 132 W. Elder Street. Image from applicant.

1621 Logan Street:

A wall mural is proposed for the north elevation, which is an existing painted fiber cement panel wall. A mural for the south elevation was previously approved, making this the second wall mural on the building. The two murals will not be visible from the same vantage point. As a noncontributing building, painting an artistic wall mural on a fiber cement panel wall will not adversely affect the building or the character of the surrounding district.

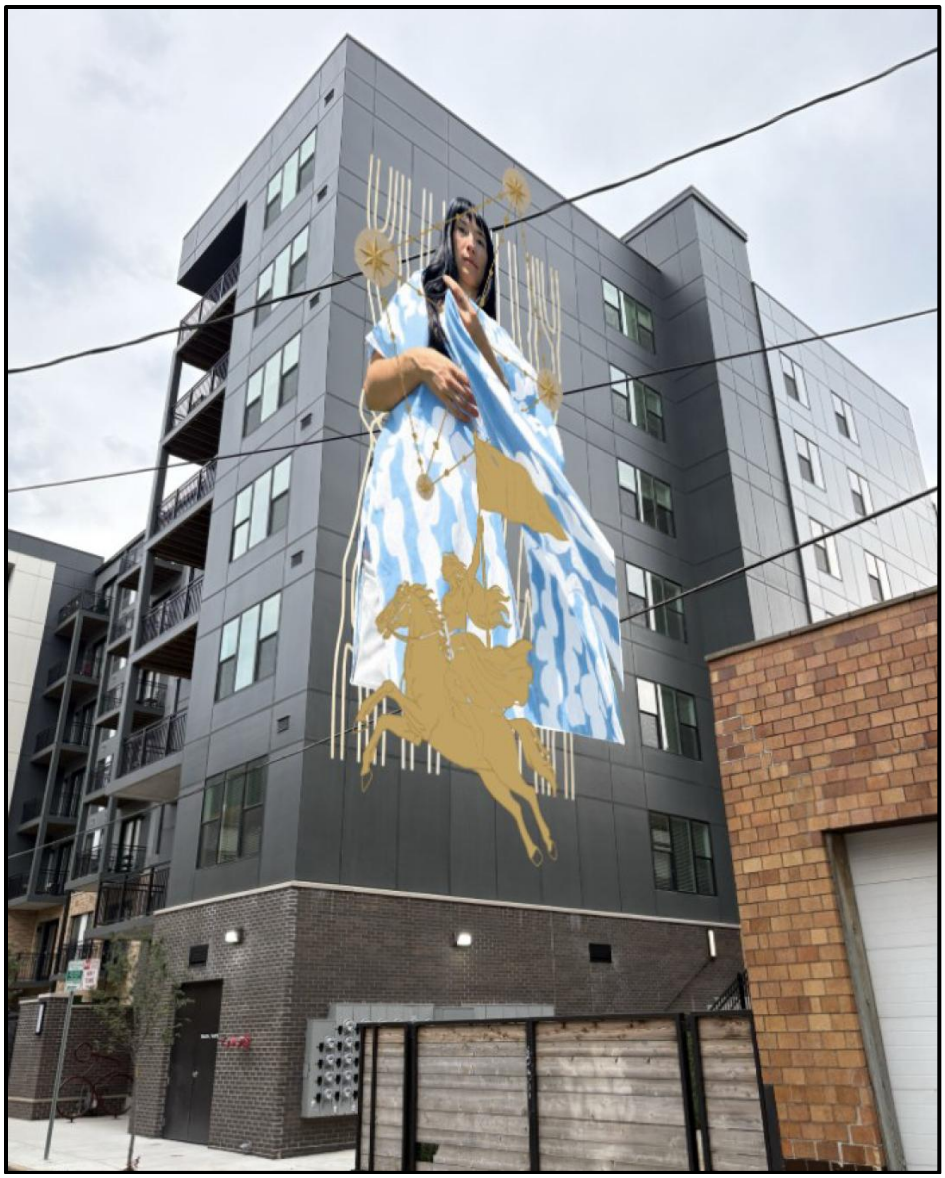


Figure 8. Proposed mural location on north elevation of 1621 Logan Street. Image from applicant.

Other Considerations:

Prehearing Results: A prehearing was held on August 31, 2026. The applicant was present.

Comments Provided to Staff: Staff received one letter related to 1730 Race that did not directly note support or opposition for the proposed wall mural.

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Recommendations:
Staff recommends the Historic Conservation Board take the following actions based on plans submitted with this application:

1730 Race Street (COA2026035/ ZH20260101):

I. **ZONING RELIEF**

A. **Section 1427-19** – **APPROVE** – A Numerical Variance for Artistic Wall Murals on multiple elevations, exceeding the limit of one (1) elevation.

B. **FINDING:** The Board makes the determination per Section 1435-05-4(a):
1) That the proposed work is necessary and appropriate and in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness at 1730 Race Street, with the following conditions:

1) Existing metal pilasters and lintels shall not be covered by the proposed artistic wall mural.

2) Final renderings of the proposed artwork should be submitted to Staff prior to installation.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
1) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

132 W. Elder Street (COA2026036/ ZH20260102):

I. **ZONING RELIEF**

A. **Section 1427-19** – **APPROVE** – A Numerical Variance for Artistic Wall Murals on multiple elevations, exceeding the limit of one (1) elevation.

B. **FINDING:** The Board makes the determination per Section 1435-05-4(a):
1) That the proposed work is necessary and appropriate and in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness at 132 W. Elder Street with the following condition:

1) Final renderings of the proposed artwork should be submitted to Staff

prior to installation.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   1) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

1621 Logan Street:

I. **ZONING**

A. **RECOMMEND** to the Cincinnati Planning Commission approval of a Major Amendment to the Final Development Plan consisting of an Artistic Wall Mural on the north elevation of 1621 Logan Street.

B. **FINDING:** The Board makes the determination per Section 1435-05-4(a):
   1) That the proposed work will not adversely affect the historic architectural or aesthetic integrity of the Historic District.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness at 1621 Logan Street.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   1) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.