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

November 6, 2026
9:00 a.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of September 4, 2026. (pg. 3)

CONSENT ITEMS – LEGISLATIVE

ITEM 1 A report and recommendation on proposed improvements at Grant Park, and related property interests, including the dedication and acceptance of right-of-way, vacations of right-of-way, and a lease and sublease of Grant Park in Over-the-Rhine. (Halt) (pg. 12)

ITEM 2 A report and recommendation on the new location of an administrative building for the Cincinnati Health Department at 2800 Gilbert Avenue in Walnut Hills. (Halt) (pg. 31)

ITEM 3 A report and recommendation on a proposed sidewalk easement and the associated dedication and acceptance of the sidewalk as public right-of-way at 3287 Werk Road in Westwood. (Ferries-Rowe) (pg. 36)

CONSENT ITEMS – QUASI-JUDICIAL

ITEM 4 A report and recommendation on a proposed Development Plan and Final Plat at 2859 Fischer Place in Westwood. (Burns) (pg. 39)

ITEM 5 A report and recommendation on a proposed Development Plan and Final Plat at 262 Wilmer Avenue in the East End. (Burns) (pg. 46)

ITEM 6 A report and recommendation on a proposed Final Development Plan for Planned Development #88 (PD-88), Three Oaks, in Oakley, to construct solar car ports. (Burns) (pg. 51)

DISCUSSION ITEM – LEGISLATIVE

ITEM 7 A report and recommendation on proposed zone changes at multiple locations in Camp Washington. (Burns) (pg. 62)

OTHER BUSINESS

Data Center Zoning Study Update

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

September 4, 2026

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, September 4, 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 September 4, 2026, in-person and via videoconference (on Zoom). The manner of remote participation complied with all requirements of the Open Meetings Act. The meeting could be watched in real time on CitiCable or by livestreaming the meeting at www.cincinnati-oh.gov/media. Members of the public were invited to participate in-person by registering online to receive the Zoom link. Public comments and questions to be shared with the City Planning Commission could be submitted to the Department of City Planning and Engagement in advance of the meeting.

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

Excused: Mr. John Eby, 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. Gabrielle Couch, City Planning & Engagement, Senior City Planner
Ms. Maria Dienger, City Planning & Engagement, Senior 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 9:01 a.m. and asked that everyone join in the Pledge of Allegiance.

Minutes

Commission Action:

Approved the minutes from June 26, 2026 and July 17, 2026.

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

Mr. Samad presented a vote to move Item 4 to the Discussion Agenda because members of the public were present to speak.

Commission Action:
Move Item 4 to the Discussion Agenda.

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

Consent Agenda – Legislative

ITEM 1
A report and recommendation on the proposed vacation and sale of a portion of Clearwater Street right-of-way 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) **APPROVE** the proposed vacation and sale of a portion of Clearwater Street right-of-way in the West End.

ITEM 2
A report and recommendation on proposed artwork on a City-owned building located at 212 W. 4th Street (Whex Garage) 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) **APPROVE** the proposed artwork on a City-owned building located at 212 W. 4th Street (Whex Garage) in the Central Business District with the following conditions:
    a. That the artwork installation, size, location, and general design is substantially consistent with the proposed artwork in Exhibit B;
    b. The applicant shall coordinate with the City regarding the donation of the art including a contract with the City in a similar form as the City of Cincinnati Artwork Donation Agreement (Exhibit C); and
    c. All artists involved in the creation and installation of the artwork shall provide the City with a Waiver of Rights pursuant to the Visual Artists Rights Act (Exhibit D).

ITEM 3
A report and recommendation on a proposed conveyance of the property located at 5051 Estecreek Road in Winton Hills and the re-conveyance of the property to OH Cincinnati Estecreek, LLC. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

1) **APPROVE** the proposed conveyance of the property located at 5051 Estecreek Road in Winton Hills and the re-conveyance of the property to OH Cincinnati Estecreek, LLC.

Commission Action:
Adopted the staff's recommendation for Item 1, Item 2, and Item 3 on the Legislative Consent Agenda.

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

Discussion Agenda – Quasi-Judicial

ITEM 4
Ms. Emily Burns presented a report and recommendation on a proposed Development Plan and Final Plat at 1 W. Corry Street 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 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 1 W. Corry Street in Corryville 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 4 was a quasi-judicial item.

Speakers and Discussion:
Mr. Andy Juengling, member of the applicant team, reiterated the request to split the air lot from the land parcel; the plat had not been recorded, which is why they were back in front of the City Planning Commission. An approved plat will allow the developer and owner to begin developing plans. Mr. Junegling referenced the letter from the Corryville Community Council and shared their intention to engage with the community council as the proposal progresses.

Ms. Beltran asked if the developer had a communications or engagement plan in place. Mr. Juengling confirmed that that would be part of the process.

Mr. Weber inquired about the timing of the project. Mr. Juengling replied that the developer and owner were beginning to work on the proposal with the intent of keeping things moving in the near future.

Ms. Albi referenced the letter from the Corryville Community Council and asked about the changes the community was seeking information about. She asked if there was an opportunity for the developer to return to the community council before this item was voted on. Mr. Juengling explained that the developer and owner wanted assurance on the parameters of the site before investing further in the project. This approval would give them the necessary assurances about the boundaries and site, allowing them to create a realistic development plan to return to the community council with to engage on.

Mr. Samad asked Mr. Juengling if the plan in front of the City Planning Commission was different from the previously approved plats. Mr. Juengling confirmed that the proposed subdivision was the same as previously presented and approved by the City Planning Commission.

Ms. Debra Benjamin, Corryville resident and community council board member, expressed concern that they had not heard from the developer in three years and that the City's notice of the proposed subdivision was inadequate. Ms. Benjamin shared concerns about the circulation in and around the parking lot where the subdivision was proposed. She requested that the commission not take action until the parking lot concerns were addressed within the neighborhood.

Ms. Albi stated that it was fair for the community to request continued engagement and pointed out that this was the first step in the process. Ms. Beltran added that having site control was important for the developer and owner and would allow for more productive conversation to occur as the project progresses.

Mr. Dansby asked about additional review of the project. Ms. Keough-Jurs confirmed that reviewing agencies would review the project for permitting.

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

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

ITEM 5
Ms. Emily Burns presented a report and recommendation on a proposed Final Development Plan for Planned Development #67 (PD-67), University Station, at 1746 Dana Avenue in Evanston. 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 #67 (PD-67), University Station, at 1746 Dana Avenue in Evanston.

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

Speakers and Discussion:
Ms. Beltran asked if the Green Cincinnati Plan was typically included in the analysis of a project. Ms. Burns responded that it might be referenced if there were specific sustainability initiatives or goals as part of the project.

Ms. Megan Seighman, a member of the applicant team, reiterated the project scope and shared that they had been in communication with the Evanston Community Council. She stated that they had already submitted for permitting and were waiting for the zoning piece to be approved.

Ms. Albi referenced recent storms and flooding in the Cincinnati area and wanted to address the analysis provided by the Metropolitan Sewer District (MSD) and Stormwater Management Utility (SMU) as the Coordinated Site Review letter referenced detention requirements and drainage structures. She shared concerns about moving from eco-grid pavers to an impervious surface.

Ms. Seighman stated that there was existing underground stormwater storage under the current parking lot on the north side of the parking lot and that stormwater detention was provided as part of the College of Osteopathic Medicine building to the west side of the proposed parking lot. When combined, there is additional storage space in the existing underground storage. All calculations were provided to MSD and approved.

Ms. Albi asked if EV parking would be provided, as recommended by the Office of Environment and Sustainability. Mr. Tim Trucco, on behalf of the applicant, Xavier University, stated that they were not incorporating any EV parking.

Mr. Dansby asked if there was any consideration for constructing something that would provide additional housing. Mr. Trucco responded that the parking on this site was the primary driver and there are other opportunities elsewhere on campus that might be more appropriate for development.

Ms. Beltran inquired about the use of asphalt instead of permeable pavers. Ms. Seighman responded that the asphalt typically holds up better and stated that the northern half of the parking lot would remain asphalt; the use of asphalt on the southern half allows for a better transition and makes it more cohesive.

Commission Action:

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

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

ITEM 6

Mx. Sophia Ferries-Rowe presented a report and recommendation on permitting improvements for the Verizon facility at 1200 W. 8th Street in Queensgate and within the boundary of Interim Development Control Overlay District No. 89, "Data Centers." 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 staff findings as outlined on pages 1-5 of this report; and

2. **APPROVE** the permit applications, as shown in Exhibit D attached hereto and incorporated herein by reference for upgrades to the Verizon facility located at 1200 W. 8th Street in Queensgate and within the boundary of Interim Development Control Overlay District No. 89, "Data Centers."

Mr. Tidd swore in the speakers in as Item 6 was a quasi-judicial item.

Speakers and Discussion:

Mr. Samad clarified that the project was being reviewed as part of the current Interim Development Control (IDC) because some municipalities include communications facilities in their definition of data centers and the City of Cincinnati is still working on a definition as part of the study. Mx. Ferries-Rowe added that the proposal also included visible infrastructure, server rooms, and security that are in line with the same things we review for a data center.

Mr. Dansby asked for an update on the data centers study. Ms. Keough-Jurs stated that it was a complicated topic. The team has spent a fair amount of time completing research and speaking with experts in related fields at the City, including staff from Enterprise Technology Solutions, Metropolitan Sewer District, Greater Cincinnati WaterWorks, and the Office of Environment and Sustainability. We are planning for community engagement sessions to be held this fall that will include education and discussion on the topic before drafting recommendations. It is anticipated that the Commission will be considering proposed legislation early in in 2027.

Mr. Dansby expressed concern about making decisions on the topic until there was more clarity around the topic and asked about postponing review of such items. Mr. Samad responded that the point of the IDC was for the Commission to consider proposals with the information they have

until a definition is established. He suggested that the applicant team could respond to the topic of postponement and how it might affect the project.

Mr. Daniel Arellano Jr., a member of the applicant team, reiterated the request to support the Verizon network growth within the City. Emergency services and 911 calls run through this facility, which helps to support the City. The facility is running out of power capacity and would like to move forward with the project at this time; a delay would be detrimental. Ms. Beltran stated that she felt there was enough information included to consider the request.

Ms. Albi asked about the impact of this upgrade on City residents. Mr. Craig Manawes, a member of the applicant team, replied that the request was in line with industry standards and reiterated that this was not an artificial intelligence data center. The Verizon facility is a telecommunications facility that handles data transmission and voice, not computation. They are currently at 300kw of power and are proposing 500kw (~ .5 MW).

Mr. Weber noted use of electric air conditioning to cool the building and stated that the City does not have a shortage of water. He asked if it was feasible to use some form of water cooling for the facility. Mr. Manawes responded that water cooling is a more efficient way of cooling, is more expensive, and is labor intensive to maintain. It is not feasible for a facility of this size due to the upfront and maintenance costs.

Mr. Dansby asked how long they had been in that building and why they are proposing an expansion at this time. Mr. Arellano Jr. stated that they were not expanding the footprint but were creating utility power and generator. Verizon has been in the building since 2002, and they have been working on the network growth project since 2024. Mr. Dansby asked if they would be able to expand further. Mr. Manawes stated that it would reasonable to say that after this upgrade, the building would be capped due to the amount of power Duke is able to provide.

Mr. Dansby asked how a delay in making this decision would impact them. Mr. Arellano Jr. stated that if they could not grow the network, then they would have to drop services from the network.

Commission Action:
Adopted the staff's recommendation for Item 6 on the Quasi-Judicial Discussion Agenda.

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

Director's Report

Ms. Keough-Jurs thanked the Commissioners for their time and stated that the next City Planning Commission meeting was scheduled for September 18, 2026, and would be held virtually.

Ms. Keough-Jurs informed the Commissioners of the Civic Boards and Commission Training Fall Academy being presented by the City of Cincinnati for City staff, elected officials, and current board and commission members appointed by the Mayor or City Manager. She encouraged the Commissioners to attend.

Ms. Keough-Jurs shared an update on the BuildReady program. The design competition was held throughout the summer and ended in August. Two juries, one made up of professionals and one of community members, reviewed the 92 submissions. An awards ceremony will be held on September 14 at Memorial Hall; she encouraged the Commissioners to attend. After that, the City will be issuing a Request for Proposals (RFP) to hire an architect for creation of the preapproved plans. The final piece of this project will be a demonstration project. We will be the first City to hold a design competition, create preapproved plans, and complete a demonstration project.

Ms. Keough-Jurs informed the Commission of some staffing updates. First, Mr. Kyle Gibbs, city planner, took a new position as a city planner with the City of Miamisburg. While we are sad and will miss him, we are excited for Kyle and his family, and know he will do incredible work in Miamisburg. We are proud to have been a part of his professional journey. Second, Ms. Carly Evans, administrative specialist, is moving over to work in the City Manager's Office. We're sad to see her go but are excited for her opportunity. We wish both Kyle and Carly well.

The meeting adjourned at 10:23 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the September 4, 2026, Regular Meeting are approved as distributed.

September 4, 2026

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

ITEM 1
Honorable City Planning Commission **November 6, 2026**
Cincinnati, Ohio

SUBJECT: A report and recommendation on proposed improvements at Grant Park, and related property interests, including the dedication and acceptance of right-of-way, vacations of right-of-way, and a lease and sublease of Grant Park in Over-the-Rhine.

GENERAL INFORMATION:
Location: 73 E. McMicken Avenue, Cincinnati, OH 45202

Applicant: Cincinnati Center City Development Corporation (3CDC)
1203 Walnut Street, 4th Floor, Cincinnati, OH 45202

ATTACHMENTS:
Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Dedication Plat along Back Street
- Exhibit C – Vacation Plat along the intersection of Walnut Street and East McMicken Avenue
- Exhibit D – Vacation Plat for an unnamed alley within the footprint of Grant Park
- Exhibit E – Consolidation Plat
- Exhibit F – Site Plan and Grant Park Renderings
- Exhibit G – October 2026 Engagement Summary

BACKGROUND AND ANALYSIS:
The Cincinnati Center City Development Corporation (3CDC) is requesting various approvals to facilitate the approximately $13.5 million renovation of the 1.15-acre Grant Park in Over-the-Rhine. The park will have renewed public recreation and gathering spaces including basketball courts, interactive water features, a playground, and a dog park. It will also feature new sidewalks, seating, fencing, lighting, signage, landscaping, trees, a pavilion with restrooms, and utility improvements. The park renewal is proposed to be funded by Tax Increment Financing (TIF) funds and New Markets Tax Credit financing. The New Markets Tax Credits must be finalized in December 2026, which requires approval of the proposed improvements and related property interests by City Planning Commission and City Council before then. Additionally, new park structures will be reviewed by the Historic Conservation Board at a future meeting.

The items under consideration are described below and shown in Exhibit A. All parcels will be consolidated once the items are approved:

- Dedication and acceptance of 0.0438 acres of right-of-way along Back Street
- Vacation of 0.1490 acres of right-of-way along the intersection of Walnut Street and East McMicken Avenue
- Vacation of 0.0322 acres of right-of-way of an unnamed alley within the footprint of Grant Park
- The lease and sublease of Grant Park to Findlay Community Center, LLC (a subsidiary of 3CDC)
- Overall improvements to Grant Park

3CDC has conducted extensive community engagement around the project. From 2021 through 2024, 3CDC engaged the community 113 times and reached nearly 900 people through public engagement sessions, discussion groups, questionnaires and surveys, and updates to the OTR Community Council. This engagement asked for feedback on both the Grant Park improvements as well as the new Findlay Community Hub. After that engagement completed, the Findlay Community Hub moved forward to construction, with an estimated completion date of January 2027. However, the Grant Park improvements were paused due to a funding gap.

After a funding plan was determined for Grant Park, 3CDC held another engagement session at Grant Park on October 15, 2026, with approximately 50 people attending. Overall feedback was positive, and attendees expressed the most excitement about the basketball court, play features, and restrooms. Concerns centered around safety, maintenance, and wanting to add more seating and shade. Additionally, a virtual Community Engagement Meeting (CEM) was held on Wednesday, October 28, 2026, regarding the proposed use of TIF funds for the Grant Park improvements. Eight members of the public attended, and those who spoke expressed strong enthusiasm and support for the project. Questions centered around the location of the RedBike station, shade options for the basketball court, and when the project would be completed. Notice of the CEM was sent to property owners within 400 feet of Grant Park as well as the Over-the-Rhine Community Council, Brewery District CURC, Cornerstone Renter's Equity, Over-the-Rhine Community Housing, and OTR A.D.O.P.T.

The proposed dedication and acceptance of ROW, vacations of ROW, and lease were circulated to City departments for review through the Coordinated Report process in September 2026. There were no objections, and 3CDC has initiated required coordination with CRC, DOTE, GCWW, and Fire.

Notice of the November 6, 2026, City Planning Commission meeting was sent to adjacent property owners, the Over-the-Rhine Community Council, Brewery District CURC, Cornerstone Renter's Equity, Over-the-Rhine Community Housing, and OTR A.D.O.P.T. No correspondence has been received.

ROLE OF THE CITY PLANNING COMMISSION:

The City Planning Commission is considering the various dedications, vacations, leases, and improvements for Grant Park. This review is due to Article VII, Section 3 of the Charter of the City of Cincinnati which states, "The powers and duties of the commission shall be to make plans and maps of the whole or any portion of the city and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the location and extent of streets, alleys, ways, viaducts, bridges, subways, parkways, **parks, playgrounds and other public grounds and public improvements, of public buildings and other public properties**, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, **vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities**."

CONSISTENCY WITH PLANS

Plan Cincinnati (2012)

The proposed Grant Park items are consistent with the Live Initiative Area of *Plan Cincinnati* (2012), particularly the Goal to "Build a robust public life" (p. 149), and the Strategy to "Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people" (p. 150). The proposed improvements to Grant Park, and items under consideration to facilitate those improvements, will create more opportunities for people of different backgrounds and needs to use the park, and to make it more inviting for all.

Over-the-Rhine Comprehensive Plan (2002)

The proposed Grant Park items are consistent with the *Over-the-Rhine Comprehensive Plan* (2002), specifically Quality of Life Goal 1 to "Create and maintain open space that serves the whole community" and Goal 2 to "Establish parks and recreation areas and centers that are accessible, well maintained and meet the needs of the community" (p.127). Additionally, the plan identifies Grant Park as a Quality of Life Priority Project for new equipment, updated basketball courts, additional trees and landscaping (p. 143). The proposed improvements to Grant Park, and items under consideration to facilitate those improvements, will help to create better open space, are well-maintained, and meet the needs of the community.

RECOMMENDATION:

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

1) **APPROVE** the proposed dedication and acceptance of 0.0438 acres of Right-of-Way along Back Street in Over-the-Rhine; and

2) **APPROVE** the proposed vacation of 0.1490 acres of Right-of-Way along the intersection of Walnut Street and East McMicken Avenue in Over-the-Rhine; and

3) **APPROVE** the proposed vacation of 0.0322 acres of Right-of-Way of an unnamed alley within the footprint of Grant Park in Over-the-Rhine; and

4) **APPROVE** the proposed lease & sublease of Grant Park to Findlay Community Center, LLC in Over-the-Rhine; and

5) **APPROVE** the proposed improvements to Grant Park.

Respectfully submitted:

Andrew Halt

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

Approved:

Katherine Keough-Jurs

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

Exhibit A

Proposed Improvements at Grant Park and Related Property Interests in Over-the-Rhine

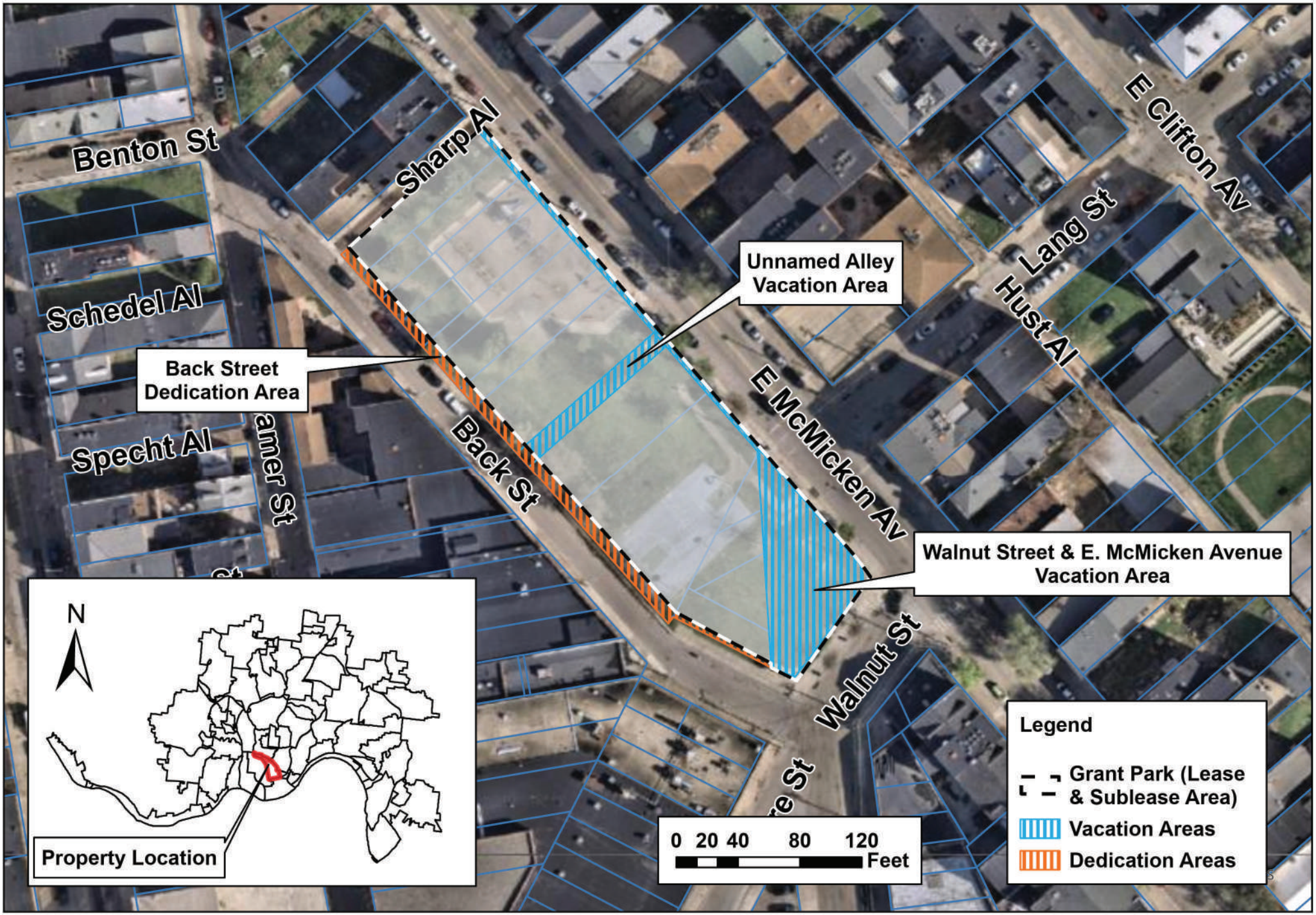
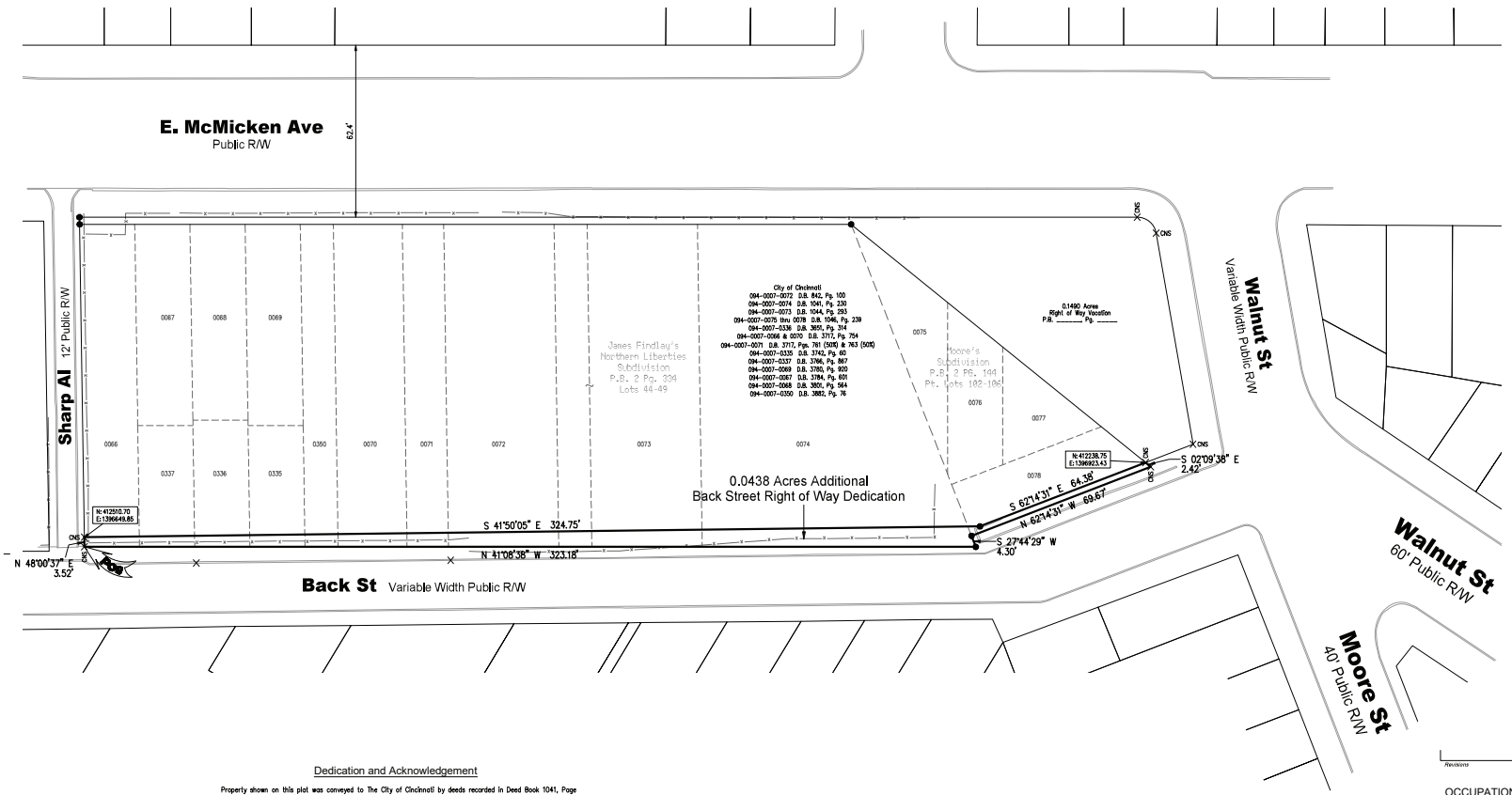


Exhibit B

Bearings:
Based on State Plane
Coordinate System Ohio
South Zone (NAD83).



CLOSURE REPORT – 0.0438 ACRE DEDICATION

PNT#	Bearing	Distance	Northing	Easting
30			412508.34	1396647.24
	N 48°00'37" E	3.52		
19			412510.70	1396649.85
	S 41°50'05" E	324.75		
18			412268.74	1396866.46
	S 62°14'31" E	64.38		
24			412238.75	1396923.43
	S 02°09'38" E	2.42		
27			412236.33	1396923.52
	N 62°14'31" W	69.67		
28			412268.78	1396861.87
	S 27°44'29" W	4.30		
29			412264.97	1396859.87
	N 41°08'38" W	323.18		
30			412508.34	1396647.24

Closure Error Distance> 0.0112 Error Bearing> S 55°37'46" E
Closure Precision> 1 in 70995.7 Total Distance> 792.23
Area: 0.0438 Acres, 1908 Sq. Ft.

Survey References:
* Deeds of record as shown hereon.

CNS
Indicates Set Cross Notch
Indicates Existing Cross Notch
Indicates Existing Spike, PK, or Mag Nail
Indicates Set 5/8" x 30" Iron Pin and Cap
Monument Legend

Dedication and Acknowledgement

Property shown on this plat was conveyed to The City of Cincinnati by deeds recorded in Deed Book 1041, Page 230, Deed Book 1044, Page 293, Deed Book 1046, Page 239, Deed Book 3651, Page 314, Deed Book 3717, Page 754, Deed Book 3717, Page 761, Deed Book 3717, 763, Deed Book 3742, Page 60, Deed Book 3766, Page 867, and Deed Book 3882, Page 76 of the Hamilton County Recorder's Office.

The City of Cincinnati, being the owner of the lands as indicated and herein described, does hereby adopt and confirm this plat of dedication and dedicate those portions of Back Street, as depicted hereon to public use for street purposes forever.

By: _____

Printed Name: _____

Title: _____

State of Ohio, S.S.
County of Hamilton

Be it remembered on this _____ day of _____, 20____ before me, a notary public in and for the State of Ohio, personally appeared _____, the _____ of the City of Cincinnati, who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed. In testimony whereof, I hereunto subscribe my name and affix my notary seal.

_____
Notary Public

_____
My Commission Expires

The dedication of the right-of-way tract depicted hereon is accepted by Cincinnati City Council by Ordinance No. _____, passed by Cincinnati City Council on _____.

_____
Clerk of Cincinnati City Council

20 0 10 20 40 80
1 inch = 20 feet

Gerard J. Berding P.S. – 6880
berding@berdingsurveying.com

1-10-2025
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

Revisions

OCCUPATION
As Shown On Plat
Notes

R/W Dedication Plat
Survey Type

3CDC
Grant Park Dedication
Job Name

Section 13 Town 3 F.R. 2
Millcreek Township
City of Cincinnati
Hamilton County, Ohio
Site Location

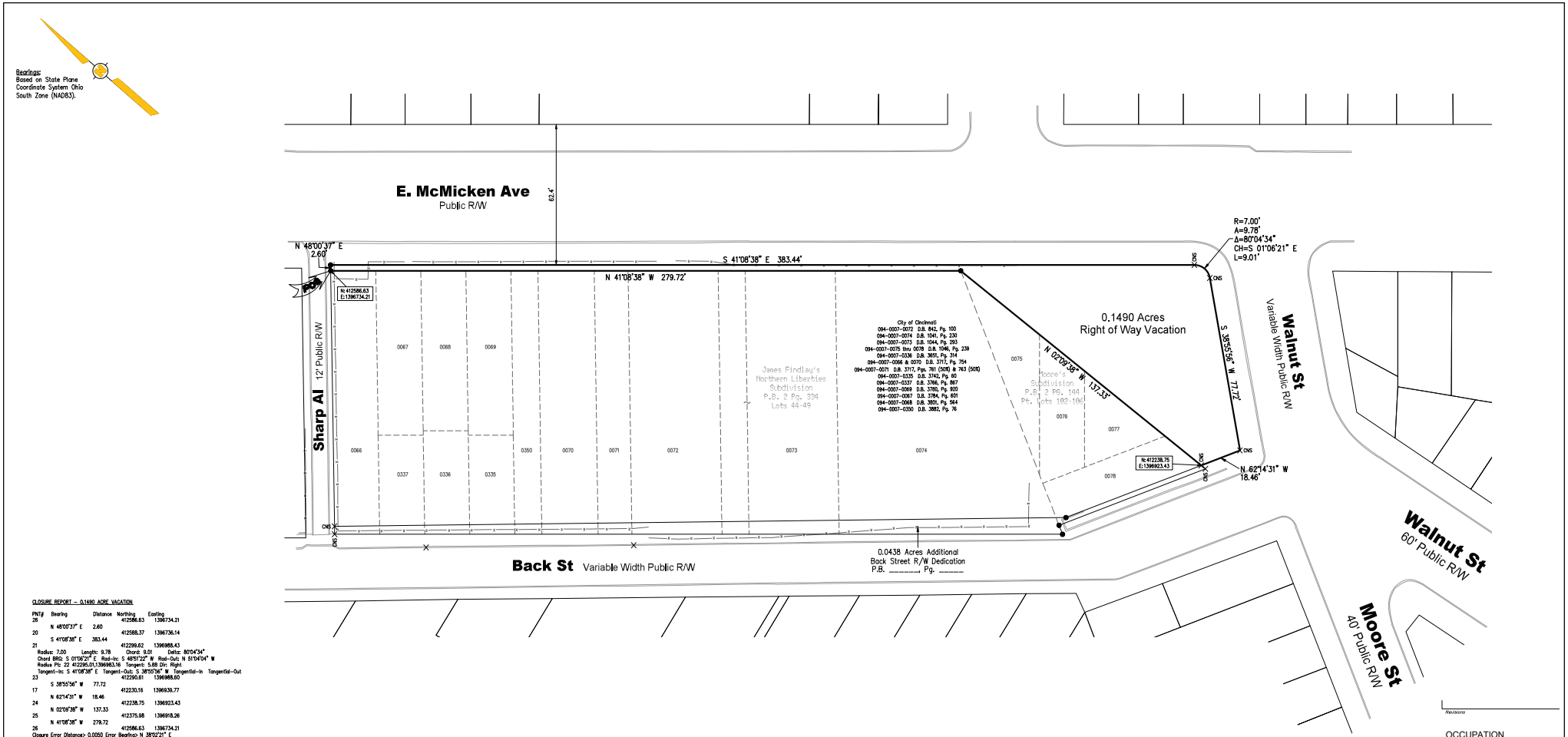
AYR	GJB	1" = 20'
Drawn By	Checked By	Drawing Scale

01/10/2025	21210.11
Issue Date	Project Number

Berding Surveying
GPS Surveying • 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.831.6761 fax | 513.831.5505 tel

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Exhibit C



CLOSURE REPORT – 0.1490 ACRE VACATION

PNT#	Bearing	Distance	Northing	Easting
26			412586.63	1396734.21
	N 48°00'37" E	2.60		
20			412588.37	1396736.14
	S 41°08'38" E	383.44		
21			412299.62	1396988.43

Radius: 7.00 Length: 9.78 Chord: 9.01 Delta: 80°04'34"
Chord BRG: S 01°06'21" E Rad-In: S 48°57'22" W Rad-Out: N 51°04'04" W
Radius Pt: 22 412295.01,1396983.16 Tangent: 5.88 Dir: Right
Tangent-Inc S 41°08'38" E Tangent-Out: S 38°55'56" W Tangential-In Tangential-Out

23			412290.81	1396988.80
	S 38°55'56" W	77.72		
17			412230.16	1396930.77
	N 62°14'31" W	18.46		
24			412238.75	1396923.43
	N 02°09'38" W	137.33		
25			412375.98	1396918.26
	N 41°08'38" W	279.72		
26			412586.63	1396734.21

Closure Error Distance> 0.0050 Error Bearing> N 38°02'31" E
Closure Precision> 1 In 180831.9 Total Distance> 909.05
Area: 0.1490 Acres, 6491 Sq. Ft.

Survey References:
* Deeds of record as shown hereon.

CNS
Indicates Set Cross Notch
Indicates Existing Cross Notch
Indicates Existing Spike, PK, or Mag Nail
Indicates Set 5/8" x 30" Iron Pin and Cap
Monument Legend

20 0 10 20 40 80
1 inch = 20 feet

Existing Utility Note:
This vacation of right of way is subject to R.C. Section 723.041 so that any affected public utility shall be deemed to have a permanent easement in such vacated portions of the Property to maintain, operate, renew, reconstruct, and remove said utility facilities and to access said facilities.

Surveyor's Certification

I hereby certify that to the best of my knowledge and belief the accompanying plat is a correct return of a survey made under my direction and all monuments will be set as shown.

Gerard J. Berding

Gerard J. Berding P.S. – 6880
berding@berdingsurveying.com

1-10-2025
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED
PROFESSIONAL SURVEYOR

Revisions

OCCUPATION
As Shown On Plat
Notes

R/W Vacation Plat
Survey Type

3CDC
Grant Park Vacation
Job Name

Section 13 Town 3 F.R. 2
Millcreek Township
City of Cincinnati
Hamilton County, Ohio
Site Location

AYR	GJB	1" = 20'
Drawn By	Checked By	Drawing Scale

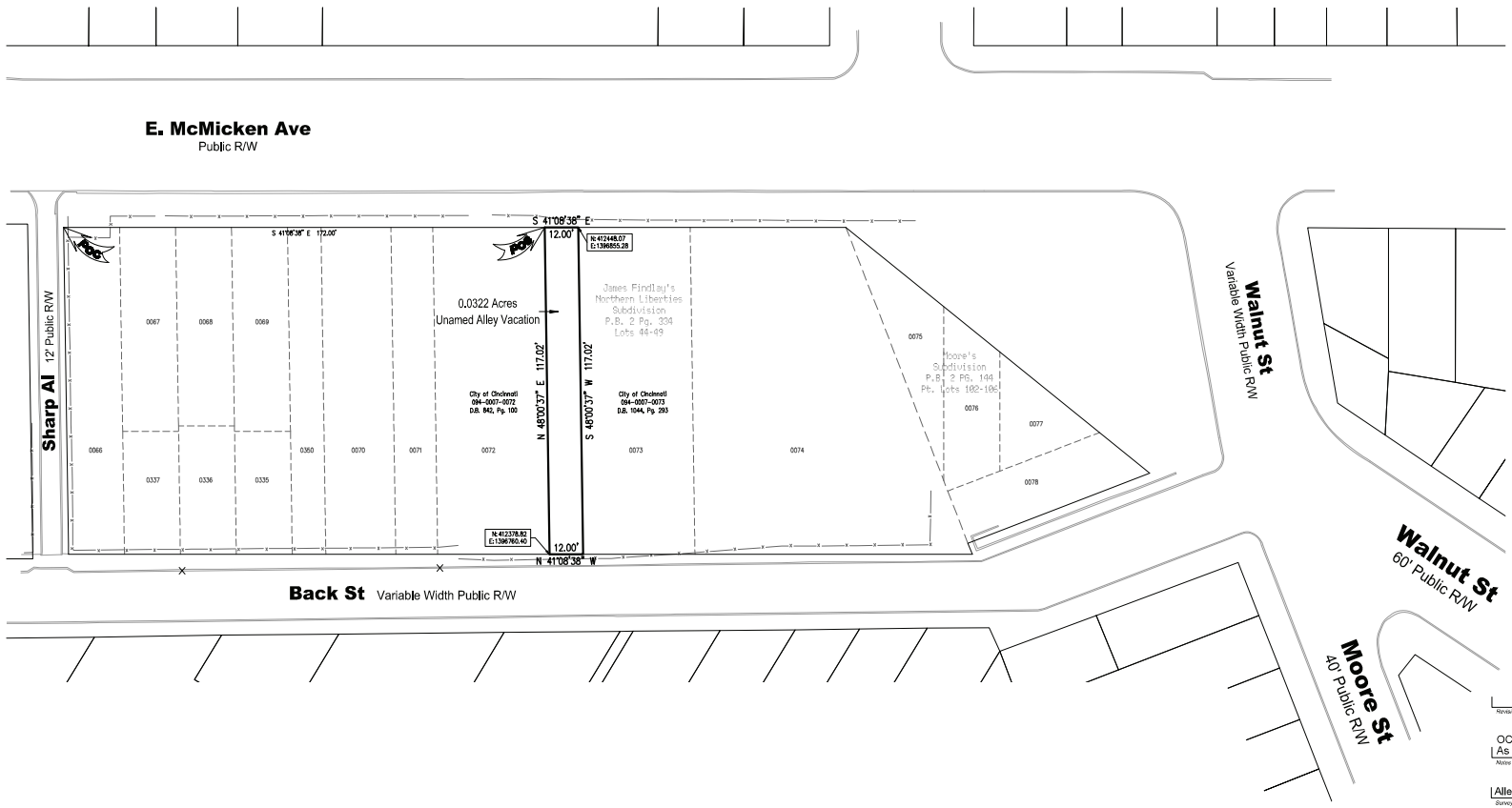
01/10/2025	21210.11
Issue Date	Project Number

Berding Surveying
GPS Surveying • 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.831.6761 fax | 513.831.5505 tel

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Exhibit D

Bearings:
Based on State Plane Coordinate System Ohio South Zone (NAD83).



CLOSURE REPORT – 0.0322 ACRE VACATION

Lot: Alley Vacat, Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
38			412457.10	1396847.38
	S 41°08'38" E	12.00		
39			412448.07	1396855.28
	S 48°00'37" W	117.02		
40			412369.78	1396768.30
	N 41°08'38" W	12.00		
41			412378.82	1396760.40
	N 48°00'37" E	117.02		
38			412457.10	1396847.38

Closure Error Distance> 0.0000
Total Distance> 258.04
Area: 1404.1 Sq. Ft., 0.0322 Acres

Survey References:
* Deeds of record as shown hereon.

Indicates Existing Cut Notch
Indicates Existing Spike, PK, or Mag Nail
Indicates Set 5/8" x 30" Iron Pin and Cap
Monument Legend

20 0 10 20 40 80
1 inch = 20 feet

Existing Utility Note:
This vacation of right of way is subject to R.C. Section 723.041 so that any affected public utility shall be deemed to have a permanent easement in such vacated portions of the Property to maintain, operate, renew, reconstruct, and remove said utility facilities and to access said facilities.

Surveyor's Certification

I hereby certify that to the best of my knowledge and belief the accompanying plat is a correct return of a survey made under my direction and all monuments will be set as shown.

Gerard J. Berding P.S. – 6880
berding@berdingsurveying.com

09-30-2026
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

Revisions

OCCUPATION
As Shown On Plat
Notes

Alley Vacation Plat
Survey Type

3CDC
Grant Park Vacation
Job Name

Section 13 Town 3 F.R. 2
Millcreek Township
City of Cincinnati
Hamilton County, Ohio
Site Location

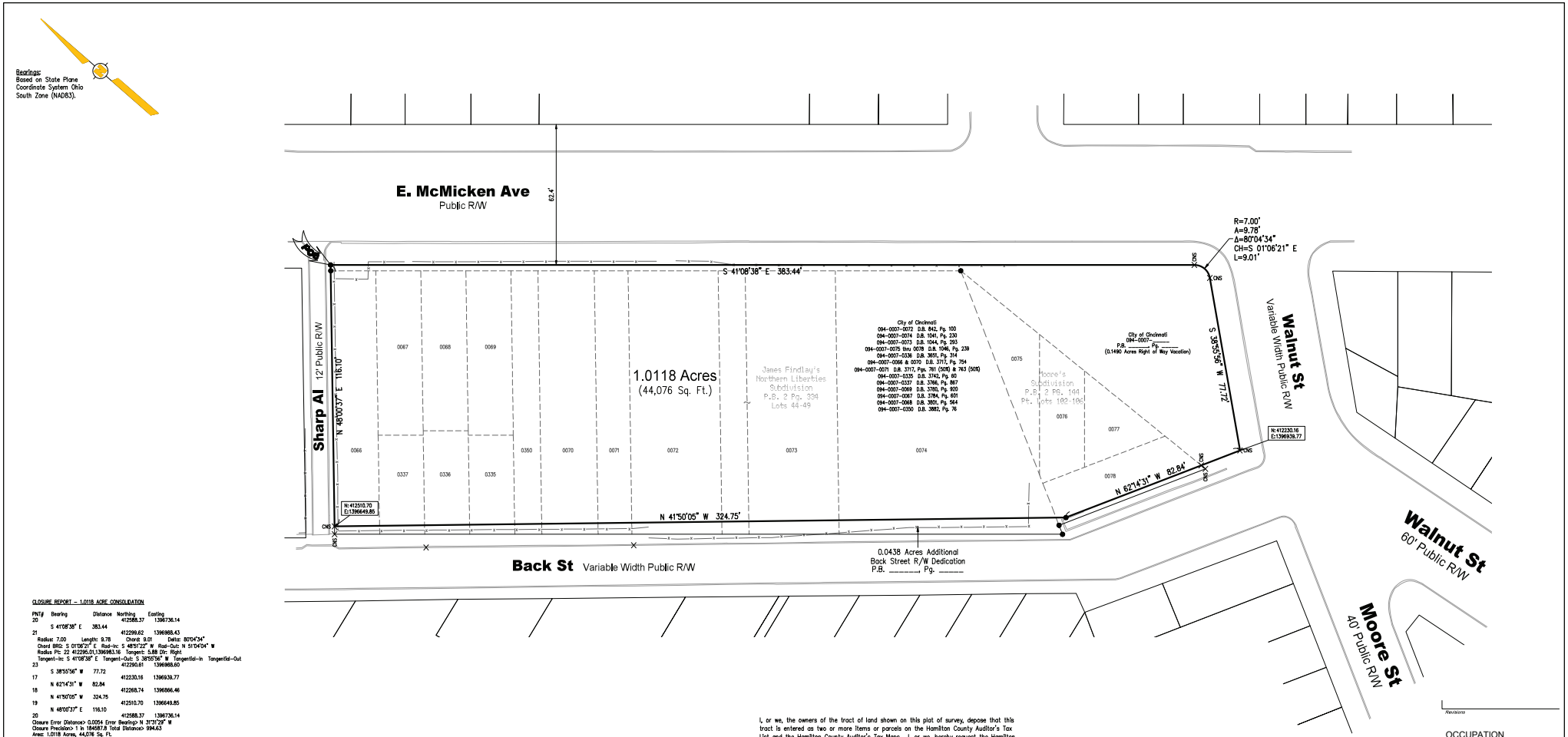
TAS	GJB	1" = 20'
Drawn By	Checked By	Drawing Scale

09/30/2026	21210.11
Issue Date	Project Number

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Exhibit E



CLOSURE REPORT – 1.0118 ACRE CONSOLIDATION

PNT#	Bearing	Distance	Northing	Easting
20			412588.37	1396736.14
	S 41°08'38" E	383.44		
21			412299.62	1396988.43
	Radius: 7.00	Length: 9.78	Chord: 9.01	Delta: 80°04'34"
	Chord Brgs: S 01°06'21" E	Rad-In: S 48°57'22" W	Rad-Out: N 51°54'04" W	
	Radius Pt: 22 412295.01,1396983.16	Tangent: 5.88	Dir: Right	
	Tangent-In: S 41°08'38" E	Tangent-Out: S 38°55'56" W	TangentId-In	TangentId-Out
23			412290.61	1396988.60
	S 38°55'56" W	77.72		
17			412230.16	1396939.77
	N 62°14'31" W	82.84		
18			412268.74	1396866.46
	N 41°50'05" W	324.75		
19			412510.70	1396649.85
	N 48°00'37" E	116.10		
20			412588.37	1396736.14

Closure Error Distance> 0.0054 Error Bearing> N 31°37'29" W
Closure Precision> 1 In 184587.8 Total Distance> 994.63
Area: 1.0118 Acres, 44,076 Sq. Ft.

Survey References:
* Deeds of record as shown hereon.

CNS — Indicates Set Cross Notch
Indicates Existing Cross Notch
Indicates Existing Spike, PK, or Mag Nail
Indicates Set 5/8" x 30" Iron Pin and Cap
Monument Legend

20 0 10 20 40 80
1 inch = 20 feet

I, or we, the owners of the tract of land shown on this plat of survey, depose that this tract is entered as two or more items or parcels on the Hamilton County Auditor's Tax List and the Hamilton County Auditor's Tax Maps. I, or we, hereby request the Hamilton County Auditor to combine said items or parcels into one entry on the Hamilton County Tax Auditor's Tax List, and also to remove and delete from the Hamilton County Auditor's Tax Maps the lines which divide said parcels on said tax maps and show the courses and distances of this survey as the boundary of the combined tracts of land. If this request is granted we agree to describe any part or all of the tract of land shown hereon for future conveyancing purposes by metes and bounds so that such description shall be agreeable with the survey shown herein. We also agree to record this survey in the Hamilton County Recorder's Office.

We also certify that there are no delinquent taxes against the above described property and it is all in one taxing district.

WITNESS OWNER

_____ By _____

_____

State of Ohio :
: S.S.
County of _____ :

This plat was acknowledged before me this _____ day of _____, 20____ by _____.

_____
Notary Public

Note:
This plat is a consolidation of parcels 66-78 335-337, 350, and _____ as platted in Book 94, Page 7 of the Hamilton County Auditor's Office.

Gerard J. Berding

Gerard J. Berding P.S. – 6880
berding@berdingsurveying.com

1-10-2025
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

Revisions	
Notes	OCCUPATION As Shown On Plat
Survey Type	Consolidation Plat
Job Name	3CDC Grant Park Consolidation
Site Location	Section 13 Town 3 F.R. 2 Millcreek Township City of Cincinnati Hamilton County, Ohio
Drawn By / Checked By / Drawing Scale	AYR / GJB / 1" = 20'
Issue Date / Project Number	01/10/2025 / 21210.11

Berding Surveying
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741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
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Exhibit F



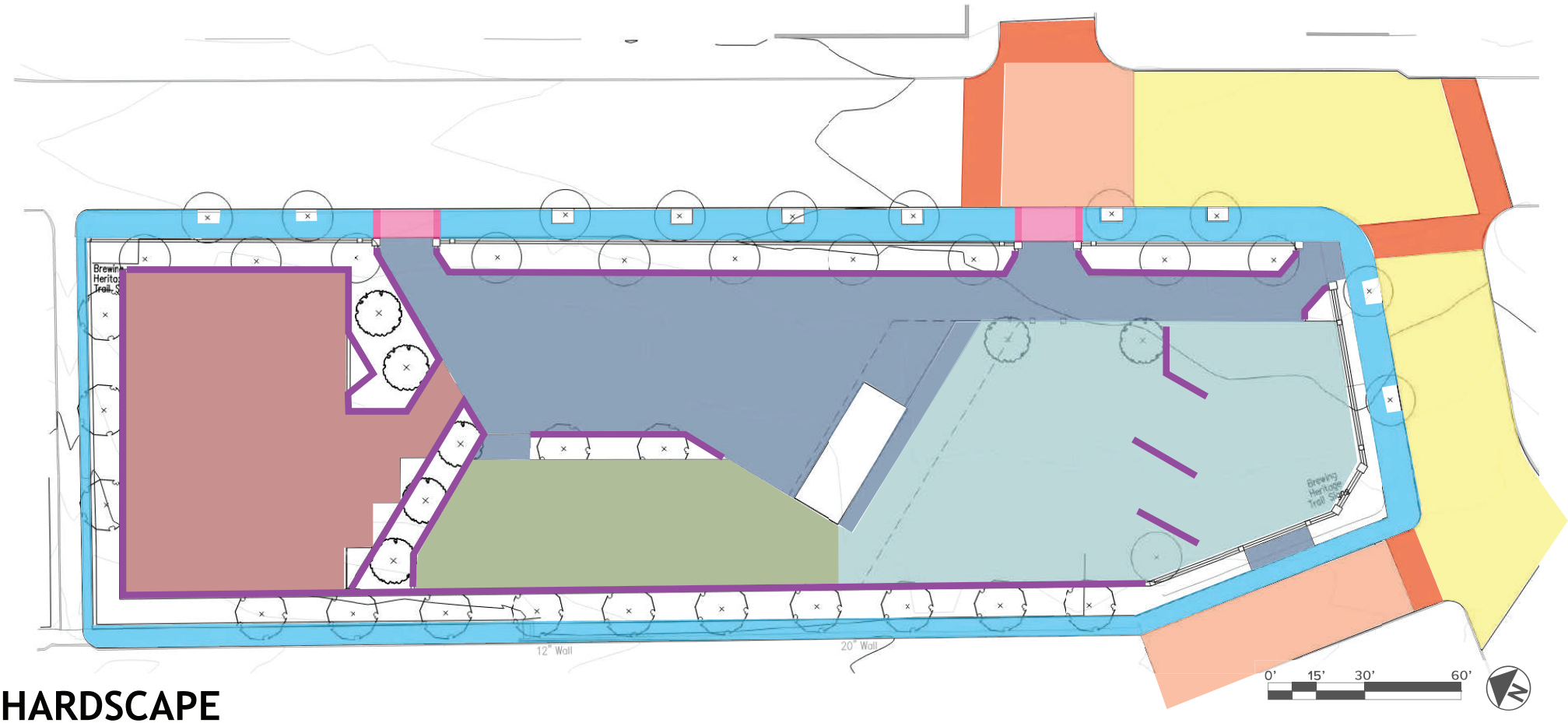
CONCEPT B



CONCEPT B: BIRDS EYE (looking southeast)

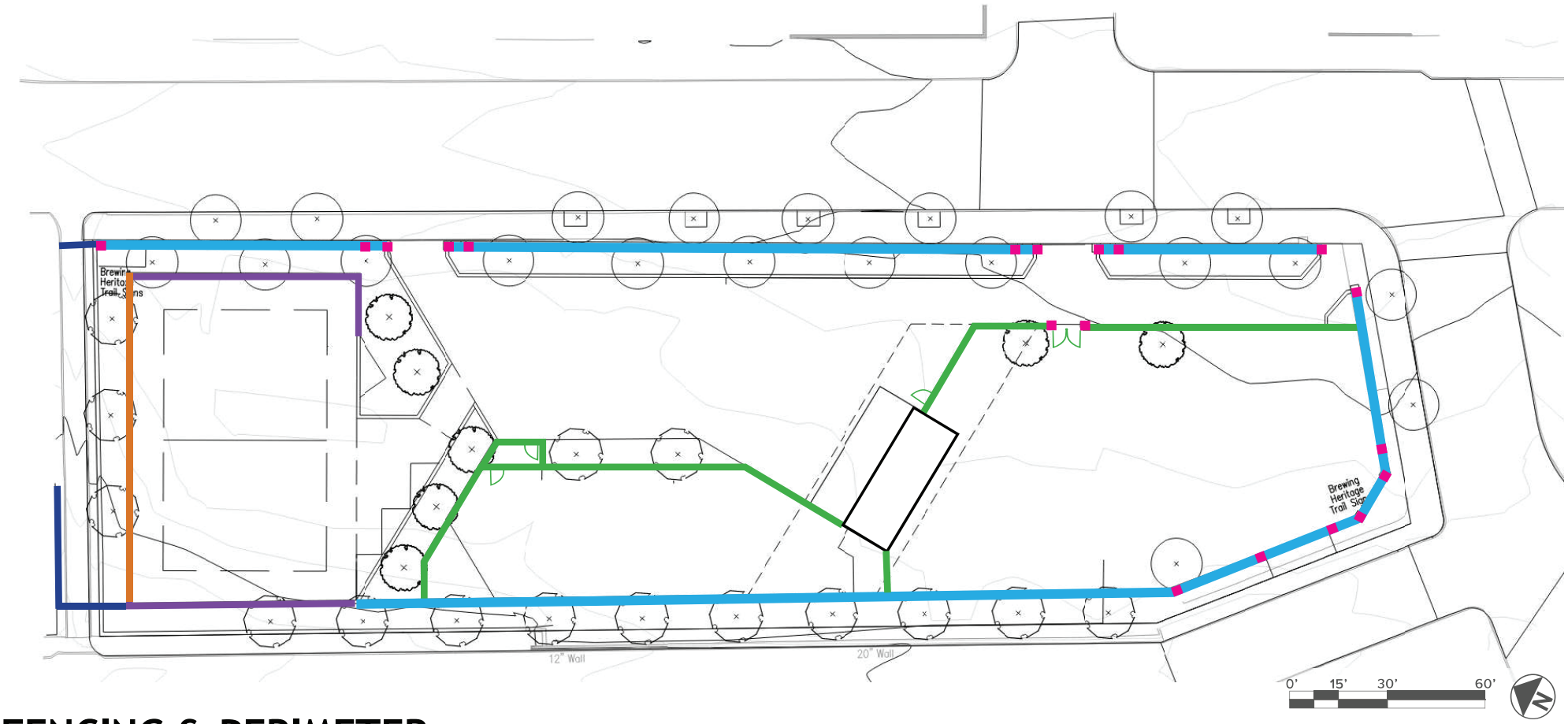


CONCEPT B: BIRDS EYE (looking northwest)



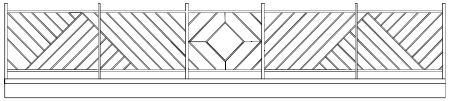
HARDSCAPE

- PLAZA - COMBINATION OF SPECIALITY CONCRETE & PAVER ACCENTS
- PAVER BANDS
- STANDARD CONCRETE
- PAINTED ASPHALT
- SAFETY SURFACE
- CANINE TURF
- ROADWAY IMPROVEMENTS
- SPECIALTY PAVEMENT AT PEDESTRIAN CROSSINGS & INTERSECTIONS
- SEAT WALL / TALL CURB / LOW SITE WALL

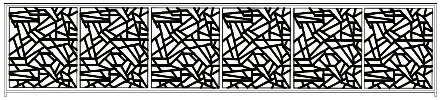


FENCING & PERIMETER

PERIMETER FENCE ON MASONRY WALL



PLAYGROUND & DOG PARK FENCE



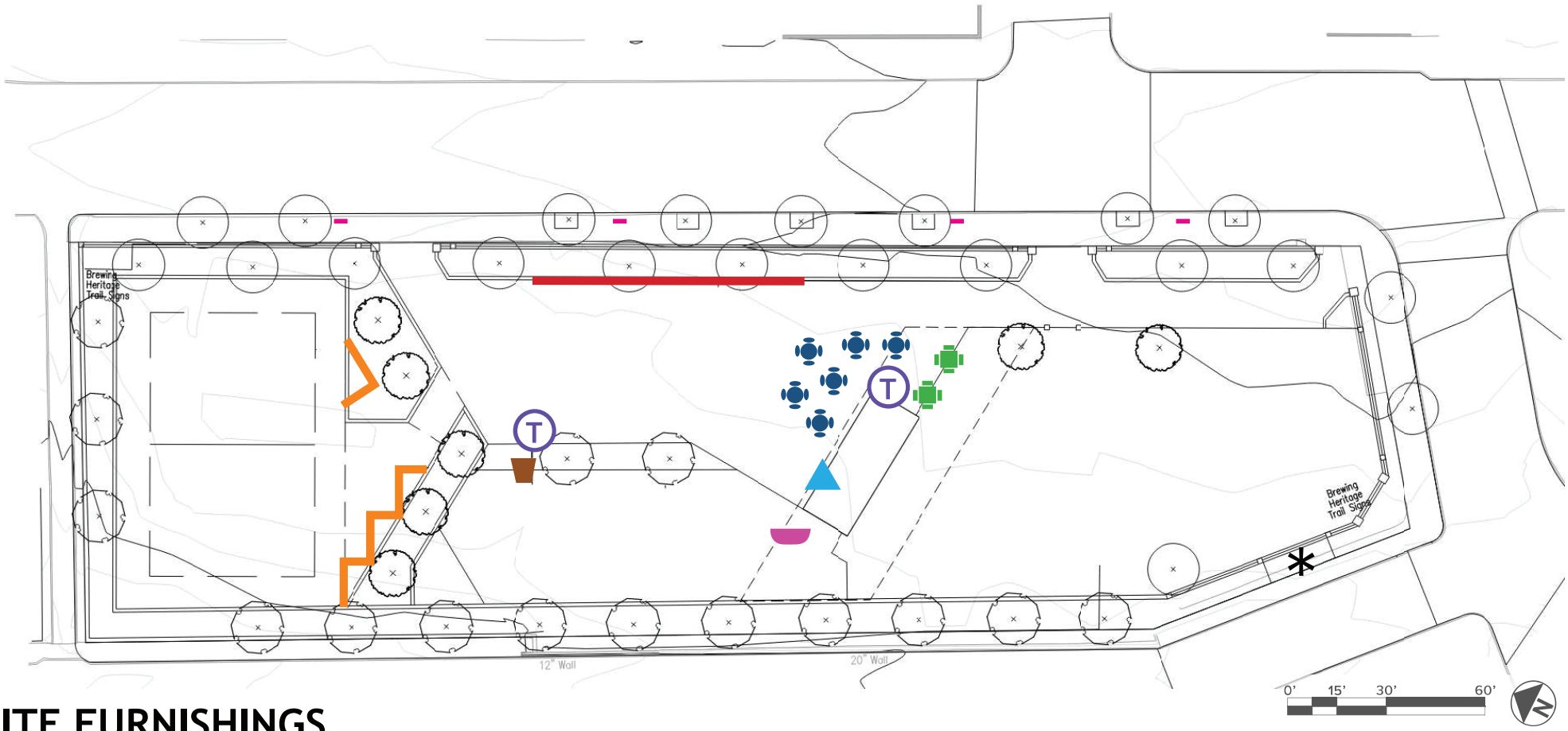
MULTI-BASKET BACKDROP



MASONRY COLUMN

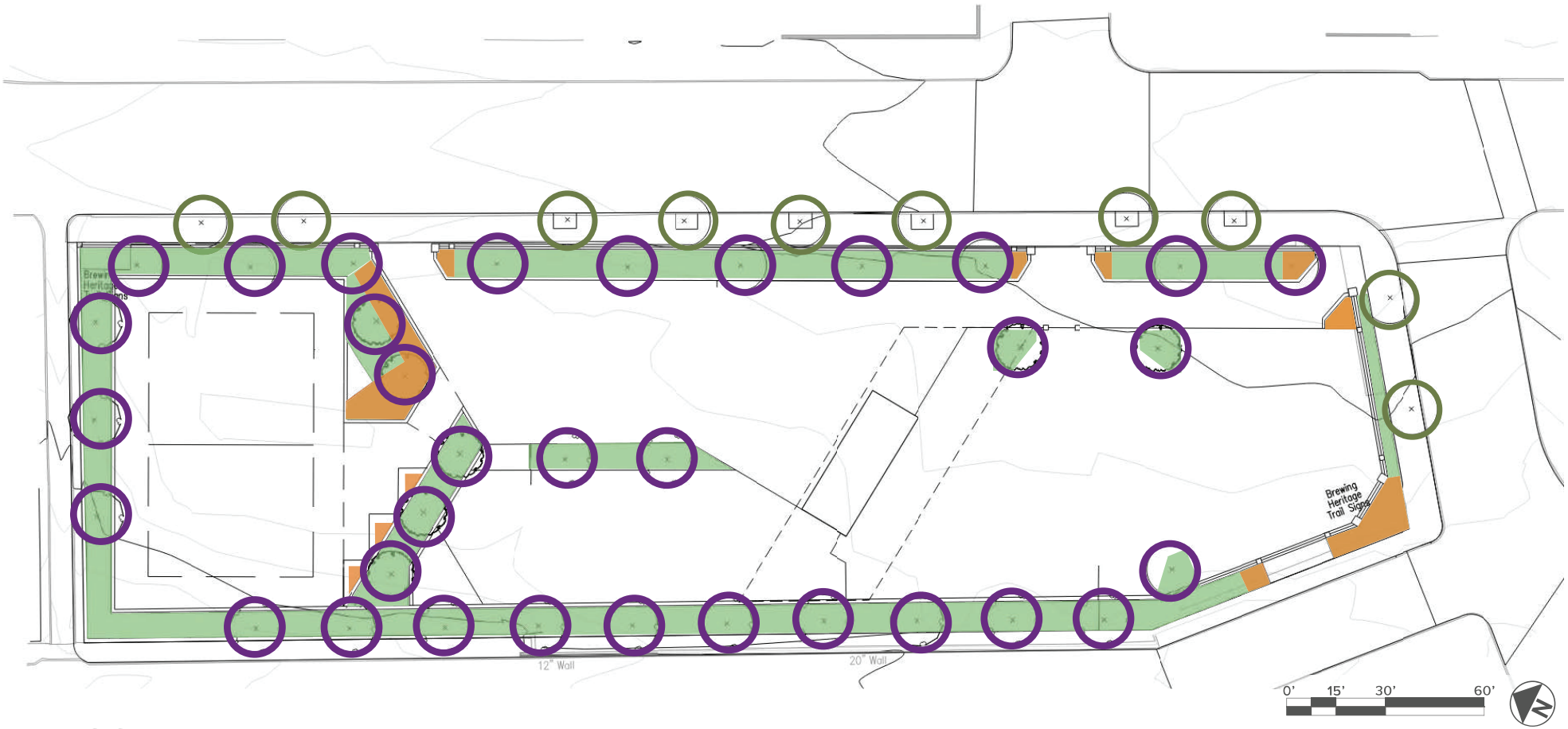
BASKETBALL FENCE

FENCE TO SECURE ALLEY



SITE FURNISHINGS

- SEAT WALL TOPPERS
- ZIG-ZAG BENCHES
- STACKABLE TABLE & CHAIRS
- FIXED TABLES & CHAIRS
- BIKE RACKS
- TRASH RECEPTACLES
- RELOCATED BREWERY HERITAGE TRAIL SIGN
- DRINKING FOUNTAIN
- PET DRINKING FOUNTAIN/BOWL
- MUTT MITT DISPENSOR



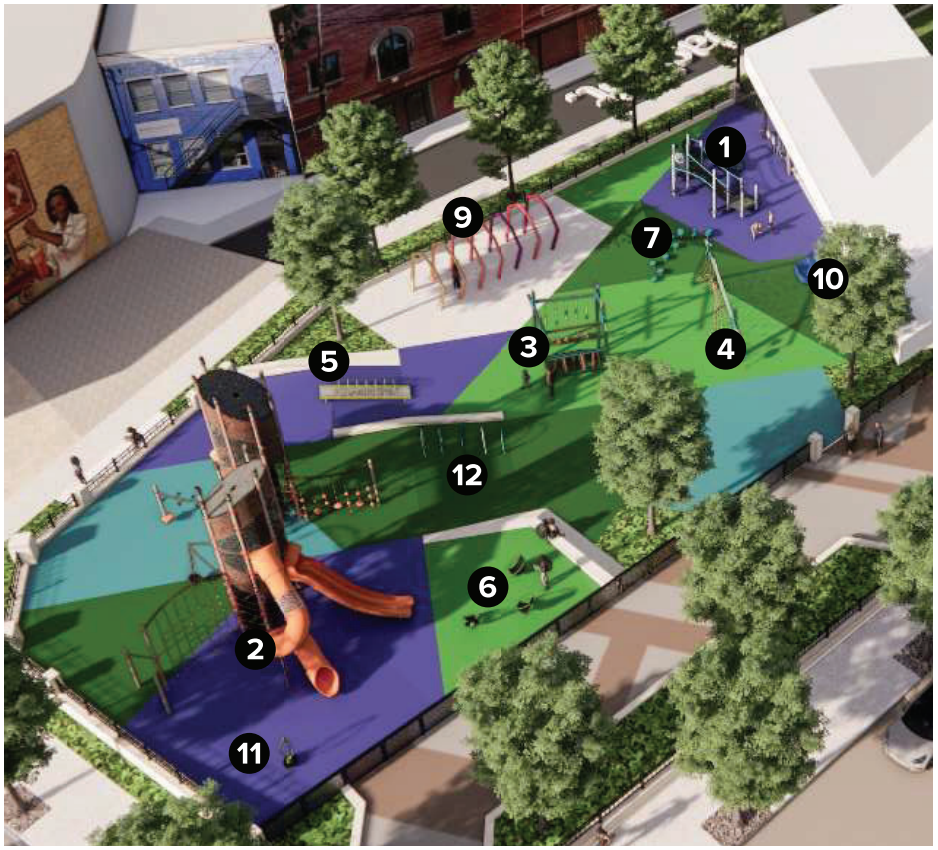
LANDSCAPE

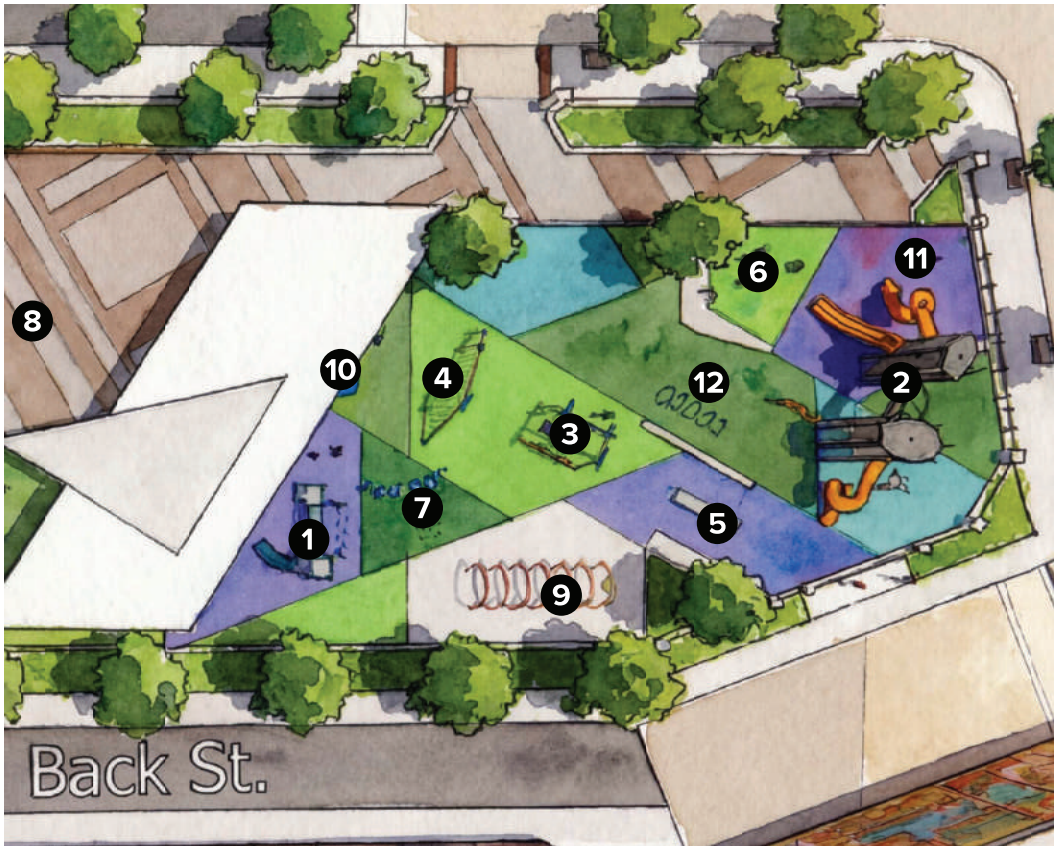
TREE IN TREE WELLS

DECIDUOUS TREE

HORTICULTURAL PLANTINGS

SHRUBS, GRASSES & PERENNIALS





PLAY ELEMENTS

1. Landscape Structures Inc. - PlayBooster Design 8936
2. Landscape Structures Inc. - Super Netplex 12’ Towers
3. Landscape Structures Inc. - Foxtrot™ Multi-Climber
4. Landscape Structures Inc. - Forge® Climber
5. Landscape Structures Inc. - Roller Table™
6. Landscape Structures Inc. - Chill Spinner™
7. Landscape Structures Inc. - Pod Climbers™ on play mound
8. Crystal Fountains - Choreoswitch LED Water Jets in plaza
9. Landscape Structures Inc. - Custom Aquatix Misters™
10. Landscape Structures Inc. - OmniSpin® Spinner Model #173591
11. Landscape Structure Inc. - Curva® Spinner - Stainless Steel Model #249553
12. Landscape Structures Inc. - Single Hill Loop Model #001153

Exhibit G

GRANT PARK

Community Engagement Summary

KEY TAKEAWAYS:

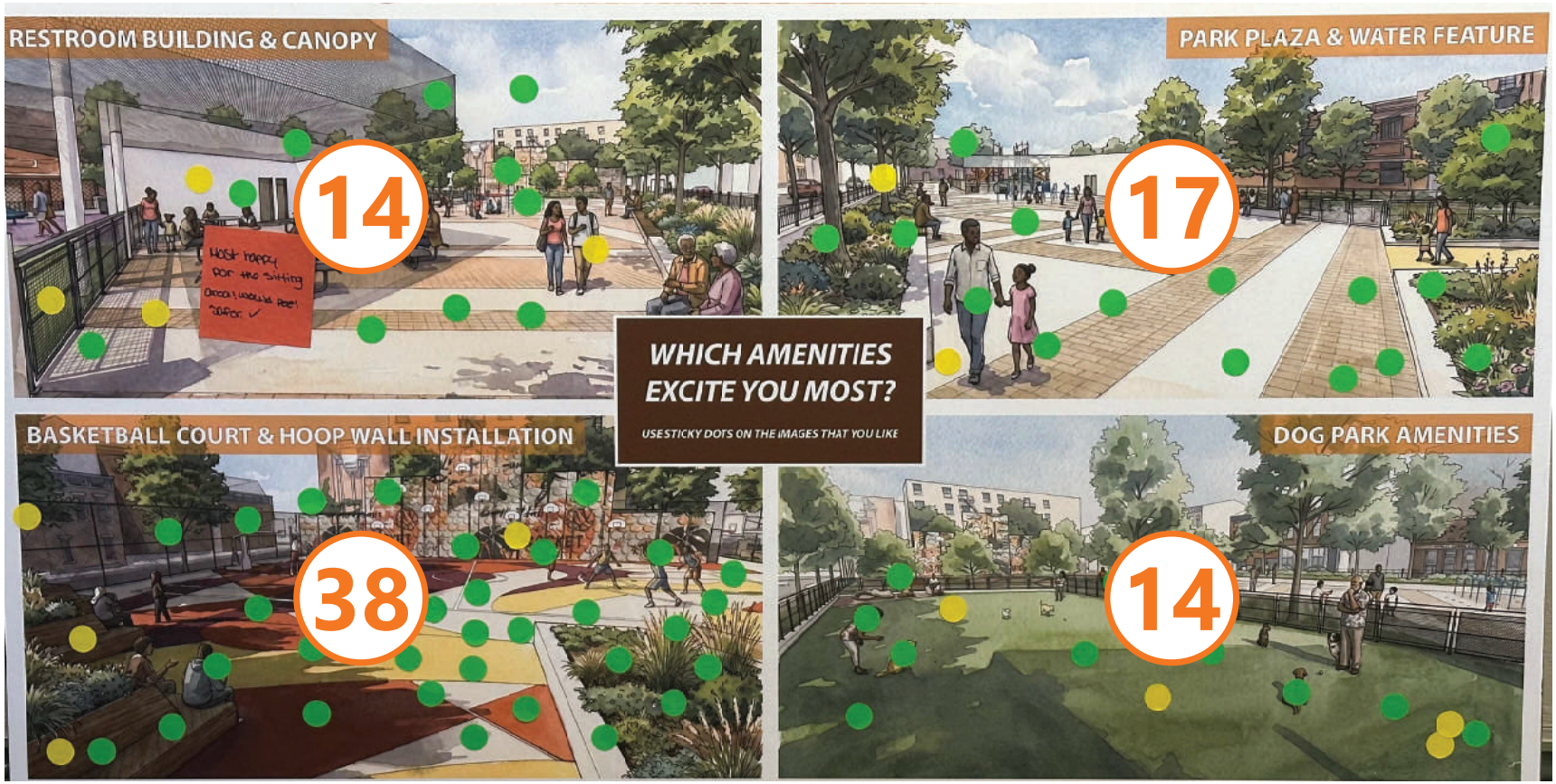
- **Strong turnout and positive reception.** Participation was consistent and feedback was generally positive across a diverse group of attendees, although overall number was limited.
- **Basketball court and hoop wall was the top draw.** It received 38 dots, more than double any other amenity, though some attendees were concerned about the hoop wall's impact on organized play.
- **Dog park prompted thoughtful discussion.** Attendees shared feedback on how the proposed dog park could complement existing nearby amenities, as well as ideas for how to manage pet waste.
- **Restrooms had unanimous support.** Safety and maintenance concerns point to the need for lighting, cameras, and controlled operating hours.
- **Water feature is welcome.** In-ground jets were seen as sufficient for children's play (17 dots).
- **Seating and shade are the most common gaps.** Attendees asked for more seating throughout the park, especially for seniors.
- **Iconic feature is a near tie.** Brewery Heritage edged out Urban Tree Canopy, 22 to 20 dots.
- **Linked play is the clear favorite play feature.** It received 31 dots, with no other feature above 10.







Community Engagement Results



BOARD QUESTION:
Is there anything missing?

"Add lighting and cameras for security"

"Add shading structures like a pergola that has an architecturally unique character"

"Additional shade trees and open lawn for flexible programming"

"Add a grill center for cookouts and events"

"Bring back the pool; a splash pad would do"

"A concession kiosk to provide beverages and snacks"

"More comfortable seating options for seniors"

"Keep the park a public space"

"Include a waste station for peole to dispose trash and keep the park clean"

Community Engagement Results



Honorable City Planning Commission **November 6, 2026**
Cincinnati, Ohio

SUBJECT: A report and recommendation on the new location of an administrative building for the Cincinnati Health Department at 2800 Gilbert Avenue in Walnut Hills.

GENERAL INFORMATION:
Location: 2800 Gilbert Avenue, Cincinnati, OH 45206

ATTACHMENTS:
Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Concept Floor Plans

BACKGROUND AND ANALYSIS:
The City of Cincinnati is proposing an administrative headquarters for the Cincinnati Health Department (CHD) at 2800 Gilbert Avenue. Currently, CHD's administrative and public health functions are spread across multiple aging facilities, which create operational inefficiencies, limit collaboration, and require significant ongoing investment in buildings that are nearing the end of their useful lives. The new location is intended to bring these teams together in a single location, improve operational effectiveness, and provide a modern workspace that better supports the department's mission of improving health outcomes and life expectancy across Cincinnati.

The existing building located at 2800 Gilbert Avenue will be renovated and will house CHD's administrative, public health, and support functions that are currently located across several facilities, including Burnet & King (Corryville), Bobbie Sterne (Over-the-Rhine), Muhlberg (Northside), and Millvale. The project is not a clinical facility and will not provide direct patient care services at the Gilbert Avenue location, though it will have flexibility to do so, if necessary (such as with a public vaccination campaign). Rather, it is intended to serve as the department's central administrative hub. The consolidation also creates future opportunities to re-evaluate and modernize portions of CHD's clinic footprint as community needs evolve. The location is shown in Exhibit A, and the conceptual floor plans are shown in Exhibit B.

The project is part of a larger Facilities Master Plan that was developed to address deferred maintenance needs, operational challenges associated with dispersed facilities, employee health and safety concerns, and long-term financial sustainability. The Master Plan identified opportunities to improve efficiency, reduce expenditures on aging infrastructure, and better position CHD to meet future public health needs. Overall, the project represents the first phase of CHD's long-term facilities strategy and is intended to provide a modern, efficient administrative headquarters while reducing reliance on aging facilities that require substantial capital investment.

Notice of the proposed location was sent to adjacent property owners, the Walnut Hills Area Council (WHAC), and the Walnut Hills Redevelopment Foundation. No correspondence has been received except a request by the WHAC for CHD to engage with them further about the project. CHD has since reached out to WHAC to apologize for not reaching out soon, and to schedule discussing the project at an upcoming WHAC meeting. CHD also met with Avondale and Corryville Community Councils during their initial search for the new building location.

ROLE OF THE CITY PLANNING COMMISSION:
The City Planning Commission is not considering the purchase of the property, but only the proposed location. This review is due to Article VII, Section 3 of the Charter of the City of Cincinnati which states, "The powers and duties of the commission shall be to make plans and maps of the whole or any portion of the city and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the location and extent of streets, alleys, ways,

viaducts, bridges, subways, parkways, parks, playgrounds and other public grounds and **public improvements, of public buildings and other public properties**, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities."

CONSISTENCY WITH PLANS

Plan Cincinnati (2012)

The proposed CHD administrative headquarters is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the Goal to "Become a healthier Cincinnati" (p. 182), the Strategy to "Decrease mortality and chronic diseases" (p. 187), and the Action to "Increase access to health care" (p. 188). While the proposed headquarters will not directly provide health access, it will allow CHD to reevaluate other health facilities to better meet future public health needs.

Walnut Hill Reinvestment Plan (2016)

The proposed CHD administrative headquarters is consistent with the *Walnut Hill Reinvestment Plan* (2016), particularly to intensify new development over time in the rest of the "The Cadillac Block" parcel (p. 74). The proposed headquarters will bring office workers to a vacant building on The Cadillac Block, which will help reduce blight and introduce new customers to local businesses.

RECOMMENDATION:

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

> **APPROVE** the new location of an administrative building for the Cincinnati Health Department at 2800 Gilbert Avenue in Walnut Hills.

Respectfully submitted:

Andrew Halt

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

Approved:

Katherine Keough-Jurs

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

Exhibit A

Proposed City Facility Use at 2800 Gilbert Avenue in Walnut Hills

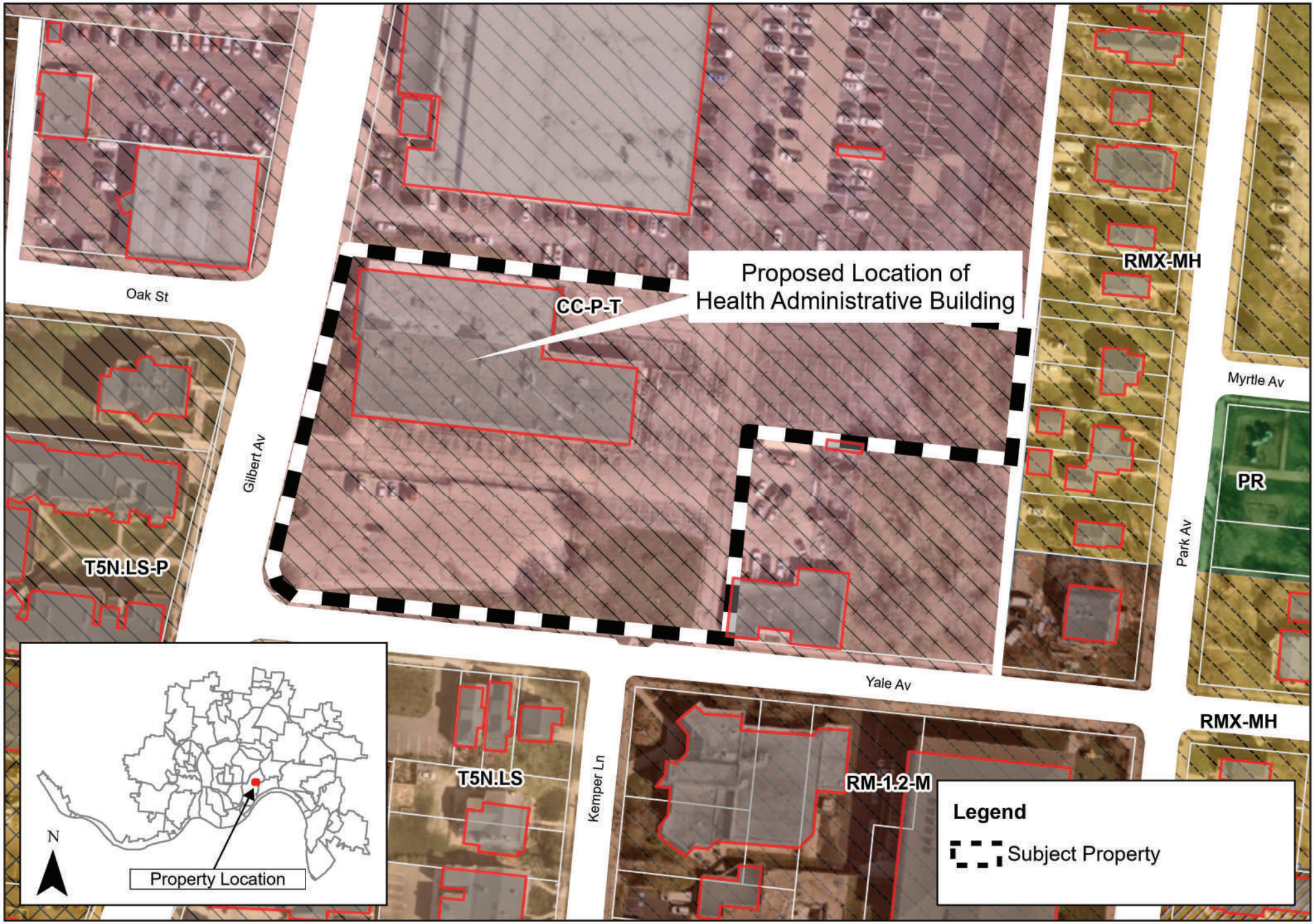


Exhibit B



Shown in plan:
(15) 120 sf CLOSED OFFICES
(22) 48 sf WORKSTATIONS
(12) 30 sf CALL CENTER STATIONS
(10) 30 sf VITAL REC STATIONS

1st and 2nd Floor Totals:
(5) 150 sf CLOSED OFFICES
(39) 120 sf CLOSED OFFICES
(104) 48 sf WORKSTATIONS
(22) 30 sf WORKSTATIONS

(170) Total Work Spaces


150 SF CLOSED OFFICE
120 SF CLOSED OFFICE
48 SF OPEN WORKSTATION
COLLABORATIVE
NEW RESTROOMS & NEW MOTHERS
SHARED AMENITY
BOH/ SUPPORT
EXISTING RESTROOMS, IT ROOM
EXISTING ELEVATOR, EXISTING STAIR
FUTURE
Shown in 2nd floor plan:
(5) 150 sf CLOSED OFFICES
(24) 120 sf CLOSED OFFICES
(82) 48 SF WORKSTATIONS
1st and 2nd Floor Totals:
(5) 150 sf CLOSED OFFICES
(39) 120 sf CLOSED OFFICES
(104) 48 sf WORKSTATIONS
(22) 30 sf WORKSTATIONS
(176) Total Work Spaces
ELEC
STAIR
STAIR
COMMUNICABLE DISEASE SUITE
IT SUITE
IT WORK RM
8" Raise computer floor
MECH
ELEC
STAIR
Elevator
STAIR

ITEM 3

Honorable City Planning Commission **November 6, 2026**
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed sidewalk easement and the associated dedication and acceptance of the sidewalk as public right-of-way at 3287 Werk Road in Westwood.

GENERAL INFORMATION:

Location:	3287 Werk Road, Cincinnati, OH 45211
Owner:	Sohan Singh & Yadwinder Singh, 7147 Southampton Lane, West Chester, OH 45069
Applicant:	Community Civil Engineers LLC, 2440 Dayton Xenia Road, Beavercreek, OH 45434

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Easement Plat

BACKGROUND AND ANALYSIS:

The City Planning Commission is being asked to consider a sidewalk easement and the associated dedication and acceptance of right-of-way at 3287 Werk Road in Westwood. In May 2026, City Departments and reviewing agencies reviewed a gas station with a convenience store and four fuel pumps through the Coordinated Site Review process. There were no objections, but the Department of Transportation and Engineering required a 2-foot easement to provide a 10-foot wide sidewalk. The proposed easement, with a total area of 520 square feet (0.012 acres), was circulated to City Departments and reviewing agencies through the Coordinated Report process in August 2026. There were no objections. The Office of Environment and Sustainability (OES) requested a Phase I Environmental Site Assessment (ESA). The applicant has contracted with an environmental firm to perform the ESA and will submit the results to OES upon completion.

CONSISTENCY WITH PLAN CINCINNATI (2012):

The proposed easement and associated dedication and acceptance are consistent with the Collaborate Initiative Area of *Plan Cincinnati* (2012), particularly within the action step to "Coordinate growth and maintenance of our infrastructure and public assets" (p. 218). It is also consistent with the Connect Initiative Area action step to "Expand connectivity and facilities for pedestrians, bicyclists, and transit users," because the easement will provide a full width sidewalk along Werk Road and Glenmore Avenue.

RECOMMENDATION:

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

> **APPROVE** the proposed sidewalk easement and the associated dedication and acceptance of the sidewalk as public right-of-way at 3287 Werk Road in Westwood.

Respectfully submitted:

Sophia Ferries-Rowe

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

Approved:

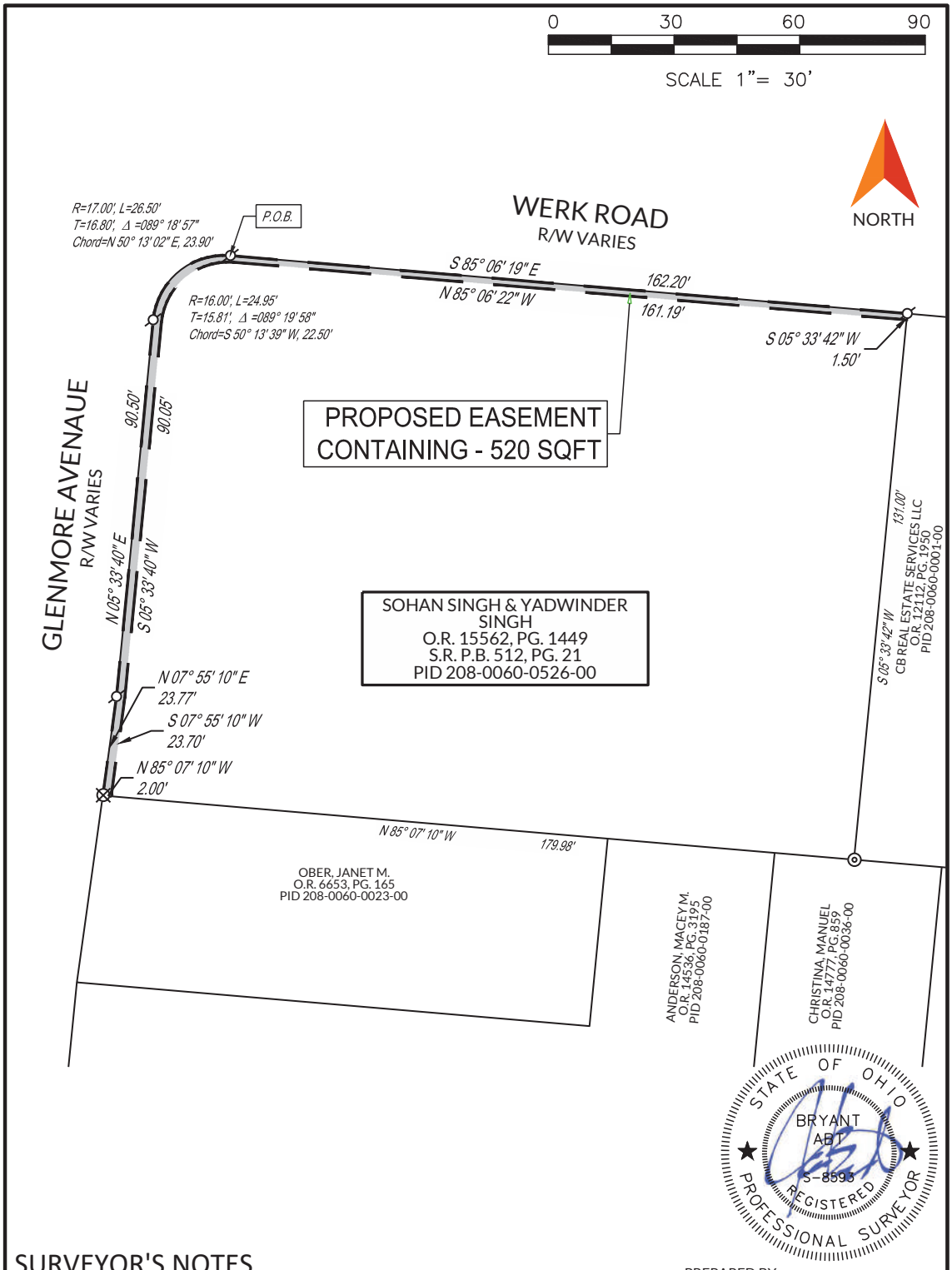
Katherine Keough-Jurs

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

Exhibit A

Proposed Sidewalk Easement and Associated Dedication & Acceptance of Right-of-Way at 3287 Werk Road in Westwood





SURVEYOR'S NOTES

NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(18a) AND FURTHER BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION, VRS NETWORK, AS COLLECTED UTILIZING AND S631 HEMISPHERE RECEIVER DURING A FIELD SURVEY PREPARED BY B A LAND PROFESSIONALS, AND DATED 01/16/2026. REFERENCE TO THE BEARING SYSTEM IS MADE TO THE FOUND MONUMENTS ON THE SOUTHERLY PROPERTY LINE. (NORTH 85°07'10" WEST)

SUBJECT TO ALL TERMS, COVENANTS, CONDITIONS, EXCEPTIONS, AGREEMENTS, EASEMENTS AND ENCUMBRANCES OF RECORD

ALL MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.

AN ACTUAL TITLE SEARCH WAS NOT PREPARED BY THE SURVEYOR AND ALL DOCUMENTATION AS SHOWN HEREON WAS MADE AVAILABLE BY PUBLIC RECORDS AS RECORDED WITH THE HAMILTON COUNTY DEED AND ENGINEER'S RECORDS, ON FILE IN CINCINNATI, OH. NOT A BOUNDARY SURVEY PURSUANT OAC4733-37

PREPARED BY:
BA LAND PROFESSIONALS, LLC
761 COLUMBUS AVE.
LEBANON, OH 45036
937.286.5043
WWW.BALANDPROFESSIONALS.COM
ADMIN@BALANDPROS.COM

EASEMENT EXHIBIT

CCE

3287 WERK ROAD
CITY OF CINCINNATI

SECTION 8, TOWN 2, RANGE 2
HAMILTON COUNTY, OHIO

SCALE: 1" = 30'	DATE: 08/12/26
DESIGN: N/A	JOB NO.: 26-0128
DRAWN: JBA	SHEET NO.: 1 OF 1
CHECKED: DPB	BA LAND PROFESSIONALS

SUBJECT: A report and recommendation on a proposed Development Plan and Final Plat at 2859 Fischer Place in Westwood.

GENERAL INFORMATION:

Location: 2859 Fischer Place, Cincinnati, OH 45211

Property Owner/Applicant: Trina and Randall Walton
6082 Ash Hill Court, West Chester, OH 45069

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A Location Map
- Exhibit B Proposed Plat

BACKGROUND:

The applicants, Trina and Randall Walton, have requested the division of land to split one parcel into two to facilitate the construction of two single-family homes. The currently vacant subject parcel is approximately 0.2894 acres. The proposed subdivision would result in the creation of two identical parcels that are 39 feet in width and approximately 0.1447 acres (Exhibit B).

The current zoning of the subject property is Single-family Residential – 6,000 square feet (SF-6). The minimum lot width in the SF-6 district is 50 feet; the proposed lots would only have a width of 39 feet. This requires a lot width variance from the City's Subdivision Regulations.

The proposed division of land is considered a Major Subdivision per Sections 200-01-S5 and 200-01-S6 of the Cincinnati Subdivision Regulations, as the Development Plan and Final Plat require relief from the City's Subdivision Regulations. The proposal requires review by the City Planning Commission because it is a Major Subdivision.

CRITERIA/ANALYSIS – SUBDIVISION REGULATIONS:

Section 200-01-S5 of the Cincinnati Subdivision Regulations establishes a Major Subdivision as any "subdivision of a parcel of land that does not meet the definition of a minor subdivision as defined by Section 200-01-S6." Section 200-01-S6 defines a Minor Subdivision as a "subdivision of a parcel of land that abuts an existing improved public or private street into no more than three lots, but excluding subdivisions that propose or require one or more of the following features:"

> d) A request that seeks a variance or other relief from the City's subdivision regulations or the Cincinnati Zoning Code.
>
> The applicant is requesting relief from minimum lot width requirement in the SF-6 district.

Based upon the criteria above, the proposed subdivision meets the definition of a Major Subdivision. Section 300-09 of the Subdivision Regulations outlines the procedure for Major Subdivisions, which establishes that the City Planning Commission has the duty to hold a public hearing for Major Subdivision applications.

According to Section 300-09 (a) (6) *Decision,* the City Planning Commission shall approve a Development Plan application when it finds:

Section 300-09 (a)(6) *Decision.*

(i) City Plans. The application is consistent with applicable city-adopted land use plans.

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati* (2012) and the *Westwood Neighborhood Plan* (2025). See "Consistency with Plans" for more information.

(ii) Planning Principles. The application is consistent with the general intent and purposes of these subdivision regulations.

The proposed subdivision is generally consistent with the intent of the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

(iii) City Administration Standards, Rules, and Regulations. The application is consistent with applicable laws, rules, and regulations governing the proposed subdivision, including, but not limited to, subdivision lot standards set forth in these subdivision regulations, the Cincinnati Zoning Code, and the Flood Damage Reduction Chapter of the Cincinnati Building Code.

The proposed subdivision was reviewed by the appropriate City Departments to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. All reviewing agencies were amenable to the application proceeding to the City Planning Commission. The proposed subdivision requires relief from the Subdivision Regulations for lot width.

(iv) Design. The subdivision is designed to minimize disturbance to natural topography, tree cover, and natural drainage ways to avoid adverse impacts on area stormwater drainage.

The proposed subdivision will not affect the natural topography, tree coverage, and natural drainage ways.

(v) Access and Public Service. Existing or proposed streets, sidewalks, driveways, and utilities that will serve the subdivision are configured and designed to minimize adverse impacts related to traffic circulation and to ensure the efficient provisions of all public services, including emergency services.

The proposed subdivision has been reviewed by the appropriate City departments.

(vi) Multiple Phases. If applicable, the phasing plan will provide for an orderly and efficient development.

Not applicable to this proposal.

CRITERIA/ANALYSIS – RELIEF FROM THE SUBDIVISION REGULATIONS

The applicant seeks a variance for the lot size requirements of the SF-6 zoning district from the City's Subdivision Regulations. Per Section 800-03. – Lot Standards, the Subdivision Regulations require that "lot dimensions, area, and setbacks shall comply with the requirements of the zoning code, as amended from time to time, for the zoning district in which the property is situated" (Sec. 800-03(a)).

The proposed variance is outlined below:

Property	Variance From	Required	Proposed	Requested Variance
Tract 1	§ 800-03 Lot Standards	50 ft. width	39 ft. width	11 ft.
Tract 2	§ 800-03 Lot Standards	50 ft. width	39 ft. width	11 ft.

Section 500-03 of the Subdivision Regulations states that the City Planning Commission may grant variances from these regulations if it finds that an applicant has demonstrated by a preponderance of evidence in each specific case that:

a) A variance is consistent with the general purposes of these regulations and shall not have the effect of nullifying the general intents and purposes of the zoning code;

The variances sought are an effort to construct housing in keeping with the neighboring residential properties in massing, scale, and relationship to the public realm via the interface of the buildings at the street. By being generally consistent with surrounding houses, these variances are not modifying or nullifying the intents and purpose of the zoning code.

b) The variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The proposed subdivision and variance were reviewed by City departments; no departments identified concerns aside from the necessary variance.

c) The strict enforcement of these regulations will cause undue hardship or practical difficulty to the applicant due to particular physical surroundings, shape, or topographical condition of the specific property involved;

The strict enforcement of these regulations could cause practical difficulty as strict adherence would inhibit the creation of lots that are in line with adjacent properties. The south side of Fischer Place where the subject property is does not have a typical lots size or width. While some lots on Fischer Place do meet the minimum lot width requirement, other lots are subminimum, ranging from 45 feet to 33 feet in width. The proposed 39-foot lots would fall within the range of lot widths found on Fischer Place.

d) The conditions upon which the request for a variance is based are unusual to the property for which the variance is sought and are not applicable generally to other property;

The proposed subdivision would create lots in likeness to other lots surrounding the property. Other parcels on the street, in the same zoning district, have subminimum lot widths; the parcel immediately adjacent to the subject property has a lot width of approximately 39 feet.

e) The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property;

The purpose of the requested variances is not based exclusively upon a desire to obtain additional income from the property, but rather to create additional infill housing in the neighborhood.

f) The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and,

The requested variance is in line with other lots on the same street and in the same zoning district. Strictly adhering to current zoning regulations would inhibit the creation of similar lots. The request would create lots that fit with the surrounding environment.

g) The requested variance is the minimum adjustment necessary for the reasonable use of the land.

The requested lot width variance is the minimum necessary adjustment necessary due to the existing site conditions.

COORDINATED SITE REVIEW:

The proposed subdivision was circulated to appropriate City departments for review in October of 2026 to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. All reviewing agencies were amenable to the application proceeding to review by the City Planning Commission.

PUBLIC COMMENT AND NOTIFICATION:

Per Section 300-09(a)(3) of the Subdivision Regulations, notice of a complete application and the City Planning Commission meeting was sent to the applicant, property owners within 200-feet of the subject property, the Westwood Civic Association, the Westwood Community Urban Development Corporation, and Westwood Works. A sign was also posted on the subject property to notify the public that the application is under review by the City. No additional correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) through the Strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169). The proposed subdivision would facilitate the construction of two new single-family homes.

Westwood Neighborhood Plan (2025)

The proposed subdivision is consistent with goals identified in the *Westwood Neighborhood Plan*, specifically the Housing Goal to "Celebrate and build on Westwood's housing diversity through preservation and new construction" (p. 5.15). The proposed subdivision would facilitate the construction of two new single-family homes on a currently vacant lot.

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 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 2859 Fischer Place in Westwood because the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09 (c)(1) of the Subdivision Regulations.

Respectfully submitted:



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

Approved:



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

EXHIBIT A

Proposed Subdivision at 2859 Fischer Place in Westwood

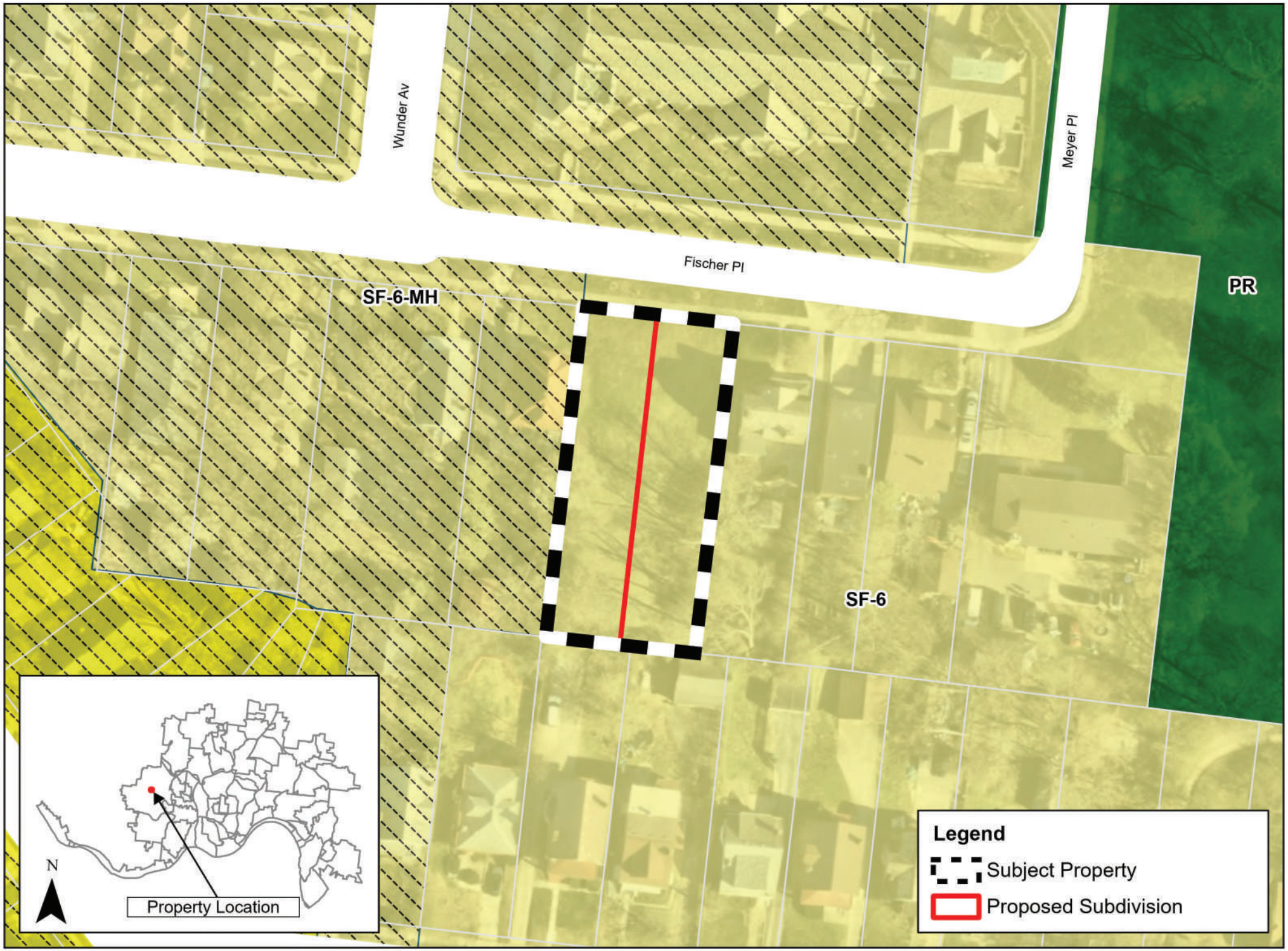
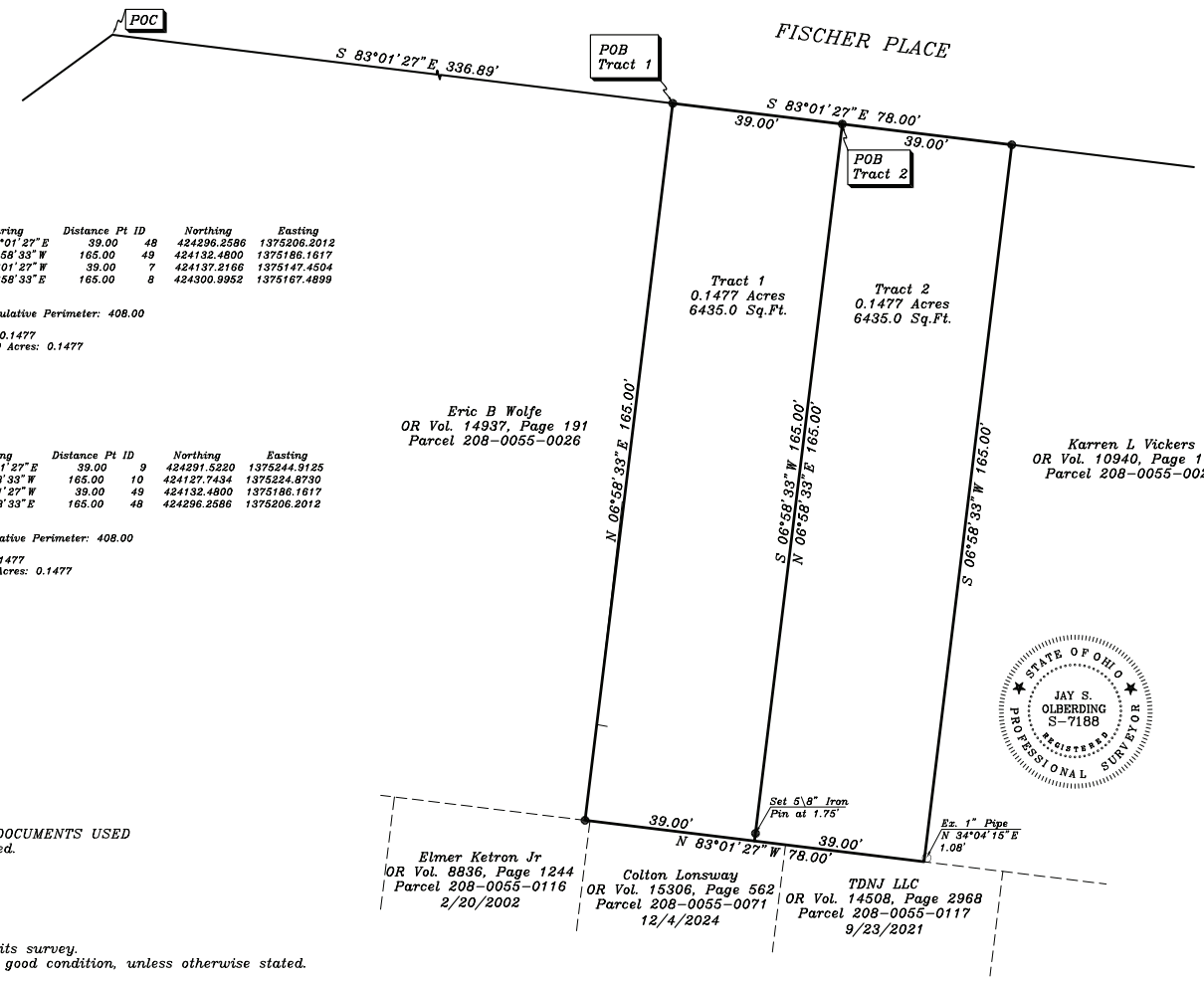


EXHIBIT B

Basis of bearings is the Ohio State Plane Coordinate System – South Zone. Reference Frame 12A – NAD83–ODOT VRS Network.

SECTION 2, TOWNSHIP 2, FRACTIONAL RANGE 2
MIAMI PURCHASE
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



Tract 1

Pt ID	Ang Rt	Bearing	Distance	Pt ID	Northing	Easting
8		S 83°01'27" E	39.00	48	424296.2586	1375206.2012
48	90°00'00"	S 06°58'33" W	165.00	49	424132.4800	1375186.1617
49	90°00'00"	N 83°01'27" W	39.00	7	424137.2166	1375147.4504
7	90°00'00"	N 06°58'33" E	165.00	8	424300.9952	1375167.4899
8	90°00'00"					

Perimeter: 408.00 Cumulative Perimeter: 408.00

Sq. Feet: 6435.0 Acres: 0.1477
Total – Sq. Feet: 6435.0 Acres: 0.1477

Tract 2

Pt ID	Ang Rt	Bearing	Distance	Pt ID	Northing	Easting
48		S 83°01'27" E	39.00	9	424291.5220	1375244.9125
9	90°00'00"	S 06°58'33" W	165.00	10	424127.7434	1375224.8730
10	90°00'00"	N 83°01'27" W	39.00	49	424132.4800	1375186.1617
49	90°00'00"	N 06°58'33" E	165.00	48	424296.2586	1375206.2012
48	90°00'00"					

Perimeter: 408.00 Cumulative Perimeter: 408.00

Sq. Feet: 6435.0 Acres: 0.1477
Total – Sq. Feet: 6435.0 Acres: 0.1477

OWNERS
Trina & Randall Walton
OR Vol. 15039, Page 1246
Parcel 208–0055–0060
0.2955 Acres
12870.0 Sq.Ft.

LEGEND
● – Set 5\8" Iron Pin and cap

STATE OF OHIO
JAY S. OLBERDING
S–7188
REGISTERED
PROFESSIONAL SURVEYOR

I hereby certify that this plat represents a true and complete survey made under my supervision and all monuments have been set or found as shown.

Jay S. Olberding P.S.
Jay S. Olberding P.S.
Ohio Registered Surveyor #S–7188

REFERENCE DOCUMENTS USED
Deeds as noted.
Surveys:

Occupation generally fits survey.
All monuments are in good condition, unless otherwise stated.

NOTE: The Professional surveyor or Lansdale Surveying, Inc has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No abstract of title nor title commitment, or results of a title search where furnished to the surveyor or Lansdale Surveying, Inc..

0 20 40 60

LANSDALE SURVEYING, INC
1008 MAIN STREET – (ST.RT.28)
MILFORD OHIO, 45150 PHONE (513) 831–9970

Survey for
Trina Walton
2859 Fischer Place
Cincinnati, Ohio 45211

CUT–UP PLAT

DATE: 7/13/26	DRAWN BY: mrh	DRAWING NUMBER
SCALE: 1"=20'		26–080

Honorable City Planning Commission **ITEM 5**
Cincinnati, Ohio **November 6, 2026**

SUBJECT: A report and recommendation on a proposed Development Plan and Final Plat at 262 Wilmer Avenue in the East End.

GENERAL INFORMATION:

Location: 262 Wilmer Avenue, Cincinnati, OH 45226

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

Applicant: Bayer Becker (on behalf of Salyers Group)
1404 Race Street #204, Cincinnati, OH 45202

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A Location Map
- Exhibit B Proposed Plat

BACKGROUND:

The applicant, Bayer Becker, on behalf of the Salyers Group, have requested the division of land to split one parcel into two to facilitate the development of a hotel on the Lunken Airport property. The subject parcel is approximately 2.0848 acres. The proposed subdivision would result in the creation of two parcels: Lot 1, 1.0928 acres; and Lot 2, 0.9920 acres (Exhibit B). The subdivision would facilitate the redevelopment of the existing building into a hotel, which would be accessory to the Airport. The subject parcels cannot be sold or taken out of airport use. The proposed parcels would be leased to the developer.

The proposed division of land is considered a Major Subdivision per Sections 200-01-S5 and 200-01-S6 of the Cincinnati Subdivision Regulations, as the subject property is within a special flood hazard area. The proposal requires review by the City Planning Commission because it is a Major Subdivision.

CRITERIA/ANALYSIS – SUBDIVISION REGULATIONS:

Section 200-01-S5 of the Cincinnati Subdivision Regulations establishes a Major Subdivision as any "subdivision of a parcel of land that does not meet the definition of a minor subdivision as defined by Section 200-01-S6." Section 200-01-S6 defines a Minor Subdivision as a "subdivision of a parcel of land that abuts an existing improved public or private street into no more than three lots, but excluding subdivisions that propose or require one or more of the following features:"

> h) A request involving property located in a special flood hazard area, as designated by the Federal Emergency Management Agency.
>
> The subject property is within the Special Flood Hazard Area AE, or a 100-year floodplain.

Based upon the criteria above, the proposed subdivision meets the definition of a Major Subdivision. Section 300-09 of the Subdivision Regulations outlines the procedure for Major Subdivisions, which establishes that the City Planning Commission has the duty to hold a public hearing for Major Subdivision applications.

According to Section 300-09 (a) (6) *Decision,* the City Planning Commission shall approve a Development Plan application when it finds:

Section 300-09 (a)(6) *Decision.*

(i) City Plans. The application is consistent with applicable city-adopted land use plans.

The proposed subdivision is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012). See "Consistency with Plans" for more information.

(ii) Planning Principles. The application is consistent with the general intent and purposes of these subdivision regulations.

The proposed subdivision is generally consistent with the intent of the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

(iii) City Administration Standards, Rules, and Regulations. The application is consistent with applicable laws, rules, and regulations governing the proposed subdivision, including, but not limited to, subdivision lot standards set forth in these subdivision regulations, the Cincinnati Zoning Code, and the Flood Damage Reduction Chapter of the Cincinnati Building Code.

The proposed subdivision was reviewed by the appropriate City departments to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. All reviewing agencies were amenable to the application proceeding to the City Planning Commission.

(iv) Design. The subdivision is designed to minimize disturbance to natural topography, tree cover, and natural drainage ways to avoid adverse impacts on area stormwater drainage.

The proposed subdivision will not affect the natural topography, tree coverage, and natural drainage ways.

(v) Access and Public Service. Existing or proposed streets, sidewalks, driveways, and utilities that will serve the subdivision are configured and designed to minimize adverse impacts related to traffic circulation and to ensure the efficient provisions of all public services, including emergency services.

The proposed subdivision has been reviewed by the appropriate City departments.

(vi) Multiple Phases. If applicable, the phasing plan will provide for an orderly and efficient development.

Not applicable to this proposal.

COORDINATED SITE REVIEW:

The proposed subdivision was circulated to appropriate City departments for review in June of 2026 to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. All reviewing agencies were amenable to the application proceeding to review by the City Planning Commission.

PUBLIC COMMENT AND NOTIFICATION:

Per Section 300-09(a)(3) of the Subdivision Regulations, notice of a complete application and the City Planning Commission meeting was sent to the applicant, property owners within 200-feet of the subject property and the East End Area Council. A sign was also posted on the subject property to notify the public that the application is under review by the City. No additional correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed subdivision is consistent with the Compete Initiative Area of *Plan Cincinnati*, specifically the Goal to "Become nationally and internationally recognized as a vibrant and unique city" (p. 121) through the Strategy to "Promote Cincinnati's lifestyle" (p. 122) and action to "Capitalize on our historic character and cultural heritage" (p. 122). The proposed subdivision would facilitate the redevelopment of a historic, though not designated, airport terminal into a hotel.

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 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 262 Wilmer Avenue in East End because the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09 (c)(1) of the Subdivision Regulations.

Respectfully submitted:



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

Approved:



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

EXHIBIT A

Proposed Subdivision of Land at 262 Wilmer Ave in East End

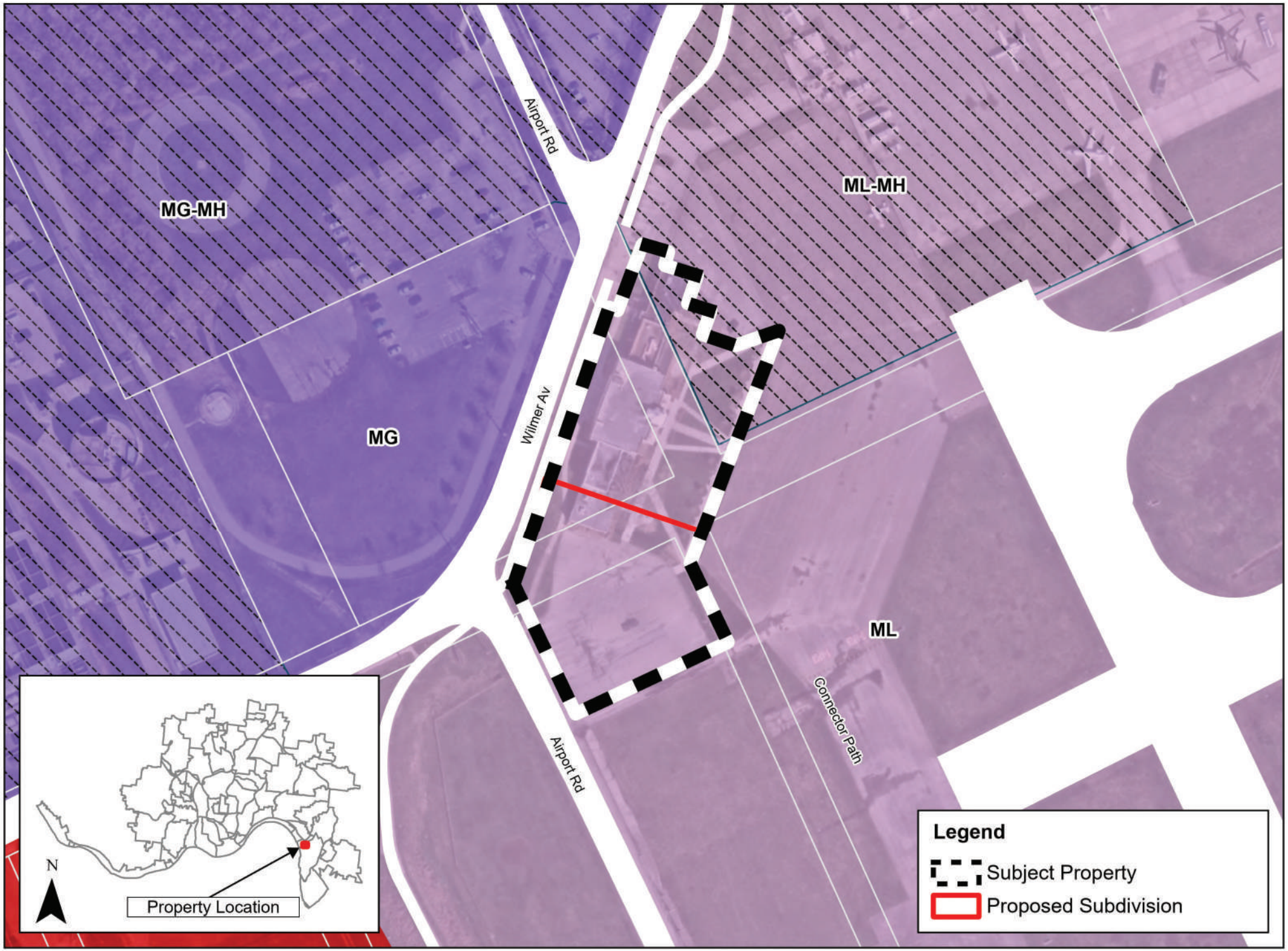


EXHIBIT B

HOTEL LUNKEN SUBDIVISION
SECTION ONE
LUNKEN AIRPORT
SECTION 30, TOWN 5, FRACTIONAL RANGE 1 BTM
SPENSER TOWNSHIP ~ CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



VICINITY MAP
n.t.s.

OWNERS CONSENT AND DEDICATION
We, the undersigned, do hereby confirm and adopt this plat of lands. We also guarantee the payment of all taxes and assessments that are a lien on said property on the date of acceptance.

SIGNED: City of Cincinnati, an Ohio municipal corporation

By: _____

Printed Name: _____

State of Ohio)
) SS
County of Hamilton)

Be it remembered that on this ____ day of _____, 20___, before me the undersigned, a Notary Public in and for the State, personally came _____(name), known to me to be the _____(title) of the City of Cincinnati, an Ohio municipal corporation who acknowledged the signing and execution of the foregoing to be its act and deed.

In testimony thereof, I have set my hand and Notary Seal on the day and date above written.

_____
Signature

_____
Print Name Here
NOTARY PUBLIC
State of Ohio

My Commission expires _____

CINCINNATI CITY PLANNING COMMISSION
THIS PLAT WAS APPROVED BY THE CINCINNATI CITY PLANNING COMMISSION AT A MEETING HELD ON THE _____DAY OF _____, 20__.

APPROVED BY:

_____ _____
KATHERINE KEOUGH-JURS, AICP | DIRECTOR DATE
DEPARTMENT OF CITY PLANNING

APPROVED: _____
SEWERS CHIEF ENGINEER - MSD

APPROVED: _____
CITY STORMWATER MANAGEMENT ENGINEER - STORMWATER MANAGEMENT UTILITY

APPROVED: _____
DON GINDLING - CITY ENGINEER

APPROVED AS TO FORM:
_____
ASSISTANT CITY SOLICITOR

NOTES
Prior Deed Reference: As Noted.

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

All monumentation is in good condition unless otherwise shown.

Lines of occupation, wherever they exist, generally agree with the boundary lines except as noted.

All documents used as shown.

By graphic plotting only, the property appears to be located in Zone AE X (Special Flood Hazard Area), Community Panel 39061C0356G, Hamilton County, Ohio and incorporated areas, bearing the effective date June 7, 2023.

Fieldwork performed on 6-27-25.

Auditor's Parcels: 010-0003-0001(cons), 012-0003-0001(cons), 013-0003-0002(cons) & ____-____-____

No public improvements or easements are being created or dedicated with this plat. The purpose of this plat is to create Lots 1 and 2 (lease areas) as shown.

CERTIFICATION
I hereby state to the best of my knowledge, information and belief that the accompanying plat is the return of a survey made under my direction.

_____ _____
Jeffrey O. Lambert, P.S. Date
Registered Surveyor #7568 State of Ohio

DEED STATEMENT
Situated in Section 30, Town 5, Fractional Range 1 BTM, Spenser Township, City of Cincinnati, Hamilton County, Ohio and being part of the lands of the City of Cincinnati in Deed Book 1472, Page 171, Deed Book 1489, Page 325, Deed Book 1562, Page 169, Lease Book 204, Page 364 and Part of Turkey Bottom Road, Part of Airport Road and Part of Davis Lane vacated per Ordinance No. ____ - ____ O.R. _____, Pg. ____ of the Hamilton County, Ohio Recorder's Office.

ACREAGE SUMMARY

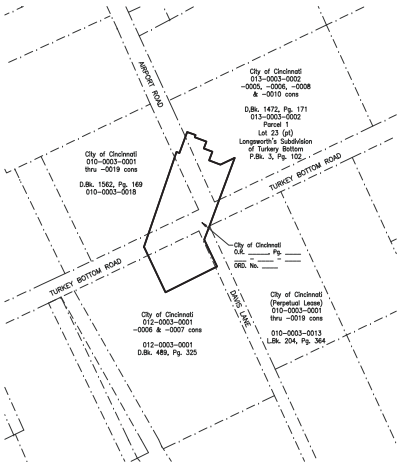
Lots	2.0847 Ac.
Right-of-way	0.000 Ac.
Total Section Area	2.0847 Ac.

OWNER
City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

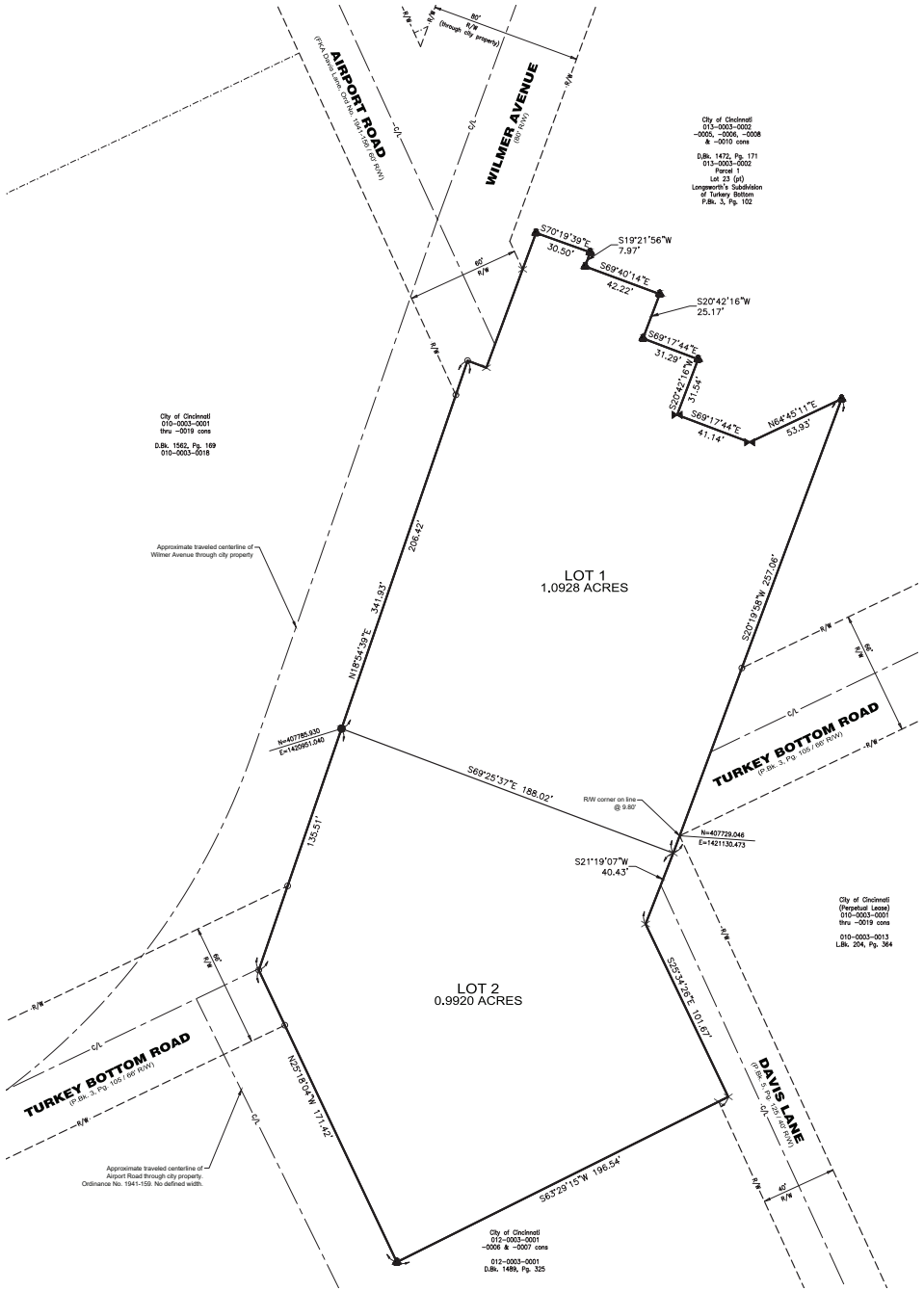
ENGINEER/SURVEYOR
Bayer & Becker, Inc.
1404 Race Street, Suite 204
Cincinnati, OH 45202

LEGEND
- Set 5/8" Iron Pin (5/8"x30" copped "BoyerBecker")
- Set Cross Notch
- Set MAG Nail
- Found 5/8" Iron Pin (copped "BoyerBecker")
- Found Cross Notch

CLOSURE
North:408,049.011'East:1,421,054.244'
Segment# 1: Line
Course: S70°19'39"E Length: 30.50'
North: 408,038.744' East: 1,421,082.964'
Segment# 2: Line
Course: S19°21'56"W Length: 7.97'
North: 408,031.225' East: 1,421,080.321'
Segment# 3: Line
Course: S69°40'14"E Length: 42.22'
North: 408,016.557' East: 1,421,119.911'
Segment# 4: Line
Course: S20°42'16"W Length: 25.17'
North: 407,993.012' East: 1,421,111.013'
Segment# 5: Line
Course: S69°17'44"E Length: 31.29'
North: 407,981.950' East: 1,421,140.282'
Segment# 6: Line
Course: S20°42'16"W Length: 31.54'
North: 407,952.447' East: 1,421,129.131'
Segment# 7: Line
Course: S69°17'44"E Length: 41.14'
North: 407,937.902' East: 1,421,167.614'
Segment# 8: Line
Course: N64°45'11"E Length: 53.93'
North: 407,960.904' East: 1,421,216.392'
Segment# 9: Line
Course: S20°19'58"W Length: 257.06'
North: 407,719.861' East: 1,421,127.071'
Segment# 10: Line
Course: S21°19'07"W Length: 40.43'
North: 407,682.198' East: 1,421,112.373'
Segment# 11: Line
Course: S25°34'26"E Length: 101.67'
North: 407,590.489' East: 1,421,156.261'
Segment# 12: Line
Course: S63°29'15"W Length: 196.54'
North: 407,502.754' East: 1,420,980.390'
Segment# 13: Line
Course: N25°18'04"W Length: 171.42'
North: 407,657.731' East: 1,420,907.129'
Segment# 14: Line
Course: N18°54'39"E Length: 341.93'
North: 407,981.205' East: 1,421,017.947'
Segment# 15: Line
Course: S69°25'37"E Length: 10.63'
North: 407,977.470' East: 1,421,027.899'
Segment# 16: Line
Course: N20°13'19"E Length: 76.24'
North: 408,049.010' East: 1,421,054.252'
Perimeter: 1,459.68' Area: 90,811Sq.Ft.
Error Closure: 0.008 Course: S81°10'59"E
Error North : -0.0013 East: 0.0082
Precision 1: 182,460.00



AREA MAP/LANDS OF THE GRANTORS
1"=200 FT



Basis of Bearing: State Plane NAD83 (2011)
SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk

HOTEL LUNKEN SUBDIVISION
SECTION ONE
LUNKEN AIRPORT
SECTION 30, TOWN 5, FRACTIONAL RANGE 1 BTM
SPENSER TOWNSHIP ~ CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
RECORD PLAT

bayer becker
Surveying | Mapping | GIS
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 25-0106 RP
Drawn by: j.o.l.
Checked By:
Issue Date: 8-5-26
Sheet: 1 of 1

Plot time: Aug 05, 2026 - 7:51am
Drawing name: J:\2025\25-0106\SV\DWG\25-0106 RP.dwg - Layout Tab: RP

SUBJECT: A report and recommendation on a proposed Final Development Plan for Planned Development #88 (PD-88), Three Oaks, in Oakley, to construct solar car ports.

GENERAL INFORMATION:

Location: 2800 Robertson Avenue, Cincinnati OH, 45209

Petitioner/Owner: Neyer Properties, Inc.
2135 Dana Avenue Suite 200, Cincinnati, OH 45207

Request: The applicant is requesting approval of a proposed Final Development Plan for solar car ports within Planned Development #88 (PD-88), Three Oaks, in Oakley.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Site Plan
- Exhibit C – Elevations
- Exhibit D – Engineering Plans

BACKGROUND:

Planned Development #88 (PD-88), Three Oaks, was established on June 24, 2020, by Ordinance 227-2020, in which City Council approved the zone change and Concept Plan and Development Program Statement. The entire project encompasses 30.86 acres of land at 2800 Robertson Avenue in Oakley to be developed with single-family homes, multi-family buildings, car condos, senior housing, and a club house. The site is in varying stages of development and owned by several subsidiaries of Neyer Properties. A Development Plan and Subdivision Improvement Plan was approved by City Planning Commission in 2021, and the roads throughout the site are being completed in phases. A Major Amendment to the Concept Plan and Development Program Statement for the southwestern portion of the project site, Tract E, was approved by City Council in December of 2025 to allow for a larger structure. In June of 2026, a Final Development Plan was approved for Tract E.

The petitioner, Neyer Properties, Inc., applied for a Final Development Plan to construct car ports with a solar array along the north edge of the property in September of 2026. The proposal encompasses the previously approved parking spaces along the northern boundary of PD-88 next to the railroad tracks. The car ports are accessory to the parking uses of PD-88 and are within the approved setbacks established in the Concept Plan and Development Program Statement. The proposed Final Development Plan is substantially consistent with the approved Concept Plan and Development Program Statement.

ADJACENT LAND USE AND ZONING:

The site is currently zoned Planned Development #88 (PD-88). The adjacent zoning and land uses are as follows:

North:
Zoning: Manufacturing General (MG), Commercial General – Auto (CG-A), and Planned Development #94 (PD-94)
Existing Use: Railroad, commercial (storage facility), and proposed townhomes (PD-94)

East:
Zoning: Manufacturing General—Middle Housing (MG-MH)
Existing Use: Vacant building, light manufacturing and commercial

South:

Zoning: Single-Family 4 (SF-4, SF-4-MH), Commercial Neighborhood – Pedestrian (CN-P)
Existing Use: Low-density residential (single-family, duplexes)

West:

Zoning: Cincinnati boundary, Manufacturing General (MG)
Existing Use: I-71, commercial (storage facility)

DESCRIPTION OF PROJECT:

The proposed Final Development Plan encompasses the previously approved parking spaces along the north edge of PD-88 for the purpose of constructing car ports with solar arrays on top (Exhibit B).

Buildings

The proposed Final Development Plan does not include any buildings. The car port structures would be constructed over top of existing parking spots. The car port structures would have a cement base with a black metal post to support the solar array (Exhibit C).

Parking and Circulation

The circulation pattern would remain unchanged.

Open Space, Landscaping, and Buffering

The proposal would not impact previously approved open space, landscaping, and buffering. The car ports would cover the previously approved parking spaces.

§1429-13 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 petitioner wishes to develop, and this plan must 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** – The survey is unchanged from previously approved Final Development Plans.

b) **Site Plan** – The site plan (Exhibit B) shows the proposed car port locations, which is substantially consistent with the approved Concept Plan.

c) **Engineering Plan** – Engineering plans are included as Exhibit D.

d) **Open Space** – Previously approved open space would remain unchanged as a result of this Final Development Plan.

e) **Schematic Building Plans** – Elevations of the proposed car ports are shown in Exhibit C.

f) **Landscape Plans** – Previously approved landscaping would remain unchanged as a result of this Final Development Plan.

g) **Phased Schedule** – The proposed Final Development Plan is planned to be constructed in a single phase.

h) **Ownership** – The property is currently owned by Neyer Properties, Inc.

i) **Statement of Uses** –The car ports, accessory to the approved parking use, are consistent with the approved Concept Plan and Development Program Statement for PD-88.

j) **Future Ownership and Control** – The lot will continue to be owned by Neyer Properties.

k) **Restrictive Covenants** – None.

l) **Other Information**

Noise Levels

Noise levels during the construction and use of the proposed Final Development Plan are pursuant to Cincinnati Municipal Code Chapter 909 and based on the requirements for the adjacent zoning district for the receiving property. The current approved Final Development Plan for the Planned Development set the noise levels of PD-88 to be based on residential district criteria. Due to that, the noise levels of the proposed Final Development Plan are proposed to be consistent with the rest of PD-88 and be based on residential district criteria. The following permanent noise levels shall apply to the proposed Final Development Plan for PD-88:

Table 1 | Sunday through Wednesday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Sunday through Wednesday	Sunday through Wednesday	Sunday through Thursday
Noise Level	60 dB	55 dB	55 dB

Table 2 | Thursday			
Times	7 a.m. to 7 p.m.	7 p.m. to Midnight	Midnight to 7 a.m.
Day	Thursday	Thursday	Friday
Noise Level	60 dB	55 dB	55 dB

Table 3 | Friday through Saturday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Friday through Saturday	Friday through Saturday	Saturday through Sunday
Noise Level	65 dB	60 dB	60 dB

Signage

The sign regulations that will apply to this Planned Development are within Chapter 1427-33 Sign Regulations of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance.

PLANNING COMMISSION APPROVAL OF FINAL DEVELOPMENT PLAN:

The City Planning Commission may approve a Final Development Plan for 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.** The existing public streets are adequate to serve the proposed development.

(c) **Adequate Infrastructure.** The petitioner continues to coordinate with City permitting agencies and departments to address requirements and ensure that the proposed infrastructure and utilities are adequate to serve the site and properly interconnect with existing public facilities. The engineering plans are included as Exhibit D.

(d) **Covenant.** The Department of City Planning and Engagement must require covenants by the owner of the property that all streets, common areas, common utilities and other common facilities remain in common ownership by all owners of any interest in the land or buildings in the Planned Development other than a leasehold interest of less than five years. The applicant will need to provide any necessary covenants in accordance with §1429-15 in connection with submission of building permits.

(e) **Release of Covenants.** The City Manager, on receipt of a recommendation from the Director of City Planning and Engagement, may recommend the covenant be terminated in the following instances: the particular use requiring a covenant is no longer necessary and the building permits have been terminated, or the condition or conditions requiring such covenant are no longer applicable.

(f) **Compatibility.** The proposed uses, location, and arrangement of the parking lot and landscaping are compatible with the surrounding land uses.

(g) **Sufficiency of Legal Documents.** Proposed covenants, easement, and other provisions meet development standards.

(h) **Sufficiency of Provisions for Maintenance of Common Areas.** The proposed Final Development Plan does not include any new common areas.

COORDINATED SITE REVIEW:

PD-88 has had multiple Coordinated Site Reviews over the span of the project. The currently proposed Final Development Plan did not present substantial changes to warrant an additional review for this proposal. Any permits will be reviewed and need to be approved by appropriate departments.

PUBLIC COMMENT AND NOTIFICATION:

A combined notice for the October 28, 2026, Public Staff Conference and the November 6, 2026, City Planning Commission meeting was sent to all property owners within 400 feet of the site and the Oakley Community Council.

The Department of City Planning and Engagement held a virtual Public Staff Conference on October 28, 2026, for the proposed Final Development Plan for Planned Development #88. Staff from the Department of City Planning and Engagement and one member of the development team were present. There were no community members in attendance. No additional correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Final Development Plan is consistent with the Sustain Initiative Area of *Plan Cincinnati* (2012), particularly the goal to "Become a healthier Cincinnati" (p. 181) and the strategy to "Create a health environment and reduce energy consumption" (p. 182). The proposed project would introduce new solar arrays to Cincinnati.

Green Cincinnati Plan (2023)

The proposed Final Development Plan is consistent with the Buildings & Energy Focus Area Goal in the *Green Cincinnati Plan* (2023) to "Obtain 40% of electricity load from clean energy sources by 2030" (p. 68). The proposal would support this goal by installing solar arrays to provide clean energy to the electricity load of PD-88.

Oakley Master Plan (2019)

The proposed Final Development Plan is consistent with the Enhancing Our Community Focus Area Goal of the

Oakley Master Plan (2019) to "Increase green space in Oakley" (p. 67), particularly through the strategy to "Encourage developers to create green space and improve sustainability (p. 68) and the given example of incorporating the "Installation of solar panels or build using LEED standards" (p. 68). The proposal would add solar energy to the PD-88 development.

ANALYSIS:
The staff of the Department of City Planning and Engagement support the proposed Final Development Plan for Planned Development #88 (PD-88), as the proposal is substantially consistent with the approved Concept Plan and Development Program Statement and supports objectives of the Green Cincinnati Plan.

FINDINGS:
It is the opinion of staff of the Department of City Planning and Engagement that the Final Development Plan 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 Final Development Plan for Planned Development #88 for the following reasons:

1. The Final Development Plan is substantially consistent with the approved Concept Plan and Development Program Statement.
2. The Final Development Plan would add solar panels as a source of renewable energy to PD-88.
3. The Final Development Plan is consistent with goals in *Plan Cincinnati* (2012), *Green Cincinnati Plan* (2025), and the *Oakley Master Plan* (2019).

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 Final Development Plan for Planned Development #88 (PD-88), Three Oaks, in Oakley.

Respectfully submitted:



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

Approved:



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

EXHIBIT A

Proposed Final Development Plan for PD-88 in Oakley



EXHIBIT B

SITE PLAN

three oaks



EXHIBIT C

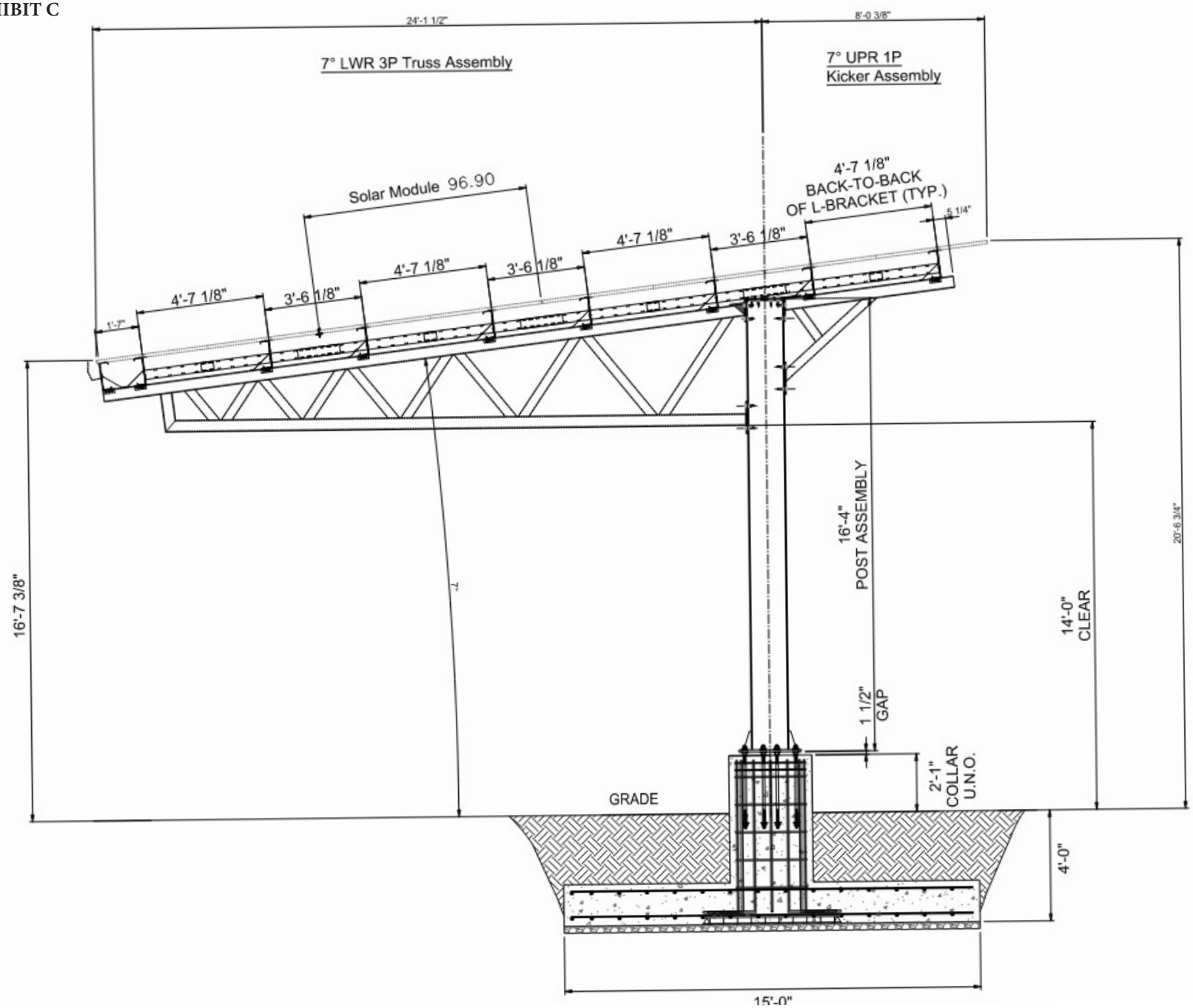
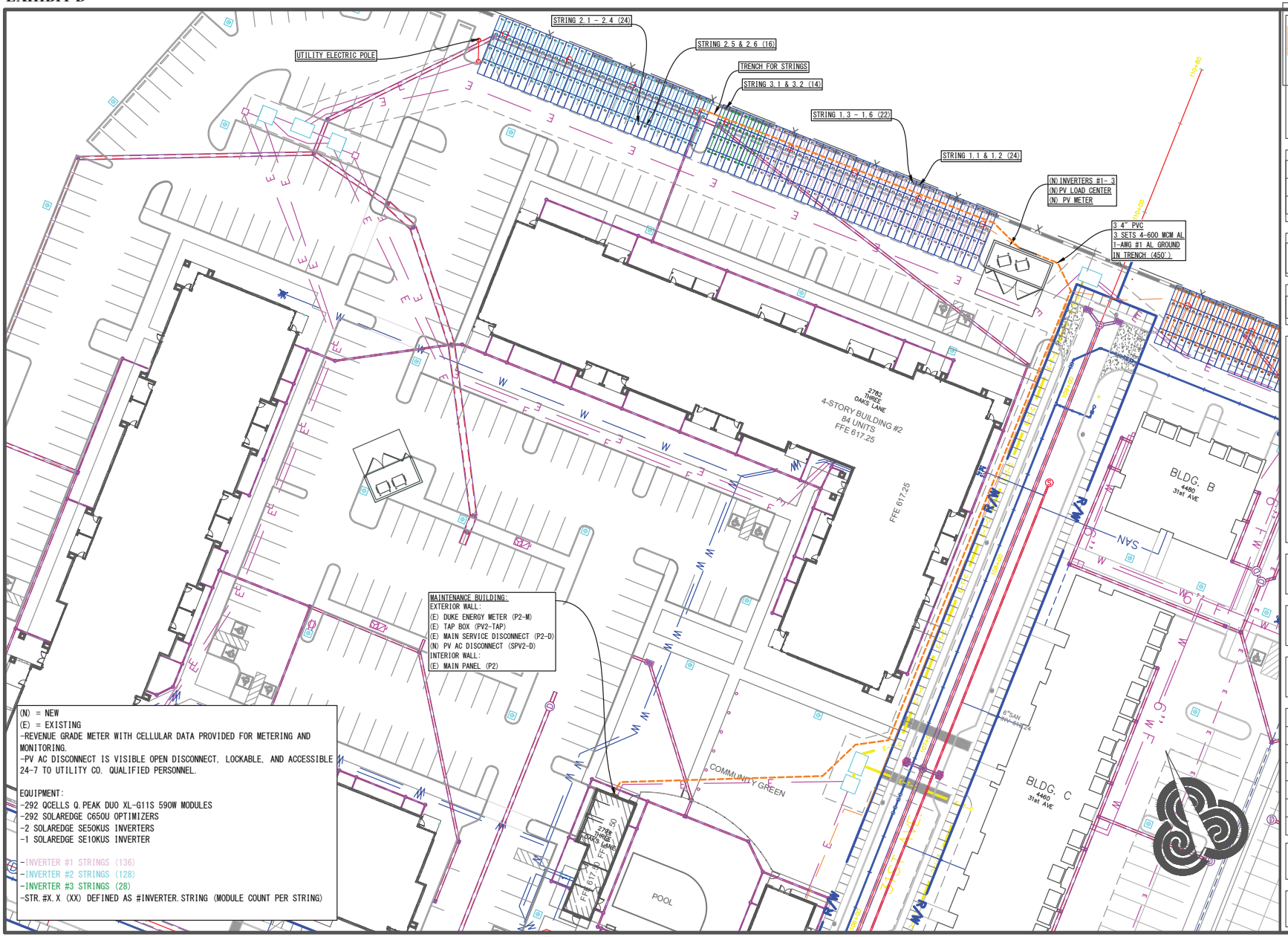

24'-1 1/2"
8'-0 3/8"
7° LWR 3P Truss Assembly
7° UPR 1P
Kicker Assembly
Solar Module 96.90
4'-7 1/8"
BACK-TO-BACK
OF L-BRACKET (TYP.)
5 1/4"
4'-7 1/8"
3'-6 1/8"
4'-7 1/8"
3'-6 1/8"
4'-7 1/8"
3'-6 1/8"
4'-7 1/8"
1'-7"
16'-7 3/8"
16'-4"
POST ASSEMBLY
14'-0"
CLEAR
20'-6 3/4"
1 1/2"
GAP
2'-1"
COLLAR
U.N.O.
GRADE
4'-0"
15'-0"



EXHIBIT D



kokosing SOLAR

PROJECT:
CASTO OAKLEY YARD
2794 THREE OAKS LN
CINCINNATI, OH 45209

JOB NUMBER:
26218

PROJECT DETAILS:
172.28 kWstc, 110 kW AC

ENGINEERING APPROVAL:
STATE OF OHIO
DUSTIN A PARR
PE.76906
REGISTERED
PROFESSIONAL ENGINEER
06/01/2026

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.0

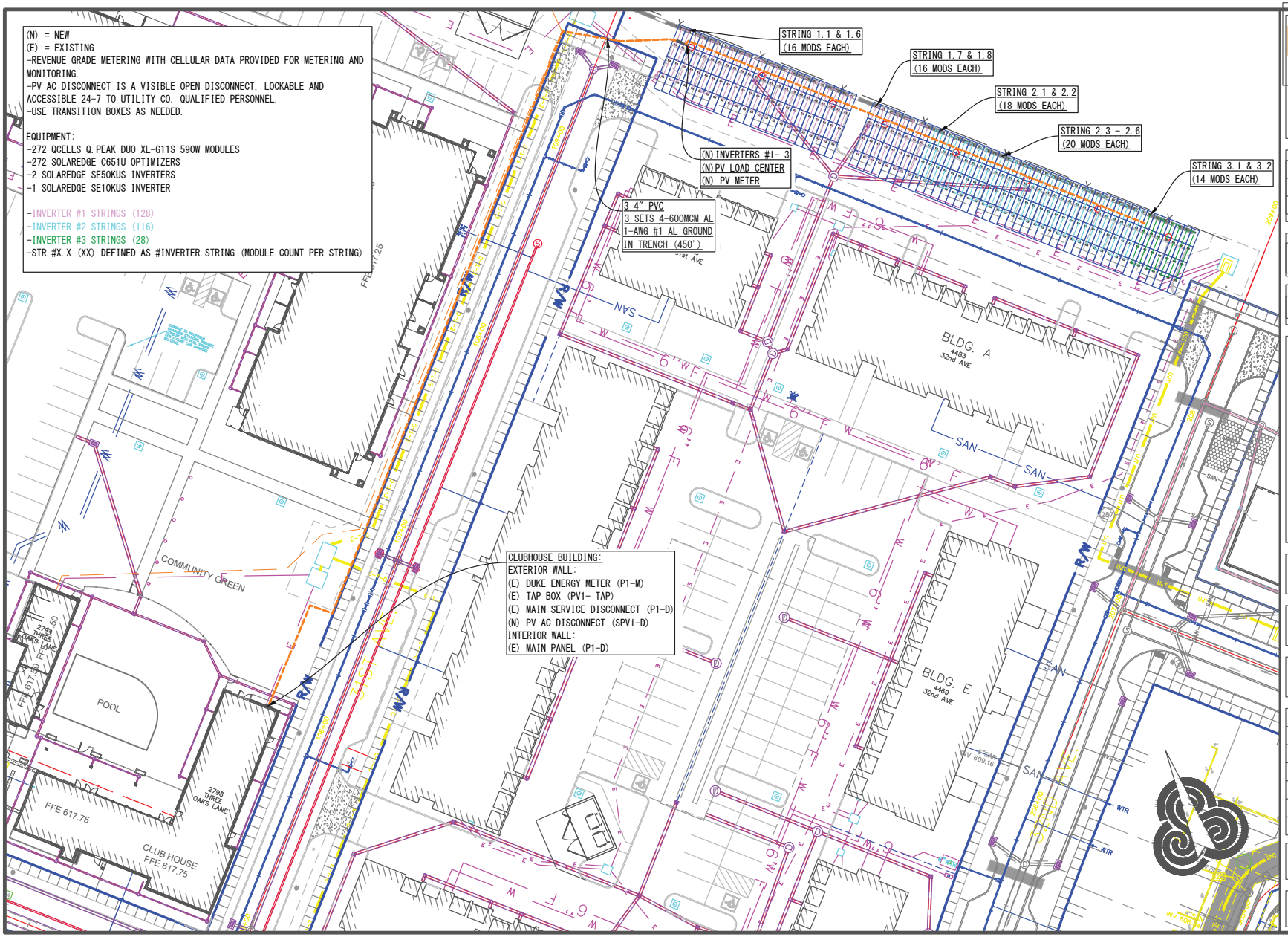
SHEET SIZE:

REVISIONS

Description	Date	Int	Rev
ORIGINAL	02/27/26	KB	0
REV. A	05/22/26	KB	1

DRAFT:
KATHRYN BIGLER

REVIEWED:



kokosing SOLAR

PROJECT:
CASTO OAKLEY YARD
2798 THREE OAKS LN
CINCINNATI, OH 45209

JOB NUMBER:
26218

PROJECT DETAILS:
160.48 kWstc, 110 kW AC

ENGINEERING APPROVAL:
STATE OF OHIO
DUSTIN A PARR
PE.76906
REGISTERED PROFESSIONAL ENGINEER
06/01/2026

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

SHEET SIZE:

REVISIONS

Description	Date	Int	Rev
ORIGINAL	02/23/26	KB	0
REV. A	05/26/26	KB	1

DRAFT:
KATHRYN BIGLER

REVIEWED:

SUBJECT: A report and recommendation on proposed zone changes at multiple locations in Camp Washington.

GENERAL INFORMATION:

Location: Multiple locations throughout Camp Washington (Exhibit A)

Peitioner: Councilmember Meeka Owens

Property Owner: Multiple property owners

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zoning Diagnostic Report
- Exhibit C Council Motion 202402541
- Exhibit D Proposed Zone Change Maps and Analysis
- Exhibit E Zone Change Use Impacts
- Exhibit F Additional Correspondence

BACKGROUND:

In 2023, Camp Washington Urban Redevelopment Corporation (CWURC), the neighborhood's Community Development Corporation, engaged Zone Co. to produce a Zoning Diagnostic report to analyze the appropriateness of existing zoning (Exhibit B). The analysis was based on community goals and objectives, consistency with the built environment, and land use goals stated within long-range planning documents, including the neighborhood's approved neighborhood plan, *Made in Camp* (2019).

Following the completion of the Zoning Diagnostic Report, Councilmember Owens put forward a motion to have the administration review the recommendations and identify the best course of action (Exhibit C). The motion also highlighted the increase in tow lots in the neighborhood, especially around residential areas. CWURC requested strategies to prevent vacant lots from becoming tow yards to elevate Camp Washington's quality of life.

Staff from the Department of City Planning and Engagement reviewed the Zoning Diagnostic report in line with the Councilmember's motion and completed a zoning study. The results took the form of the set of proposed zone change recommendations to best align the report's findings with existing zoning districts (Exhibit D).

ZONING STUDY BOUNDARY:

Based on the Zoning Diagnostic report and feedback from the neighborhood, four areas within Camp Washington were analyzed (Exhibit A). They are:

Area 1 Area 1 includes Camp Washington's northern commercial node, which contains businesses like Mom 'n 'em Coffee, and sections of Alabama Avenue, Bates Avenue, and Ethan Avenue to the west, and a mix of residential and industrial uses. This area is currently zoned Commercial Community – Auto-Oriented – Middle Housing (CC-A-MH) and Manufacturing General – Middle Housing (MG-MH).

Area 2 Area 2 encompasses the portion of the Camp Washington Neighborhood Business District that is zoned Commercial Community – Auto-oriented with multiple Connected Communities designations including Neighborhood Business District (B), Middle Housing (MH), and Transportation Corridor (T) (CC-A-B, CC-A-MH, CC-A-T).

Area 3 Area 3 is west of the Neighborhood Business District along Hopple Street and includes portions of Avon Place and Meeker Street. The area is currently zoned Manufacturing General – Middle Housing (MG-MH) and Manufacturing General – Transportation Corridor (MG-T).

Area 4 Area 4 is south of Hopple Street and includes portions of Sidney Avenue and Marshall Avenue. There are existing tow lots along Sidney Avenue, which transitions into a residential district to the north. The current zoning in Area 4 is Manufacturing General – Middle Housing (MG-MH) and Commercial Community – Auto-oriented – Middle Housing (CC-A-MH).

EXISTING AND PROPOSED ZONING WITH ANALYSIS:

The proposed zone changes consist of a total of 227 properties within the study area with approximately 104 property owners affected. All of the properties are currently under one of the Connected Communities Designations: Middle Housing (MH), Neighborhood Business District (B), and Transportation Corridor (T). The designations were approved in June of 2024. All three districts permit 2-, 3-, and 4-family buildings as a use and have reduced minimum parking requirements.

There are four areas that are being requested to change zoning districts. These areas include:

Area 1

The zoning recommendation for Area 1 is a change to Commercial Community – Pedestrian – Middle Housing (CC-P-MH) in the commercial node and Urban Mix – Middle Housing (UM-MH) in the current manufacturing zone.

Commercial Community – Auto-oriented (CC-A-MH) to Commercial Community – Pedestrian (CC-P-MH)

The "Commercial Community" subdistrict is not recommended to change. What is proposed to change is the community character designation from "Auto-oriented" to "Pedestrian." Auto-oriented districts are intended for areas with large buildings with parking in front that focus on easy automobile access and often contain auto-oriented businesses. This built form does not accurately describe the commercial node along Colerain Avenue in Area 1 and does not align with the community vision to have a walkable main street. The "Pedestrian" designation is intended for areas with a traditional urban character where buildings are required to be built to the street or sidewalk line. Auto-oriented uses such as car washes, vehicle repair, private vehicular storage (tow lots), and fuel sales would no longer be permitted, along with industrial and

commercial uses such as wholesaling and distribution, production industry – limited, and hotels and commercial lodging.

Manufacturing General (MG-MH) to Urban Mix (UM-MH)

Residential uses, except for 2-, 3-, and 4-family buildings, are not permitted within the Manufacturing General – Middle Housing zoning district, which is intended for a wide variety of commercial and manufacturing establishments that may have the potential to generate off-site impacts. However, residential uses do exist along Alabama Avenue, Bates Avenue, and Ethan Avenue. To bring these residential uses into conformity while still allowing lower-intensity industrial uses, the Urban Mix zoning district is proposed as an alternative. The general purposes of the Urban Mix district are to:

a) Provide a balance of uses and amenities fostering a vital economic, livable, and cultural area and enhance its urban, aesthetic qualities.
b) Protect and enhance historic, cultural, economic, and architectural resources.
c) Preserve, create, and enhance pedestrian-oriented streets to encourage retail, entertainment, residential, and office vitality and improve the quality of life for district residents, visitors, and workers.
d) Provide quality public spaces, such as urban street corridors, by maintaining the physical continuity of the street edge created by buildings.
e) Bring most daily activities within walking distance, giving the elderly, young, and disable increased independence of movement.
f) Reduce the number of automobile trips; minimize congestion, consumption of resources, and air and noise pollution.

Industrial and commercial uses such as correctional institutions, private vehicular storage (tow lots), fuel sales, oil and gas storage, waste services, and intensive high-impact production industry would no longer be permitted. The proposed zone change would make it easier to permit various residential uses, community service facilities, cultural institutions, park and recreation facilities, and religious assembly, as examples.

Analysis

The proposed zone change would bring 10 properties into compliance with the permitted land uses and remove use limitations on 9 properties. Use limitations and conditions would be added to 9 properties, and 4 properties would become nonconforming based on their current identified use (Exhibit D). Any existing uses, even if a limitation is added or the use is made nonconforming, would still be able to operate as usual. No properties would be forced to change their existing use. A full list of use impacts is outlined in Exhibit E.

Area 2

The zoning recommendation for Area 2 is to change the Commercial Community – Auto-Oriented (CC-A) districts to Commercial Community – Mixed (CC-M) and Urban Mix (UM), keeping the respective Connected Community designations (B, MH, and T).

Commercial Community – Auto-oriented (CC-A-B, CC-A-T) to Commercial Community – Mixed (CC-M-B, CC-M-T)

Similar to Area 2, the Zoning Diagnostic Report recommended that the CC-A district be rezoned to be more in-line with existing uses and the historic development patterns of the neighborhood. While there are some auto-centric uses, such as drive-throughs and fuel sales, the "Auto-oriented" designation is not appropriate for this part of the Neighborhood Business District. The community character designation of the commercial zone around Hopple Street is proposed to be changed to "Mixed," which supports a mix of pedestrian and auto-oriented development. Auto-centric uses would still be permitted, but higher intensity commercial and industrial uses such as wholesaling and distribution, indoor and contractor's storage, and production industry – limited would no longer be permitted. Residential uses, except for 2-, 3-, and 4-family buildings, would still only be permitted above the ground floor.

Commercial Community – Auto-oriented (CC-A-B, CC-A-MH) to Urban Mix (UM-B, UM-MH)

Further north and south of Hopple Street within the business district are smaller lots and residential uses. CC-A and CC-M districts do not permit residential uses to be on the ground floor, except for 2-, 3-, and 4-family buildings in zones with a Connected Communities designation. To bring these residential uses into conformity while still allowing commercial and light industrial uses, the Urban Mix zoning district is proposed as an alternative in these areas.

Analysis

The proposed zoning would bring 19 properties into compliance with the permitted land uses, as residential uses are not permitted above the ground floor in CC-A or CC-M zoning districts. Some limitations and conditions on the land uses would be placed on 5 properties (Exhibit D). A full list of use impacts is outlined in Exhibit E.

Area 3

The zoning recommendation for Area 3 is to change the Manufacturing General (MG-MH, MG-T) to Urban Mix with the respective Connected Communities designations (UM-MH and UM-T).

Manufacturing General (MG-MH, MG-T) to Urban Mix (UM-MH, UM-T)

Residential uses, except for 2-, 3-, and 4-family buildings in zones with a Connected Communities designation, are not permitted within the Manufacturing General zoning district, which is intended for a wide variety of commercial and manufacturing establishments that may have the potential to generate off-site impacts. However, single-family residences do exist on Avon Place. To bring these residential uses into conformity while still allowing lower-intensity industrial uses, the Urban Mix zoning district is proposed as an alternative.

Industrial and commercial uses such as correctional institutions, private vehicular storage (tow lots), fuel sales, oil and gas storage, waste services, and intensive high-impact production industry would no longer be permitted. The proposed zone change would make it easier to permit various residential uses, community service facilities, cultural institutions, park and recreation facilities, and religious assembly, as examples.

Analysis

The proposed zoning would bring 10 properties into compliance with the permitted land uses (Exhibit D). A full list of use impacts is outlined in Exhibit E.

Area 4

The zoning recommendation for Area 4 is to change the whole area to Urban Mix – Middle Housing (UM-MH), expanding the existing Urban Mix district to the surrounding areas.

Commercial Community – Auto-oriented (CC-A-MH) to Urban Mix (UM-MH)

West of Colerain Avenue along Marshall Avenue, is a small area of CC-A-MH zoning. There is an existing single-family building along with several vacant lots. CC-A districts do not permit residential uses to be on the ground floor, except for 2-, 3-, and 4-family buildings in zones with a Connected Communities designation. To bring the residential use into conformity while still allowing commercial and light industrial uses, the Urban Mix zoning district is proposed as an alternative in these areas, expanding the existing Urban Mix district directly to the east.

Manufacturing General (MG-MH) to Urban Mix (UM-MH)

The Manufacturing General zoning district is intended for a wide variety of commercial and manufacturing establishments that may have the potential to generate off-site impacts. As the district abuts a residential district and also contains some residential uses, Urban Mix is recommended to permit residential and lower-intensity industrial uses.

Industrial and commercial uses such as correctional institutions, private vehicular storage (tow lots), fuel sales, oil and gas storage, waste services, and intensive high-impact production industry would no longer be permitted. The proposed zone change would make it easier to permit various residential uses, community service facilities, cultural institutions, park and recreation facilities, and religious assembly, as examples.

Analysis

The proposed zoning would bring 25 properties into compliance with the permitted uses and remove limitations from one property. Limitations or conditions on the current use would be added to 9 properties, and 13 properties would be made legally nonconforming, including the tow lots (Exhibit D). Any existing uses, even if a limitation is added or the use is made nonconforming, would still be able to operate as usual. No properties would be forced to change their existing use. A full list of use impacts is outlined in Exhibit E.

PUBLIC COMMENT AND ENGAGEMENT:

Public engagement was part of the Zoning Diagnostic Report process, including meetings with the Camp Washington Community Council (CWCC) and the Camp Washington Business Association (CWBA). A survey was also available for several months on the CWURC website and additional input was received via email. More information about public engagement as part of the report process can be found on page 13 of the Zoning Diagnostic Report (Exhibit B).

Councilmember Owens and CWURC were kept apprised of the zoning study as it progressed. The proposed zone changes recommendations were presented to the Councilmember and CWURC; both were amenable to the proposal.

Staff presented the proposed zone changes to the CWCC on September 14, 2026, and to the CWBA on September 15, 2026, before the public staff conference to make the organizations aware of the proposed changes and to get any input. The CWCC voted to support the proposed changes.

A public staff conference was held on October 20, 2026 via Zoom with thirteen (13) people in attendance, including City Staff and Councilmember Owens. There were some questions about potential impacts on specific properties, with the expressed desire to keep some long-running businesses conforming with the Zoning code. The proposed boundary of Area 4 was modified to address these concerns while keeping with the objectives of the zone changes. There was additional discussion around Area 4, with some concerns that rezoning vacant lots to Urban Mix would make it easier to redevelop the vacant land. Residents on Avon Place indicated a desire to keep the vacant lots on Meeker Street as green space. Additional correspondence has been received echoing the sentiments shared during the staff conference (Exhibit F).

CONSISTENCY WITH PLANS:

Made in Camp (2018)

This proposal is consistent with the *Made in Camp* (2018) plan, specifically the Land Use Recommendation for Zoning Review:

> Camp Washington has a more than usually diverse range of land use and classifications, some of them of declining relevance to current conditions and future aspirations. As shown on the attached land use map, some parcels should be reviewed and, potentially, reclassified.
>
> Of particular interest to the community is the creation of more housing, both through adaptive reuse of industrial buildings and construction of new homes. To facilitate this, and attract developers, the community needs to work with the Department of City Planning of the City of Cincinnati to tie aspirations to zoning, actual and prospective, revising zoning as needed. (p. 39)

The proposal would institute zoning districts that align with the existing built environment and the community goal to create more housing in Camp Washington. In particular, the Urban Mix district would allow for a greater diversity of housing types to be permitted while providing a buffer between residential uses and higher-intensity industry.

Plan Cincinnati (2012)

This proposal is consistent with *Plan Cincinnati* (2012) Live Initiative Area Goal to "Create a more livable community" (p. 156) through the strategies to "Become more walkable" (p. 157) and to "Support and stabilize our neighborhoods" (p. 160). The proposed zone changes would regulate new development to be more pedestrian-oriented than the existing zoning districts, particularly in areas where the existing zoning is Commercial Community – Auto-oriented. The proposal is also consistent with the Live Initiative Area Goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) through the strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169). The proposed zone changes would permit a more varied array of residential uses than the current zoning allows for.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed changes in zoning as identified in Exhibit D for the following reasons:

1. The proposed zone changes are consistent with the existing built environment with regards to allowable uses, building scale, and adjacent zoning district.
2. The proposed zone changes are consistent with Made in Camp (2018) and Plan Cincinnati (2012).
3. This has been a community-driven initiative with support from the Camp Washington Community Council.

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 changes at multiple locations in Camp Washington.

Respectfully submitted:



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

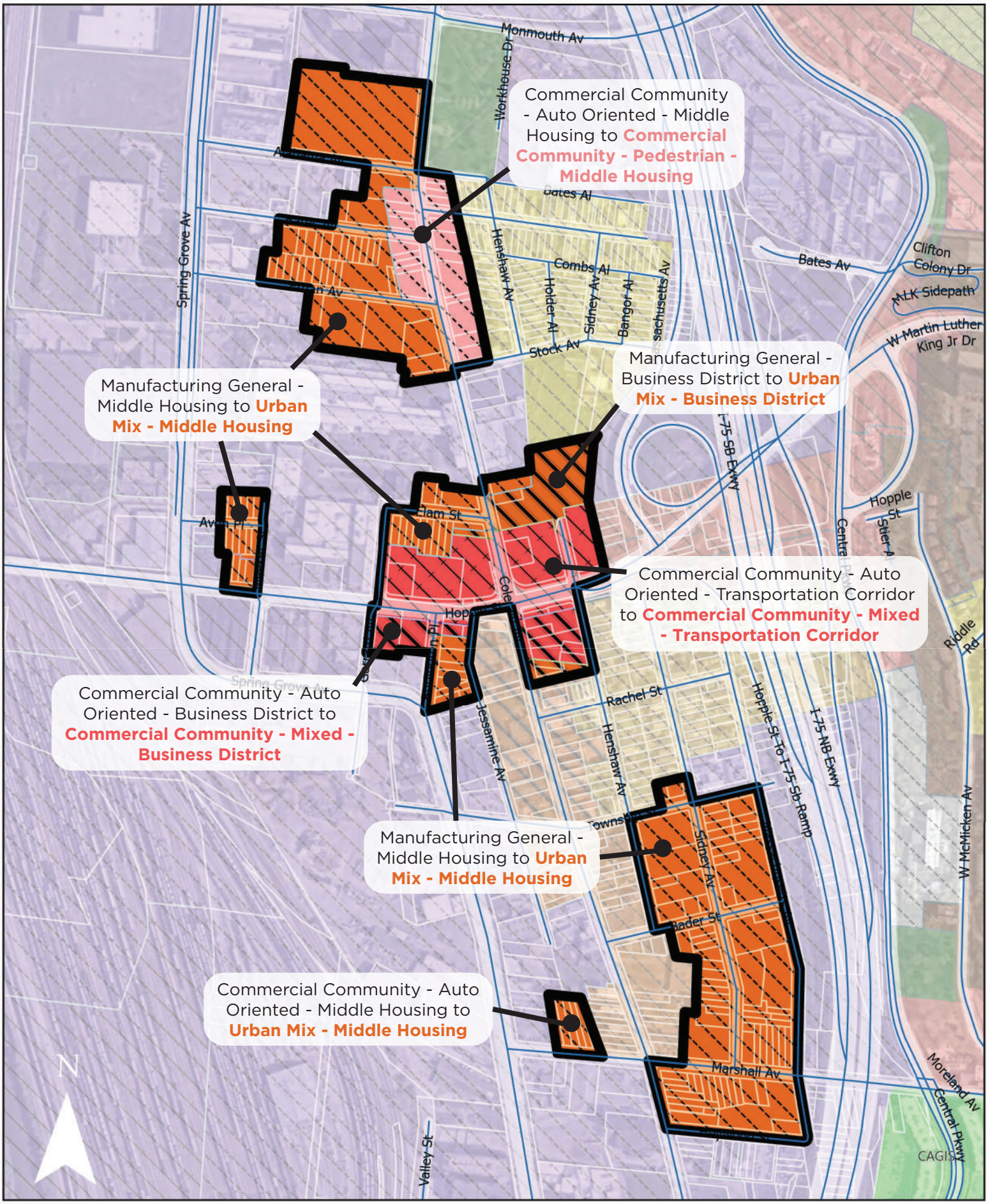
Approved:



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

EXHIBIT A

Proposed Camp Washington Zone Changes



ZONING DIAGNOSTIC REPORT

This report is an analysis of the zoning districts and land use found within the Camp Washington neighborhood of Cincinnati, Ohio.



Prepared for:
CWURC

Report Prepared by:
ZoneCo, LLC

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NEIGHBORHOOD OVERVIEW

PROJECT GOALS



What is a Zoning Diagnostic Report?

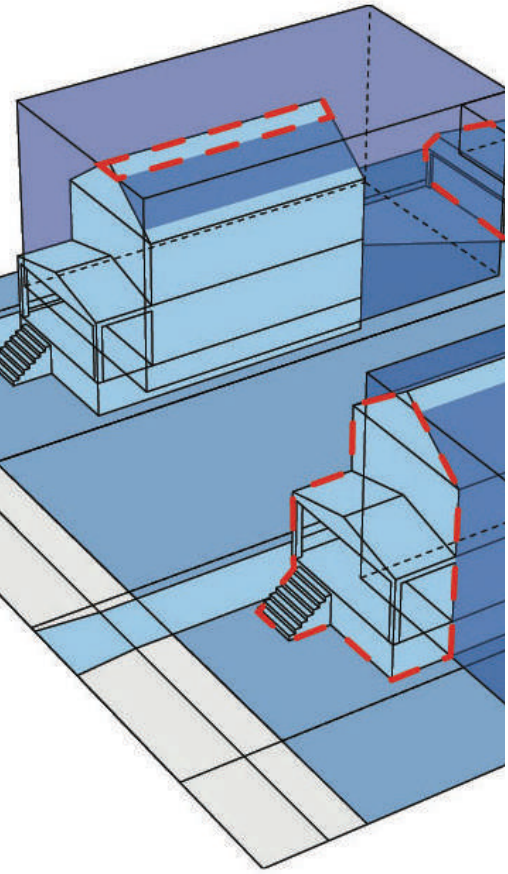
A zoning diagnostic, also called a zoning audit, provides an understanding of how the current zoning applied to a place or area is meeting the needs of the community. Zoning codes regulate the types of buildings and uses that can and cannot be built, so zoning regulations need to keep apace of community objectives. Given that community input is crucial to understanding community objectives, the land use goals used as a point of comparison were developed through direct community input, and through referencing the Made in Camp neighborhood plan, which was developed through a lengthy community input process in 2018.

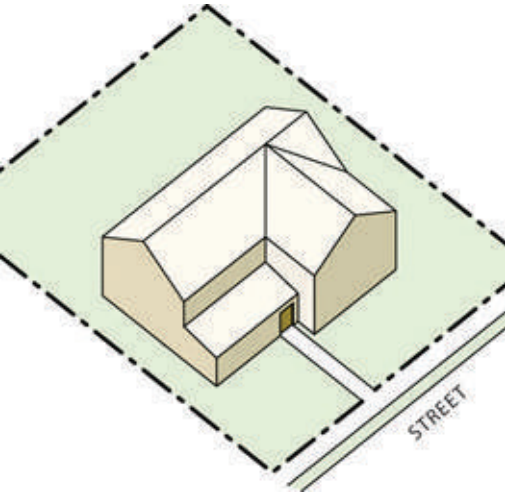
The zoning diagnostic report uncovers where the current zoning regulations are supporting or not supporting community goals.

What is the goal of a Zoning Diagnostic Report?

The final report will serve as a road map to understand how the zoning code could be amended to better serve the goals of the neighborhood. The report will identify which provisions are acting as a barrier, and furthermore, if zoning provisions could be added that will help facilitate desired outcomes.

METHODOLOGY





A zoning diagnostic report is an analysis of the appropriateness of existing zoning based on community goals and objectives, their consistency with the built environment, and land use goals stated within long-range planning documents.

The zoning analysis contained within this document reviews all of the land and property within Camp Washington relative to what zoning classifications are currently applied. The existing zoning districts as applied are then compared to 1. The existing urban fabric (in areas that developed prior to zoning, there is often a disconnect between zoning and existing land uses), 2. Public engagement and community goals for land use and development, and 3. The Made in Camp plan.

The Made in Camp plan is already over five years old, which is why it was important to supplement the land use findings of the plan with additional public engagement.

The analysis is broken out by zoning district. Within some of the zoning districts, additional sub-areas were identified where specific recommendations are provided. All recommendations are broken out by land use (which uses should be permitted), and development standards (standards applying to a physical structure and site).

Please note, that the terms zoning district, zone, zoning classification, and district are used interchangeably throughout the analysis.

ZONING PRINCIPALS

1

Zoning should be the implementation of a plan, not a barrier.

Zoning should be a tool to implement a community's vision as expressed in its comprehensive plan. In many instances, a community invests time, funds, and energy into the development of a comprehensive plan, but zoning regulations are overlooked or revised over time in a disjointed manner. This scenario leads to outdated, inconsistent, and disorganized zoning regulations that are cumbersome, intimidating, and costly for property owners and administrators, alike, and impede planning goals and economic development. On the other hand, a comprehensive update to the zoning code within the long-term planning process allows for clear, usable, defensible, and consistent regulations that operate efficiently to protect the public's interests and encourage desired outcomes.

2

Zoning should respect both existing and desired development patterns.

Zoning regulations should relate to a community's existing development patterns as well as its desired future scenario. When zoning regulations are out of context with existing or desired development patterns, land owners may need to apply for numerous administrative approvals and variances for common development projects, which increases the cost of investment and discourages improvements which may benefit the community. Furthermore, processing such administrative approvals and variances can unduly burden government departments.

If zoning standards do not factor in existing development patterns and urban fabric, it can create discontinuity or disjoined patterns within a community.

3

Zoning should regulate only what needs to be regulated in order to protect health, safety, and the general welfare.

Zoning regulations should place limits on the use of land only when necessary to protect health, safety, and the general welfare. Regulations that do not relate to such public interests may overstep the police power granted to cities and may not be legally defensible.

In the past, the power of zoning has been used as a tool for exclusion, and contemporary planning practice must ensure that zoning regulations serve a purpose that leads to a better quality of life for all community members, without exception.

NEIGHBORHOOD OVERVIEW

NEIGHBORHOOD OVERVIEW

Camp Washington is Cincinnati's industrial heart and thriving Maker Community. Rich in history, close to downtown and with unrivaled road and rail connectivity, Camp is home to artisan and industrial manufacture, urban agriculture, and self-reliant residents who love their city neighborhood.

-Made in Camp Plan, p.38

Camp Washington is a unique neighborhood centrally located witin the City of Cincinnati. It is unique in that it has industrial, mixed-use, and residential fabric all mixed together within a relatively small area. A third of the neighborhood's land area is devoted to transportation infrastructure (rail and highway). Colerain Avenue acts as the spine of the neighborhood, whereby a mix of largely commercial and residential buildings can be found along this central thoroughfare.



1,234

Neighborhood population

782

Number of households in the neighborhood

$57,500

Median household income

56%

Non-traditional house-holding units

1939

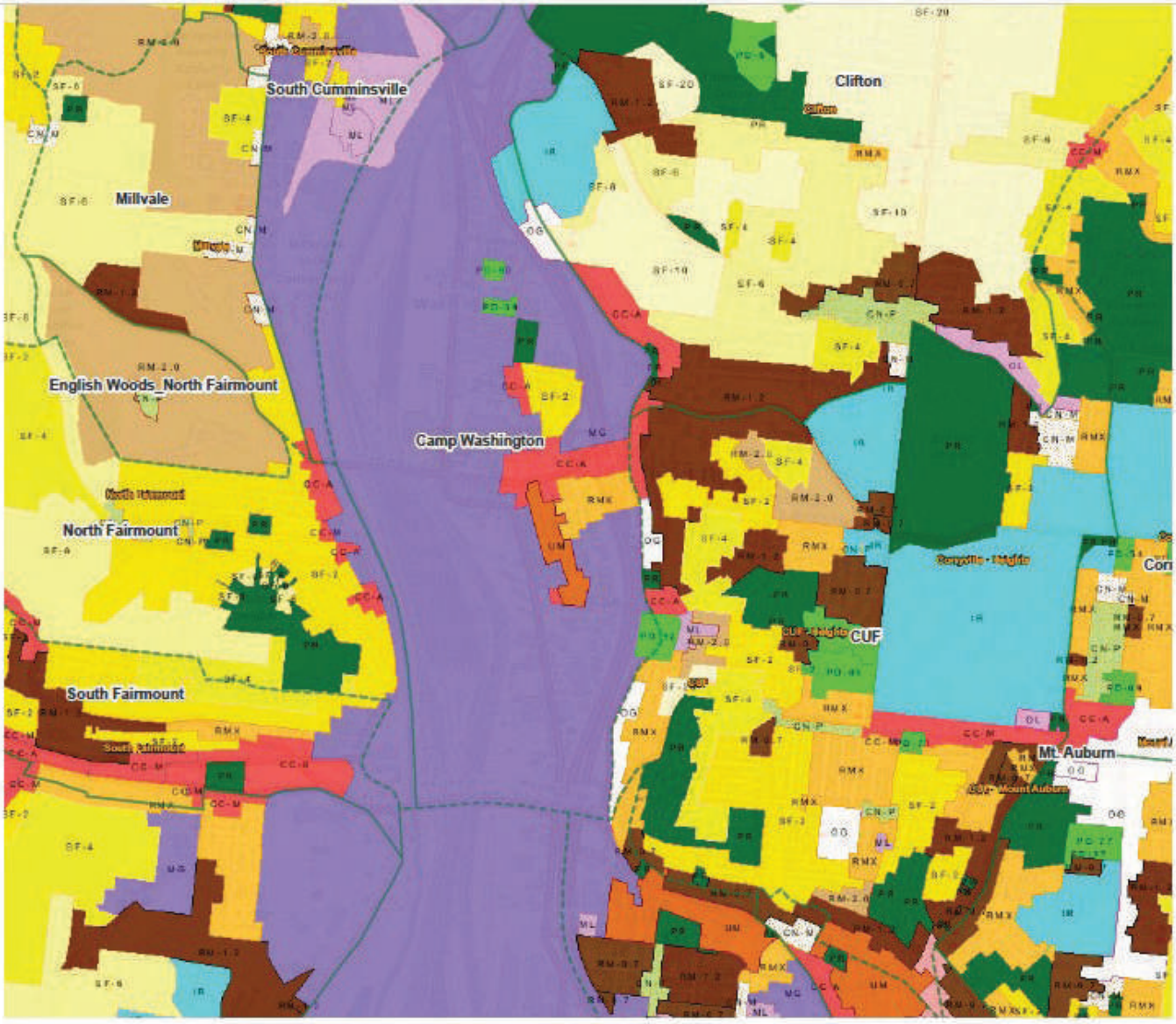
81% of buildings were constructed prior to 1939

28% / 72%

Owner occupied / renter occupied Housing units

Figures above from the 2020 census

CAMP WASHINGTON ZONING MAP



- MG - MANFACTURING GENERAL
- UM - URBAN MIX
- CC-A - COMMUNITY COMMERCIAL-AUTO
- PR - PARKS AND RECREATION
- PD - PLANNED DEVELOPMENT
- RMX - RESIDENTIAL MIXED
- ML - MANFACTURING LIMITED (LIGHT
- IR - INSTITUTIONAL RESIDENTIAL
- SF-2 - SINGLE FAMILY

CURRENT LAND USE AND ZONING

Land Use

Camp Washington self-identifies as a neighborhood of "makers". This is true not just of the artist communities, but due to the prevalence of manufacturing that still exists within the neighborhood boundaries. Like many of Cincinnati's historic neighborhoods, employment, industrial, commercial, and residential uses are intersperced throughout the neighborhood. The edges of the neighborhood, with their intensive transportation infrastructure, are predominantly industrial in character. As stated in the Made in Camp Plan, the parcels attributed to I-75 and the rail facilities account for 31% of the land area of the neighborhood.

The Made in Camp Plan further states:

"Heavy and Light Industrial and Manufacturing parcels comprise the second largest bloc at 708, approximately 23% of all private land within the neighborhood or approximately 155 acres.

Comparatively, only 2.9% of all land parcels in Camp are residential, just less than 20 acres. This includes single and multi-family buildings.

Park land comes in at the lowest percentage, just 1.8% of total land area, or 37 parcels, including a small pocket park located on Colerain and parts of the Mill Creek Recreational Trail on the northern tip of the neighborhood.

Approximately 8.3% of all land parcels in Camp are classified as Vacant. There is a total of 457 vacant parcels which amount to 55.9 acres within the neighborhood. It is important to note that these vary in size and zoning classification and are distributed widely rather than consolidated in any one area" (Made in Camp, p. 17).

The central portions of the neighborhood have more varied uses, like the mixed use structures along Colerain Avenue - the spine of the neighborhood, bordered by residences on either side.

Zoning

There are several zoning districts found within the neighborhood of Camp Washington. These districts range from residential to intensive manufacturing. The City of Cincinnati zoning code lists the intent of each zoning districts. The following statements of intent are found directly within the City of Cincinnati zoning code:

Community Commercial - Auto-Oriented (CC-A)

Community Commercial. To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Although these centers may reflect elements of both pedestrian- and auto-oriented development, they typically accommodate larger-scale retail and commercial service uses, such as auto-related businesses and recreation and entertainment, as well as a variety of public and semi-public uses. Future development must reflect a complementary and compatible mix of uses, and may include residential uses.

Auto-oriented. This district designation is intended for areas that provide for easy automobile access. Large buildings are

located on the site with parking in front. Out lots associated with shopping centers often contain auto-oriented businesses. Performance standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.

Manufacturing - General (MG)

To create, preserve and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. Future development will accommodate heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. These uses typically require sites with good transportation access. Uses that may inhibit industrial development are prohibited.

Office - General (OG)

To provide sites for offices and research and development facilities in a large-scale or campus-like environment. Offices, small-scale government offices and facilities, banks and other financial institutions and supporting non-office uses-business services and personal services-are allowed. Mixed-use developments with residential uses are also allowed.

Planned Development (PD)

In addition to the general purposes listed in Chapter 1400, General Provisions and Rules of Measurement, the specific purposes of the PD Planned Development District are to:

a. Establish a procedure for the development of land in order to allow for a more efficient and economic development of property than ordinarily permitted by conventional zoning and subdivision regulations.

b. Ensure orderly and thorough planning and review procedures that lead to quality design and development.

c. Encourage creativity in developments by allowing greater flexibility in access, light, open space and amenities.

d. Encourage common open space and provide for its maintenance.

e. Encourage the coordinated development of properties that might otherwise be developed individually, which may be a detriment to the surrounding neighborhoods and the developer.

Parks and Recreation (PR)

The general purposes of the Park and Recreation district are to:

a. Preserve, protect and enhance a system of public parks, parkways, greenspace, and recreation areas.

b. Preserve natural and scenic areas, and protect sensitive natural resource areas.

Riverfront Manufacturing (RF-M)

To provide sites for heavy industrial uses that require river access, maintain the economic vitality of the industrial riverfront and minimize any adverse impacts resulting from such activity on residential, park, recreation and commercial recreation facilities.

Residential Multi-Family 1.2 (RM-1.2)

This subdistrict is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. The minimum land area for every dwelling unit is 1,200 sf.

Residential Multi-Family Mixed (RMX)

This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

Single-Family 2 (SF-2)

This district allows high-density, small lot, single-family developments. The minimum lot

size is 2,000 sf.

Urban Mix (UM)

The general purposes of Urban Mix district are to:

a. Provide a balance of uses and amenities fostering a vital economic, livable and cultural area and enhance its urban, aesthetic qualities.

b. Protect and enhance historic, cultural, economic and architectural resources.

c. Preserve, create and enhance pedestrian-oriented streets to encourage retail, entertainment, residential and office vitality and improve the quality of life for district residents, visitors and workers.

d. Provide quality public spaces, such as urban street corridors, by maintaining the physical continuity of the street edge created by buildings.

e. Bring most daily activities within walking distance, giving the elderly, young and disabled increased independence of movement.

f. Reduce the number of automobile trips; minimize congestion, consumption of resources and air and noise pollution.

District	Frequency	Acres	Percent
MG	4	9712.72	97.46%
RF-M*	1	120.693	1.21%
CC-A	3	65.009	0.65%
RMX	1	15.224	0.15
SF-2	1	13.534	0.14
UM	1	13.081	0.13
PD	3	11.578	0.12%
OG*	1	6.999	0.07%
PR	2	5.86	0.06%
RM-1.2	1	0.787	0.01%

**Although CAGIS lists that the RF-M and the OG districts are within the neighborhood boundary it is considered to be a boundary error.*

PUBLIC ENGAGEMENT

Public engagement was held in October with the Camp Washington Community Council (CWCC) and the Camp Washington Business Association (CWBA). A survey was available for several months on the CWURC website. Furthermore, input was received via email throughout the course of the open engagement period. Both the CWCC and CWBA created a map that consolidated their comments.

Once the initial report was released to the community, there was a three-week open comment period where the community was invited to given any comments and feedback.

Some of the findings received from the public input period are as follows

Comments

- There is an openness to applying a light industrial zoning district over portions of the neighborhood closer to the residential areas to protect them from some of the more noxious uses permitted in the MG district;
- Parking needs to be prioritized and addressed strategically - it cannot be an afterthought once there is already substantial investment in the community.
- Urban Mix could be extended into portions of the neighborhood currently zoned as MG, where the urban fabric has a mix of residential, commercial, and industrial uses;
- Given the compact nature of the neighborhood, ensure that uses which require outdoor storage of equipment or vehicles are not permitted in the Urban Mix, or at the very least, have stringent screening standards;
- Facilitate flexibility for the construction of new residential units that are affordable and provide density to support the business district;
- The Entertainment District is very important for the future of Camp and for it to be successful Camp needs to have customers from Camp and from out of Camp that will be driving cars and therefore need parking. Removing the lot area standards for the number of units per building will create lack of parking spaces available for these customers to visit Camp and parking is critical for the success of our Entertainment District. For people to be happy living in Camp they need to be able to find entertainment, shopping,



groceries and parking; not all people walk or ride bikes;

- Prioritize affordable housing;
- Prioritize multi-generational housing;
- Facilitate the adaptive reuse of buildings;
- Ensure that infill development is facilitating design that is compatible with the neighborhood;
- Respect existing businesses while facilitating investment in the business district and on developable sites;
- Camp Washington's Comprehensive Plan was geared more toward single-family home ownership;
- Parking regulations should be conscious of parking needs while ensuring that they are not a dominant visual feature in the neighborhood; and
- Seek to rezone residential streets that currently fall within the MG zoning district.

Questions and Responses

Questions received during the process are listed below. Responses are listed below each question in green.

- When was the zoning in camp last updated, 2019?

The Urban Mix district was adopted for the neighborhood in 2019, largely along Colerain Avenue south of Hopple Street. The Parking Overlay District was adopted in 2021.

- Are you sure this new zoning will not create some non-conforming businesses?

The analysis of the existing zoning aims, through recommendations, to not create any nonconformities. In addition, if the neighborhood pursues zoning amendments, they could remove some buildings from non-conforming status. For example, there are a few buildings within the Urban Mix district that do not conform with the maximum height standard.

Some community members suggested application of the Manufacturing - Limited (ML) district to ensure that heavier industrial uses would not directly abut residential uses. However, if the ML district were applied, it would create non-conformities, which is noted in the report. The ML district has more prescribed site standards which is not always consistent with the existing historic industrial buildings in the neighborhood (for example, the ML requires a minimum front setback of 25 feet, the minimum lot size is 4,000 sf). Everything in this report is a recommendation, and the community gets to decide if it is applied. The idea behind the innovation district is to permit lower intensity industrial uses, commercial uses, and residential uses while relieving some of the perceived issues created by the UM and the MG districts, while not creating non-conformities that would be created by application of the ML district (which is not currently applied in the neighborhood).

- [It seems that] no businesses would be shut down, but if they wanted to expand, from their current location, would they then be hindered from doing so by zoning regulations?

The zoning recommendations contained within this report were developed with the idea that existing and expanding businesses would not be rendered non-conforming. Instead, the existing historic fabric should be reflected in all zoning standards.

- What is the immediate need for a zoning change if it was changed in 2019?

The Urban Mix zoning district that was adopted for the neighborhood in 2019 is a much better fit for the community than the CC-A district, which

was in place prior to the adoption/application of the Urban Mix district in the neighborhood. However, the current height maximum of 45 feet may constrain some of the mixed-use development or residential development that the community expressed that they would like to see.

- How does a zone change help current businesses in Camp?

Many of the recommendations in this report do not apply to apply to the long-standing businesses in the neighborhood. Most of the recommendations in this report apply largely to the residential and commercial areas, and the immediately adjacent areas.

- If a business property was sold and changed ownership then what restrictions would be placed on that business?

A zoning code does not address a change in ownership - this is a private property matter. If the property owner changed the use of the building, the owner would need to ensure that the new use is permitted within the zoning district where the property is found.

- Are there innovation zones anywhere else in Cincinnati?

Cincinnati does not currently contain an Innovation District within the zoning code. The Innovation District is only a recommendation and is only an idea at this point. The idea arose out of the desire to provide denser housing options along Colerain, which community members listed as an objective - it is currently challenged by the height maximum of 45 feet in the UM district. Another community objective was to see buffering between the residential areas and the MG, which could potentially be accomplished by an Innovation District. Again, this is just a suggestion and this will requiring further vetting from the community.

NEIGHBORHOOD OVERVIEW

ZONING DISTRICTS

Within this section, we will review each of the zoning districts found within the Camp Washington neighborhood. Within any municipality, specific geographical areas are divided into zoning districts based on the types of uses and urban form found there. Zoning districts can also be tailored to the type of deveopment and uses that the residents would like to see in their community. For example, if a city wanted to encourage mixed-use development or new housing in a portion of a city with developable land, the City would tailor the zoning regulations to achieve those outcomes. This is just one example of how a city might tailor zoning standards to meet the needs and objectives of the community, among many others.

The following sections analyze each zoning district in Camp Washington through the lens of the community input and best practices in zoning and land use planning.

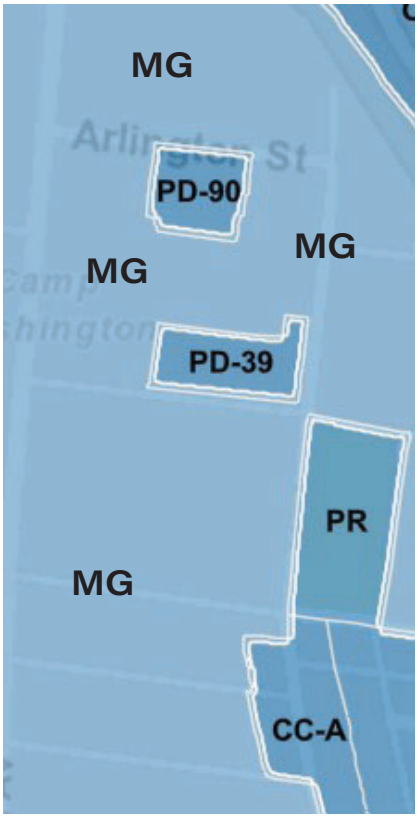
Manufacturing General (MG)

As stated, a large swath of the MG zone in Camp Washington comprises the area that makes up the rail yard, Spring Grove Avenue, and I-75, which have undeniably industrial uses and built environment. Minimal residential or commercial uses are intersperced. The transportation infrastructure caters to these uses.

MG - Current Building and Site Standards	MG
Lot Area	0
Lot Width*	-
Front Yard	0
Side Yard	0
Rear Yard	0
Maximum Height	85

Given that MG zoning is appropriate in the aforementioned areas, the analysis below presents the findings relative to specific areas where the MG zoning is out of line with the existing urban fabric and community input.

NORTH COLERAIN AVENUE



Colerain Ave.

The two largest industrial building conversion projects into residential units are within relatively close proximity, within the northern portion of the neighborhood (north of Ethan Street and west of Colerain Avenue, south of Arlington Street). There are some existing industrial uses, and those uses should be permitted to continue operations, however, given the changing character of this portion of the neighborhood, mixed-use zoning should be explored. Many cities are exploring mixed-use zoning that can also accommodate compatible light-industrial uses and maker's

spaces. Form standards should facilitate walkable urban fabric and context conscious density. Furthermore, ample flexibility should be provided for adaptive reuse projects.

Community engagement revealed a desire to potentially extend the Urban Mix (or a similar type of district) to this section of the neighborhood.

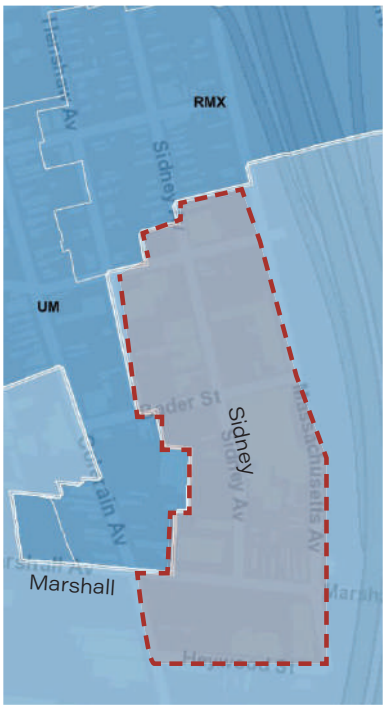
RECOMMENDATIONS

USES:

- Consider reviewing zoning surrounding Urban Mix and Residential areas to a lesser intense zoning.
- Explore mixed use zoning that can accommodate compatible light industrial uses, makers spaces, offices, commercial enterprises within an urban form that is walkable and compact;
- Allow multi-unit residential structures, similar to the Machine Flats and the proposed Crosley redevelopment - encourage first floor non-residential activation where possible;
- Ensure that existing industrial businesses can continue to operate;
- Consider use standards that would ensure sufficient buffering between residential uses and more intensive uses (ie. some uses may not locate within a specific proximity to residences); and
- Consider whether a new zoning district, something like an "Innovation District" which combines low-intensity production uses, commercial uses, and residential uses could be developed to apply to this area and also the portion of the neighborhood east of Colerain Ave., between Haywood and Township. Some of the density standards in the UM, like the 45 ft. maximum building height, may be prohibitive - this may support the creation of a new zoning district which better suits the urban form.

DEVELOPMENT STANDARDS:

- In keeping with the historic urban fabric, development standards should encourage a zero-lot line setbacks along with flexible height standards;
- Ensure ample site flexibility for adaptive reuse projects through special standards for existing buildings;
- Parking should be located at the rear of buildings, with limited parking permitted at the side of the structure (if any);
- Parking should be relaxed, especially as the City increases frequency along the #16 bus route - given that the neighborhood does not yet contain all amenities a resident needs, parking should still be provided for a majority of residents;
- Building servicing should be screened and located at the rear. Mechanical equipment should also be located at the rear or on the roof, and screened; and
- The existing PDs (PD 39 and PD 90) should remain unless any revised zoning standards can accommodate their unique site plans.



CAMP WASHINGTON SOUTH (MG DISTRICT NORTH OF HAYWOOD, SOUTH OF TOWNSHIP, EAST OF COLERAIN AVE.)

Community engagement revealed a desire for rezoning this portion of the neighborhood.

There wan openness to applying a light industrial zoning district over this portion of the neighborhood. Within the area identified, the portions east of Sidney Ave. are consistently industrial in nature, while west of Sidney, industrial uses are interspersed with residences and commercial businesses. Consider wether the portions west of Sidney Ave. could be added to the Urban Mix district, and whether the portions east of Sidney Ave. could be classified as light industrial - this designation within the City of Cincinnati is called "Manufacturing - Limited". This would require further analysis and engagement regarding the specific classifications of each business, and whether any non-conformities would be created.

The Sacred Heart Church property and surrounding parcels, which is south of Marshall Ave. and north of Hayward Street are currently zoned as MG; given the institutional nature of this block and its proximity to the business district and residences, consider rezoning this property also as Urban Mix.

USES:

- Consider the application of the Urban Mix district within the area west of Sidney Ave;
- Consider whether a new zoning district, something like an "Innovation District" which combines low-intensity production uses, commercial uses, and residential uses could be developed to apply to this area and also the northern extend of the neigborhood near the Machine Flats and the Crosley Building (described in the previous section); and
- The "Manufacturing - Limited" zoning district could be applied to the areas east of Sidney Avenue - evaluate how the City has categorized all existing uses on properties, and assess whether any non-conformities would be created. However, it is important to denote that the ML district has much more stringent setback requirements than the MG district, ironically. It is for this reason that a new Innovation District is likely better suited for these portions of the neighborhood.

DEVELOPMENT STANDARDS:

- In keeping with the historic urban fabric, development standards should encourage a zero-lot line setbacks along with flexible height standards;
- Standards should be developed which make buffering between industrial/ intensive commercial and residential uses mandatory; and
- Surface parking lot should not be permitted as a primary use, nor should they be the most prominent visual feature on a property.

ELAM STREET AND ETHAN AVENUE

Elam and Ethan streets have a significant number of residences bounding the street. Community engagement revealed that residents would like to explore mixed-use zoning as an alternative the the existing MG zoning that applies to their homes. There is a desire to apply the UM district, which more aptly reflects the residential character while also leaving flexibility for other home-based businesses.

RECOMMENDATIONS

- Consider rezoning Ethan Ave. and Elam street to Urban Mix (UM).

Community Commercial - Auto (CC-A)

The CC-A district accommodates commercial development that is auto-oriented in nature. Given that this neighborhood was developed prior to the automobile, it is a misnomer to categorize any portion of the neighborhood as auto-oriented. Walking, biking, and bus-riding are common practices through all portions of the neighborhood, including in areas designated as CC-A.

There are only three parts of the neighborhood zoned as CC-A. The most prominent application of CC-A is along Hopple Street.

CC-A is also applied along Colerain Avenue, north of Hopple between Stock Street and Alabama Ave. Given that these is historic structures are built right to the street, it is also a an inappropriate application of the CC-A zoning district. The lots within this northern portion of the CC-A were platted and developed prior to the adoption of the automobile.

The third application of the CC-A zoning district is along Marshall Ave., west of Colerain Avenue. These lots are seemingly vacant and adjacent to a residence. the UM zoning would be a more appropriate zoning application for these parcels.

RECOMMENDATIONS

USES:

- Given the mixed-use and residential character of properties in and around the CC-A, zoning that is more in-line with the historic uses should be considered;
- Given that residents expressed a desire to walk and bike in their neighborhood, consider uses and form that facilitate those goals; and
- Provide flexibility for residential uses (that does not tie permitted density to lot size).

DEVELOPMENT STANDARDS:

- The community should advocate for zoning that is not auto-oriented in form and use, recognizing that existing property owners may protest any non-conformities created;
- Residents desire design that minimizes the prominance of parking lots and creates a more cohesive pedestrian environment. This goal should be pursued in conjunction with traffic calming measures on Hopple Street;
- Form-based standards should be pursued along the extent of Colerain Avenue; and
- Provide flexibility for residential uses and remove the density requirements that mandate that additional lot area is required for each residential unit (the current standard requires that 500 sf of lot area is required for each residential unit added in an existing building. For a new building, 700 sf of lot area is required for each residential unit).

Urban Mix (UM)

Much of Colerain Avenue in Camp Washington was rezoned from CC-A to UM in 2019, after the neighborhood identified that the auto-orientation of CC-A was inappropriate for Colerain Avenue. The uses permitted within the Urban Mix district are broad, ranging form residential/mixed use, to commercial and industrial. This district accurately captures the vast array of use and character types found within Camp.

However, one issue identified by the community was that the Urban Mix should not permit the outdoor storage of automobiles and equipment that is visible along Colerain Ave. Through this analysis it was discovered that vehicle and equipment services are permitted only as an accessory use to a parking garage, while vehicle repair must be fully enclosed if located within the UM. The existing uses are either in violation of the UM zoning, or they are legal nonconformities, and their operations pre-dated the application of the UM district.

The development standards within the UM generally follow the community desire for a human-scaled environment, however, the current height and density limitations will be prohibitive in developing the affordable and flexible housing types that the community would like to see.

RECOMMENDATIONS

USES:

- Warehousing and storage should not be permitted in the UM;
- "General" manufacturing uses are conditionally permitted - assign additional conditions that ensure that there is no noise, light, odor, vibration, or chemical intrusion from any new manufacturing uses. Furthermore, these uses must have a compact urban form; and
- Permit density and flexibility for residential uses, which would entail removal of the density minimums applied to the UM district.

DEVELOPMENT STANDARDS:

- Parking, storage, trash, and other building servicing must be located in the rear of a structure for all new construction in the UM district. A small proportion of parking could be located to the side of the primary structure;
- Remove the density requirements that would stifle the affordability and variety of housing that residents would like to see;
- Given the lack of vegetation in Camp, make parking lot landscaping mandatory, or permit other decorative elements if there is not room for parking lot landscaping; and
- Relax the 45 ft. building height maximum to permit denser residential structures within the neighborhood. Maximum building heights should reflect existing structures, like the US Chili Building.

Residential Mixed (RMX)

The intent of the RMX district is to provide flexibility for residential unit types. Given that the neighborhood residents have expressed a desire for flexibility in housing development in all parts of the neighborhood, there are no recommendations other than reduction in minimum lot sizes and front setbacks to accommodate development on the historically small lots within the neighborhood.

RECOMMENDATIONS

- Reduce the lot area minimum for two-family (5,000 sf) and three-family structures (7,500 sf) to be consistent with other housing typologies, which have a minimum lot size of 2,500 sf;
- Reduce all front yard setbcks from 20 ft. to reflect the minimal front yards that are already part of the urban fabric in Camp. 5 ft. is recommended for the minimum front yard setback; and
- Remove the Lot Area/Unit standard that mandates 2,500 sf of lot are for every unit for two-family and three-family structures.

Single-Family (SF-2)

There is one area zoned as SF-2 in the northern portion of the neighborhood south of Valley Park and River City Correctional Facility. Community engagement and the Made in Camp plan did not express that there are any issues with the SF-2. Of note, the SF-2 district does permit "attached single-family dwellings", which is akin to a townhome. Two-family and multi-family structures are permitted if they are already established, but new construction of two-family and multi-family would not be permitted.

RECOMMENDATIONS

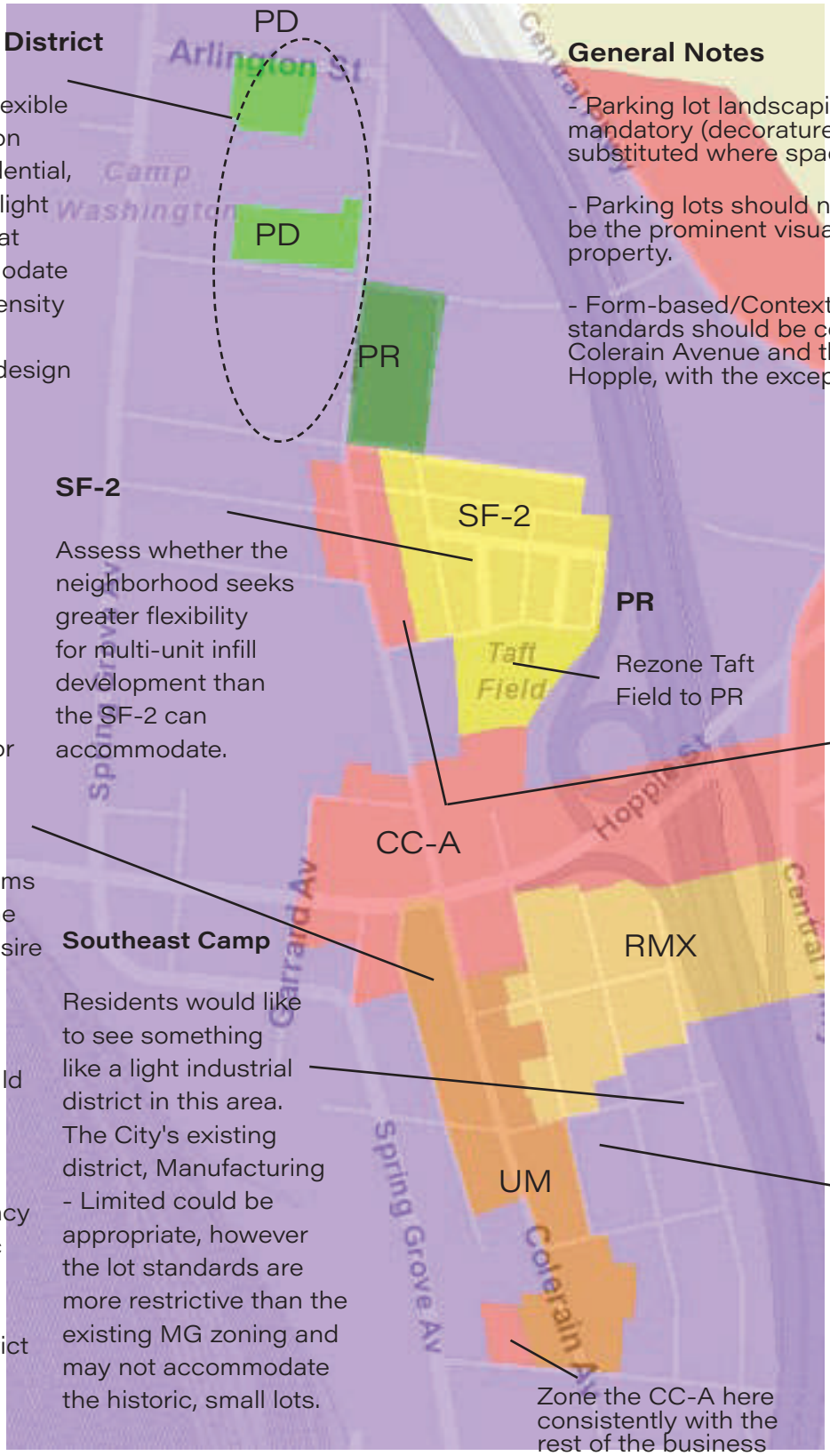
- The neighborhood should consider whether there is a desire to permit two-family and multi-family structures as infill development within the area currently zoned as SF-2.

Parks and Recreation (PR)

There is only one application of the PR zoning district within Camp Washington at Valley Park. Both community engagment and the Made in Camp plan expressed that Taft Field should be rezoned from SF-2 to PR to protect the greenspace for the community.

NEIGHBORHOOD OVERVIEW

OVERVIEW OF RECOMMENDATIONS



Innovation District

Consider a flexible use innovation district (residential, commercial, light industrial) that can accommodate residential density and context-appropriate design standards.

General Notes

- Parking lot landscaping should be mandatory (decorature features can be substituted where space is prohibitive);

- Parking lots should not be permitted to be the prominent visual feature on any property.

- Form-based/Context sensitive design standards should be considered for Colerain Avenue and the infill sites south of Hopple, with the exception of Meyer Tool.

SF-2

Assess whether the neighborhood seeks greater flexibility for multi-unit infill development than the SF-2 can accommodate.

PR

Rezone Taft Field to PR

CC-A

The historic urban fabric means that CC-A zoning is not appropriate anywhere on Colerain Avenue. Consider developing and applying a zoning district similar to the Urban Mix but with greater density allowances (perhaps the Innovation District).

Urban Mix District

The Urban Mix district allows for an appropriate mix of uses, but the height and density maximums do not reflect the community's desire for affordable, diverse housing options. The community would also like to see more design standards that foster consistency with the historic fabric. Assess whether a new Innovation District can accomplish this.

Southeast Camp

Residents would like to see something like a light industrial district in this area. The City's existing district, Manufacturing - Limited could be appropriate, however the lot standards are more restrictive than the existing MG zoning and may not accommodate the historic, small lots.

Zone the CC-A here consistently with the rest of the business district

Innovation District

Consider a flexible use innovation district (residential, commercial, light industrial) that can accommodate residential density and context-appropriate design standards.

ITEMS FOR FURTHER DISCUSSION

Several clear issues emerged from communication with the community. Although this report puts forth several solutions, they will require further engagement and consensus from the community before concrete recommendations are pursued. Below is a list of next steps further to the recommendations in this report:

- Will the desire for denser mixed-use or residential development be constrained by the maximum height fo 45 feet in the UM zoning district? Is a zoning solution/amendment required to permit more residential density adjacent to the business district?

- The community would like a buffer district around the residential areas that are currently bordered by the MG district, the most intensive industrial zoning district in the City. The Manufacturing Limited (ML) district came up in discussions with the community as a solution. The ML would create nonconformities for existing businesses, which is why a new district (the Innovation District) was listed as a potential alternative as a feasible buffer zone. The community should further discuss the Innovation District as a solution for 1. buffering; and 2. the height limitations of the UM zoning district.

- Some community members were concerned about parking. It was felt that new developments within the business district and any new residential structures would generate substantial new parking needs. There was a desire to explore parking issues further.

- Given the historic development patterns on Colerain Avenue, the CC-A district should be re-considered on the northern portions of Colerain. The CC-A is explicitly oriented toward automobiles.

- The community should discuss the addition of form-based or design standards within the area currently zoned as UM. The UM currently does not contain form or design standards. Many pedestrian-scaled historic business districts contain special regulations from front transparency (windows) and signage that fit the historic character

EXHIBIT C

City of Cincinnati

801 Plum Street, Suite 348
Cincinnati, Ohio 45202

Phone: (513) 352-3466
Email: meeka.owens@cincinnati-oh.gov
Web: www.cincinnati-oh.gov

202410354

Meeka D. Owens
Cincinnati City Council

December 10th, 2025

Examination of Camp Washington Zoning Diagnostic

WE MOVE that the administration review the recently completed zoning diagnostic report prepared for the Camp Washington Urban Redevelopment Corporation (CWURC) to identify the best course of action for the revitalization of the Camp Washington neighborhood.

FURTHER WE MOVE that the administration consider the identification of strategies to lessen the impact of tow yard/lots that have arisen in Camp Washington to improve the quality of life for the residents of that neighborhood.

Councilmember Meeka D. Owens

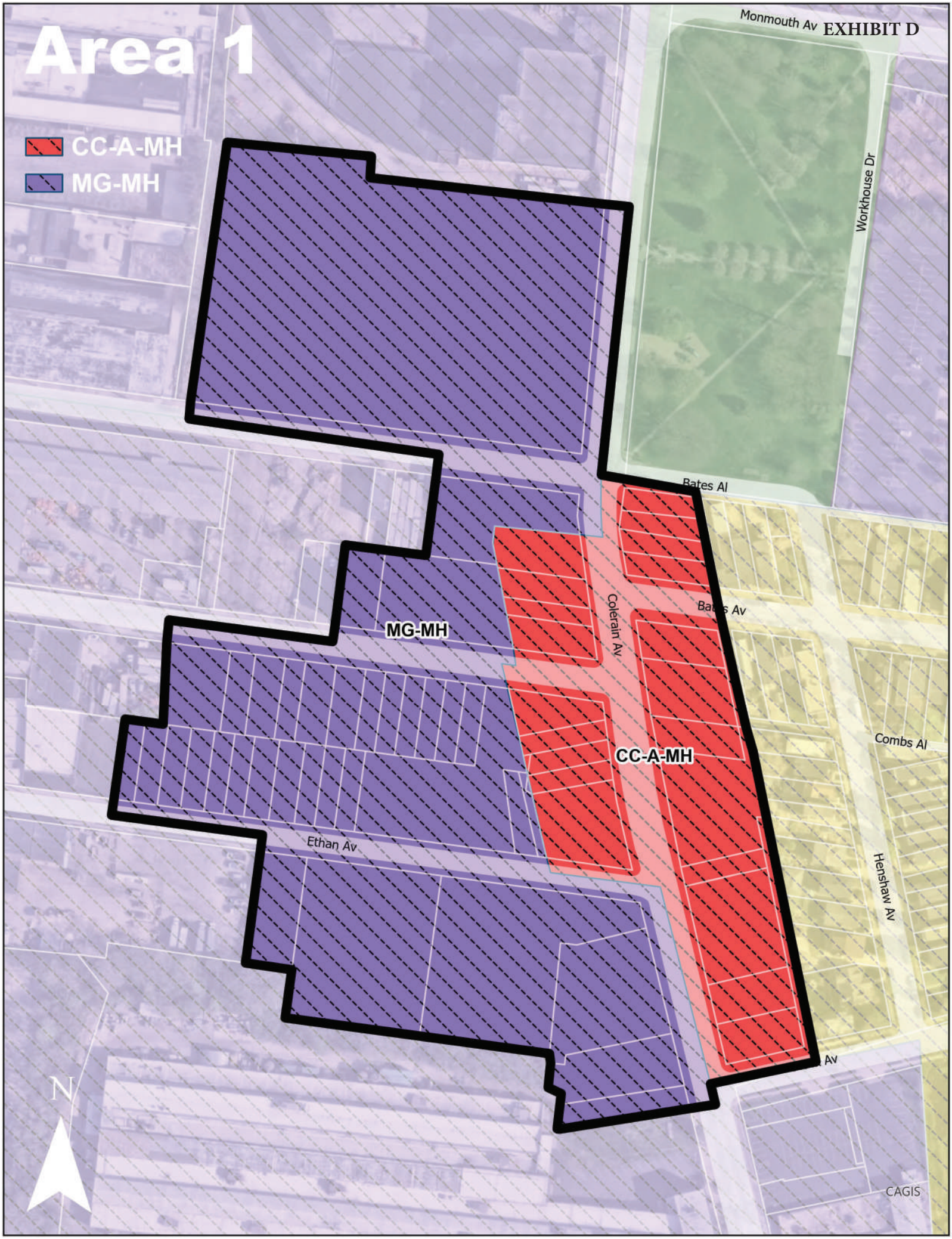
STATEMENT

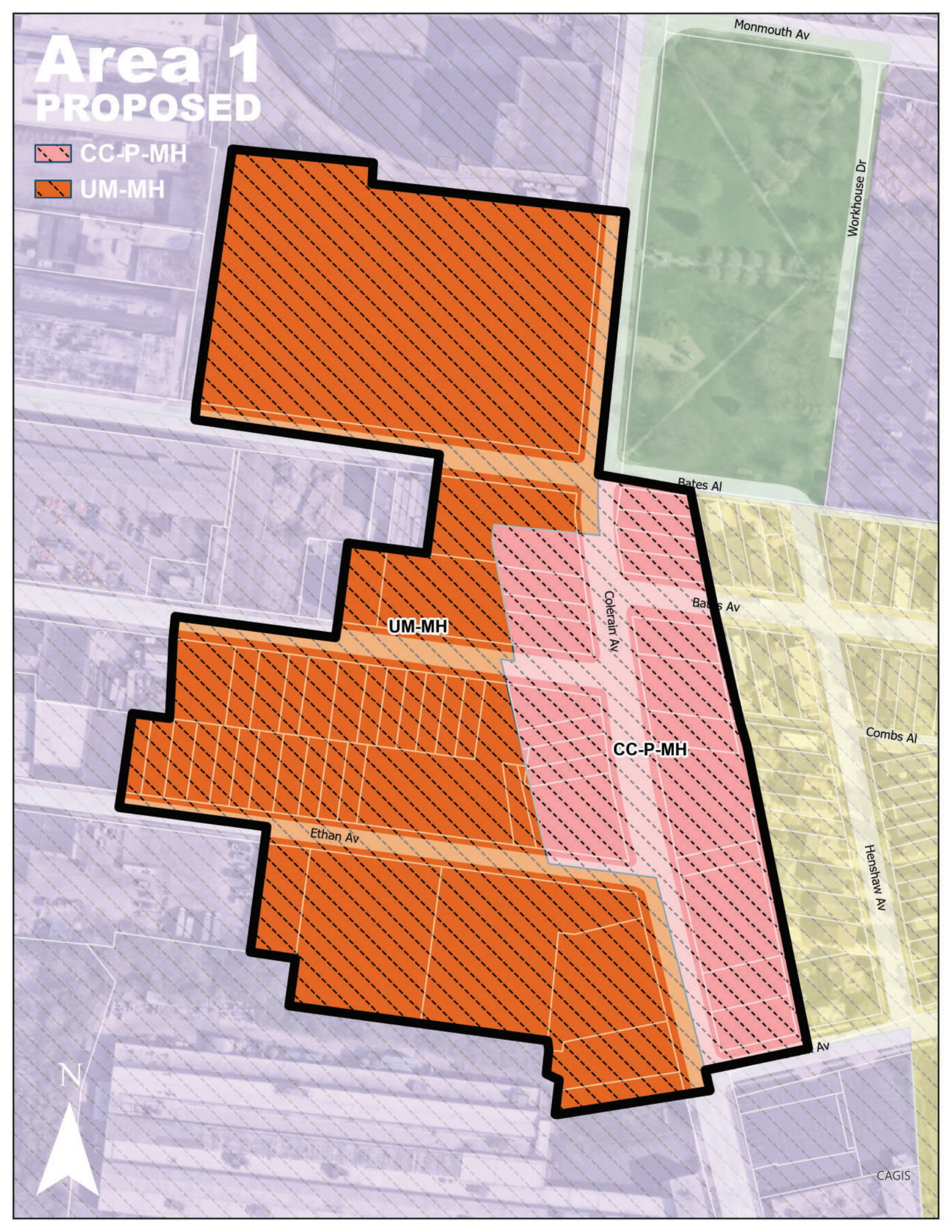
Camp Washington is an incredibly historic neighborhood in Cincinnati that has had an ever changing make up. While it has primarily become an industrial neighborhood there are still residents who proudly call 'Camp' home. The neighborhood's Community Development Corporation (CDC), CWURC recently commissioned a zoning diagnostic from Zone Co. to identify better land use practices for the neighborhood.

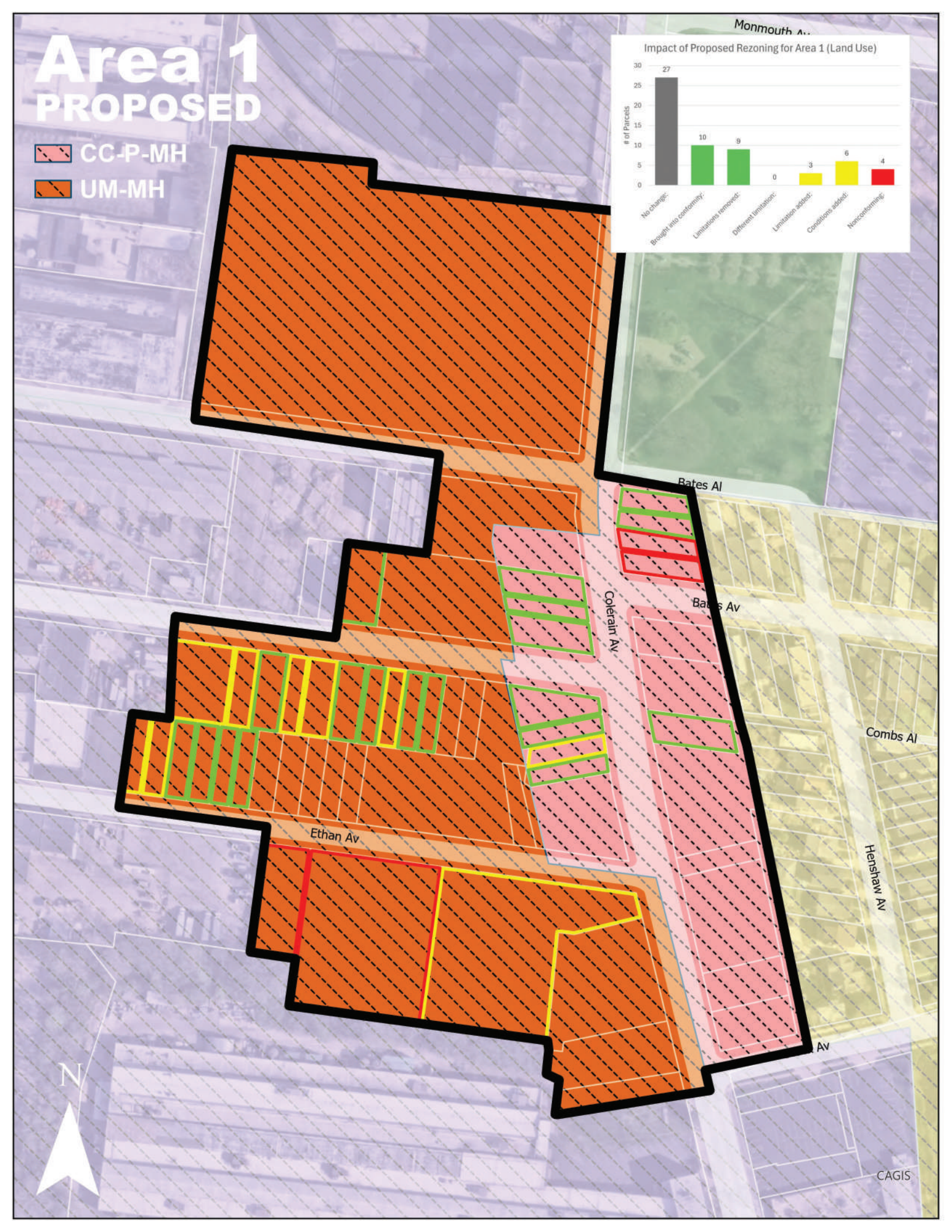
One of the overwhelming issues and recommendations from the diagnostic is that properties are beginning to see a rise in tow yards/lots in the neighborhood, near residential properties. Identifying strategies to prevent vacant lots becoming tow yards/lots would elevate Camp Washington's quality of life.

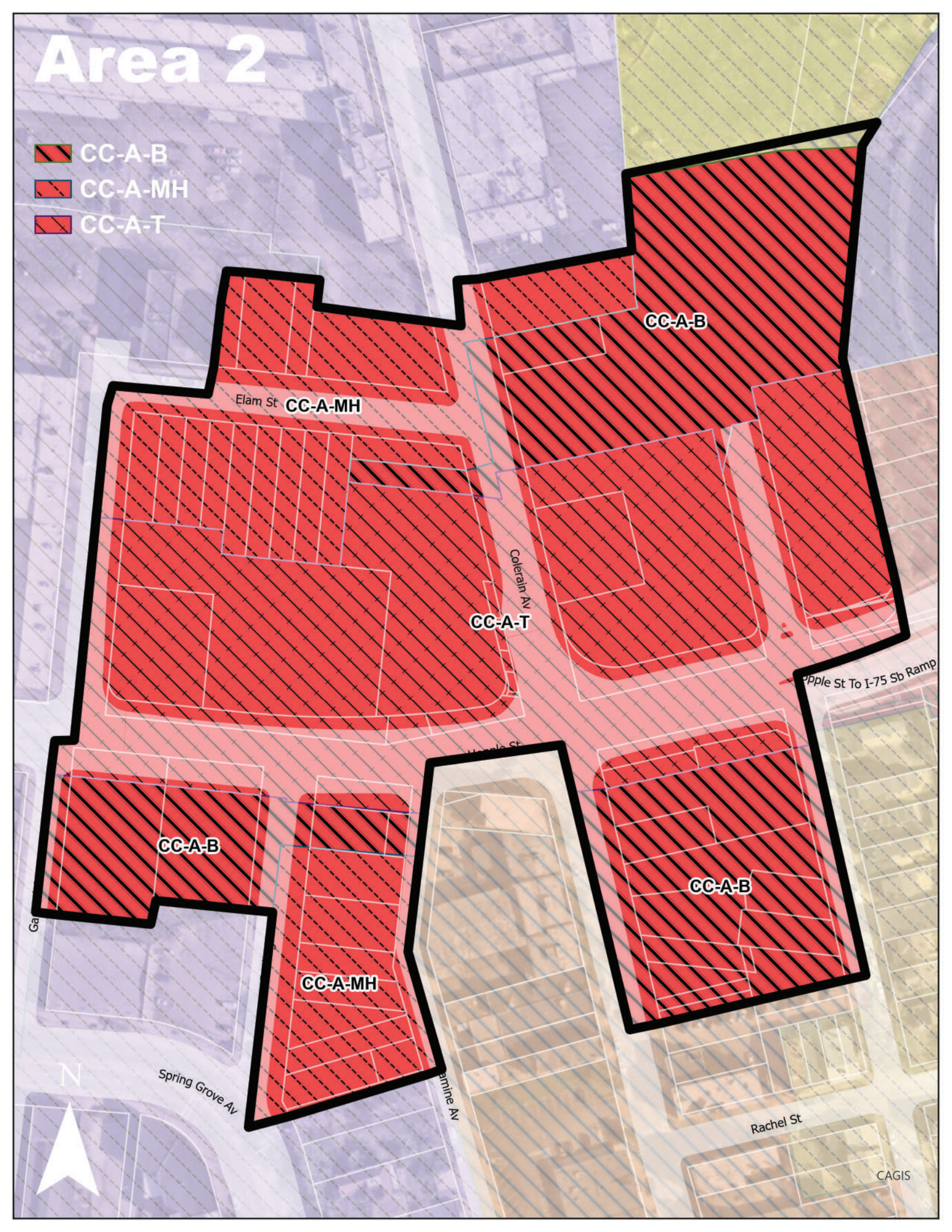
There have been countless studies done on what is known as the 'broken window theory' which is when there are visible signs of deterioration of an environment or neighborhood, that encouraging for there to be more deterioration and negative behaviors in those communities.

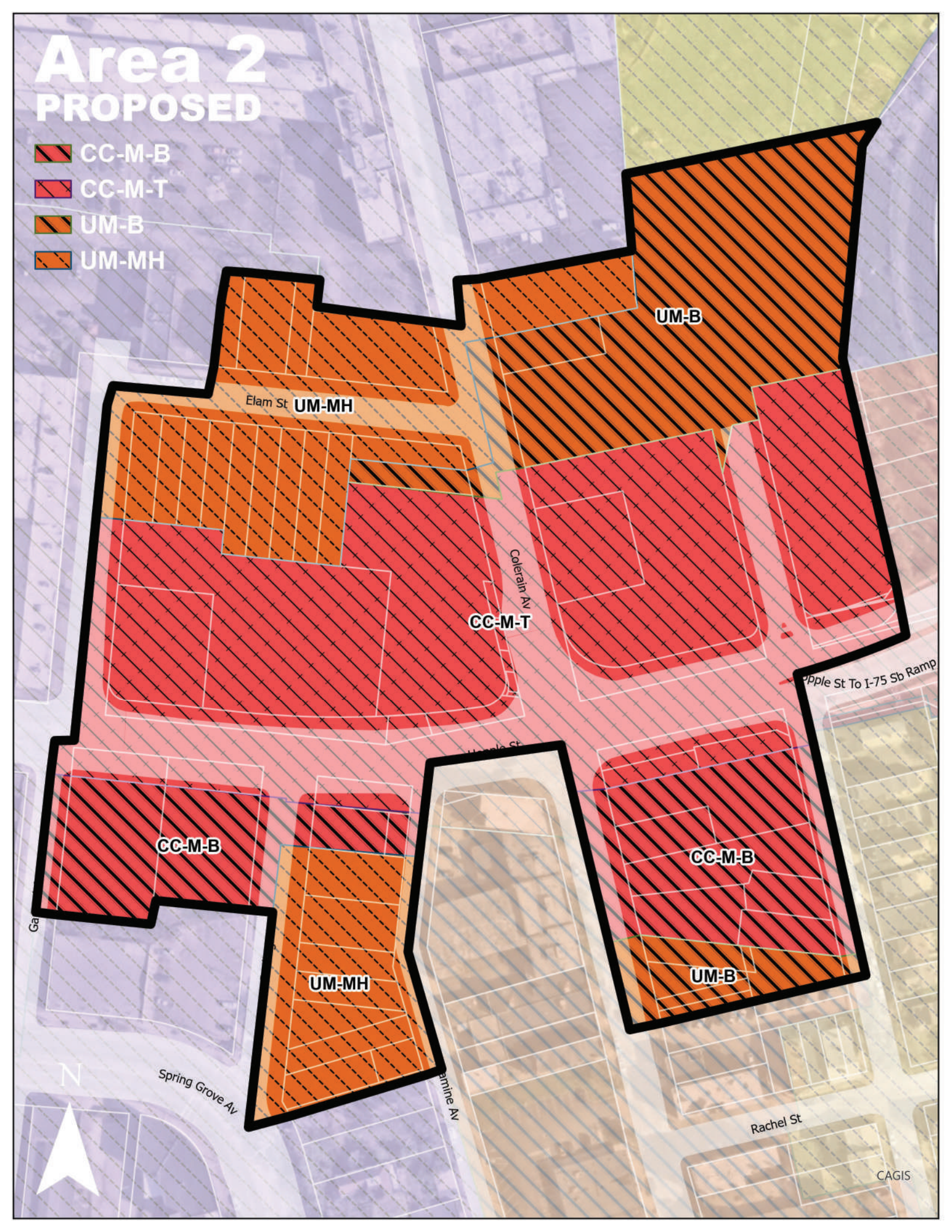
As of May of 2024, CWURC reported at least 18 tow yards present these are scattered across the neighborhood and are located primarily in Manufacturing General (MG) which is one of the city's most non-restrictive zones, and there are more popping up every month. These areas come close to other residentially zoned areas causing incidental consequences. By identifying solutions to this issue we would be able to curb the consequences of tow yards/lots.

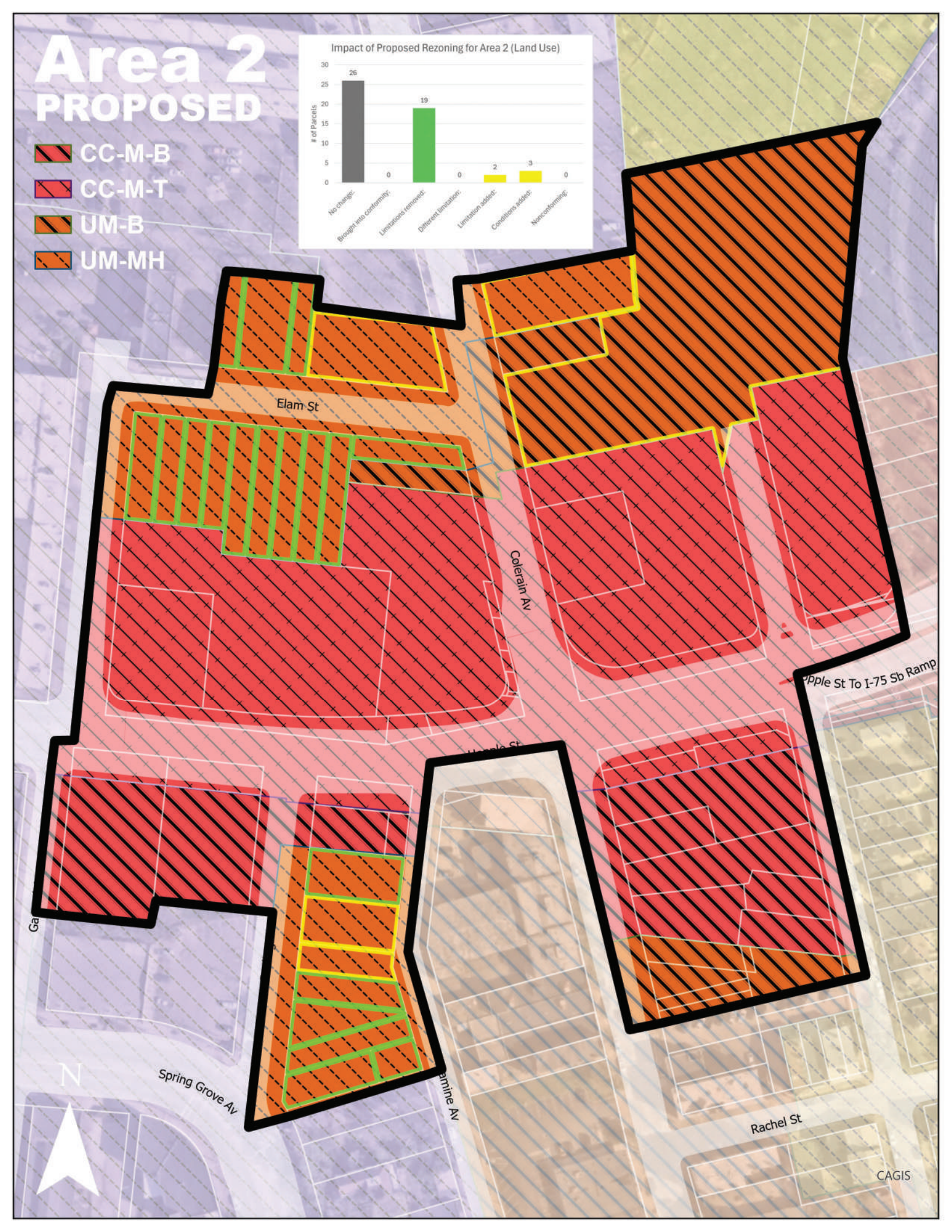

Area 1
EXHIBIT D
CC-A-MH
MG-MH
Monmouth Av
Workhouse Dr
Bates Al
Bates Av
Colérain Av
MG-MH
CC-A-MH
Combs Al
Ethan Av
Henshaw Av
N
CAGIS

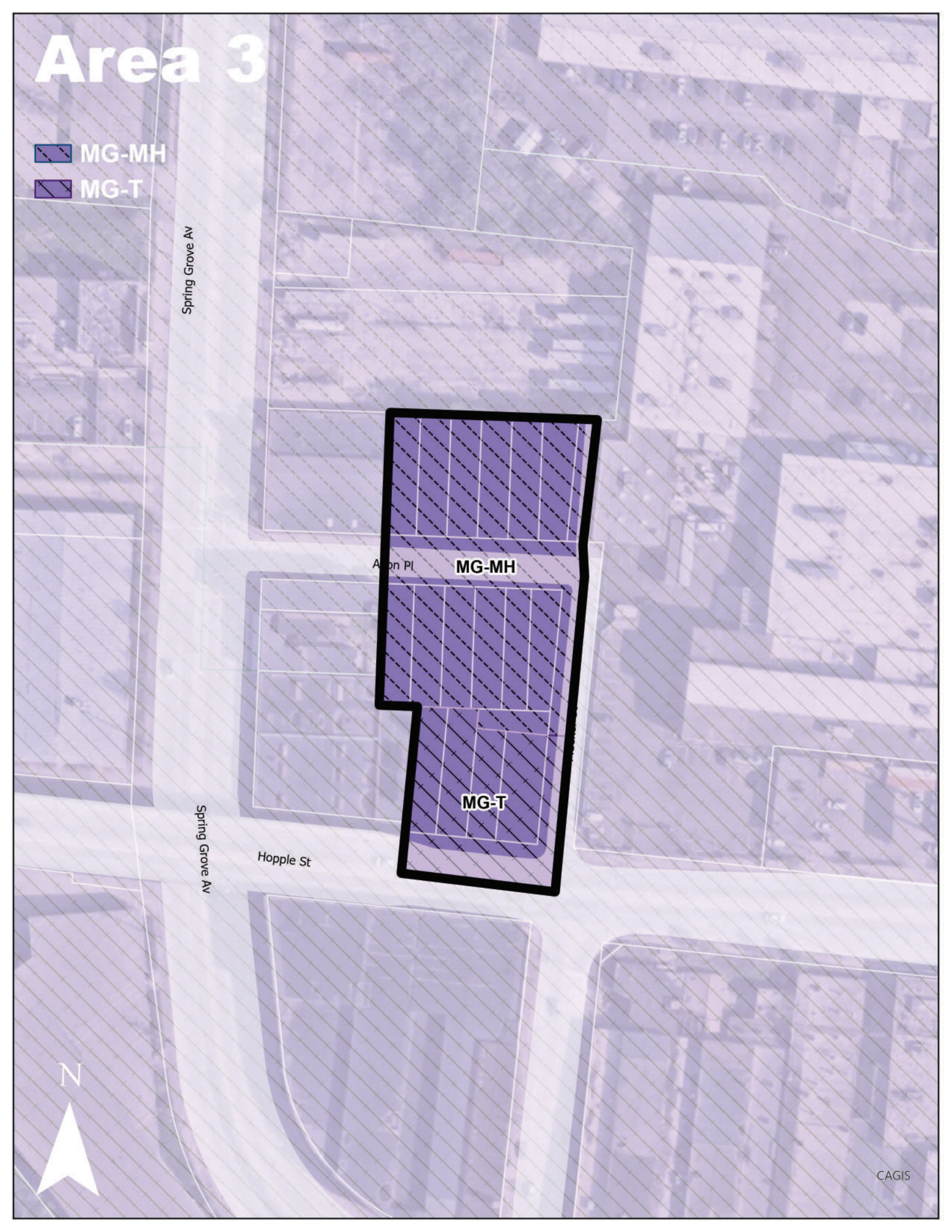

Area 1
PROPOSED
CC-P-MH
UM-MH
Monmouth Av
Workhouse Dr
Bates Al
Bates Av
Colérain Av
UM-MH
CC-P-MH
Combs Al
Ethan Av
Henshaw Av
N
CAGIS


Area 1
PROPOSED
CC-P-MH
UM-MH
Impact of Proposed Rezoning for Area 1 (Land Use)
# of Parcels
30
25
20
15
10
5
0
27
10
9
0
3
6
4
No change:
Brought into conformity:
Limitations removed:
Different limitation:
Limitation added:
Conditions added:
Nonconforming:
Monmouth A
Bates Al
Bates Av
Colérain Av
Combs Al
Ethan Av
Henshaw Av
Av
N
CAGIS


Area 2
CC-A-B
CC-A-MH
CC-A-T
CC-A-B
Elam St
CC-A-MH
Colerain Av
CC-A-T
pple St To I-75 Sb Ramp
CC-A-B
CC-A-B
CC-A-MH
N
Spring Grove Av
Rachel St
CAGIS


Area 2
PROPOSED
CC-M-B
CC-M-T
UM-B
UM-MH
UM-B
Elam St
UM-MH
Colerain Av
CC-M-T
pple St To I-75 Sb Ramp
CC-M-B
CC-M-B
UM-MH
UM-B
Spring Grove Av
Rachel St
N
CAGIS

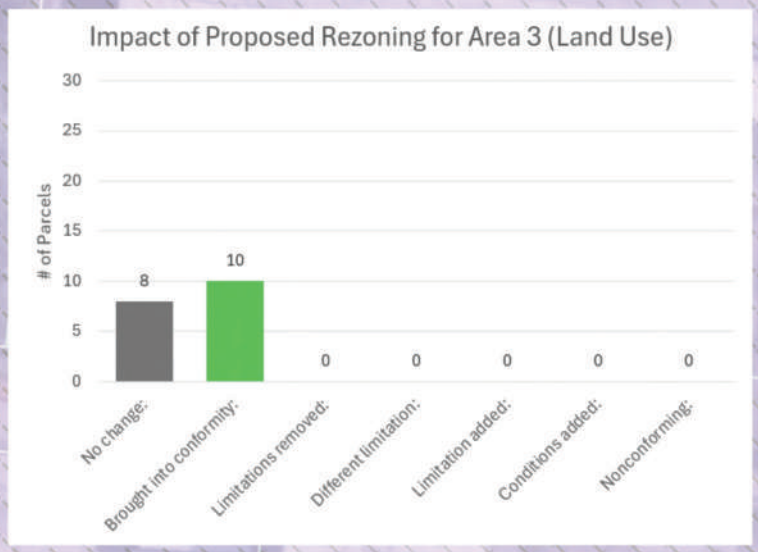

Area 2
PROPOSED
CC-M-B
CC-M-T
UM-B
UM-MH
Impact of Proposed Rezoning for Area 2 (Land Use)
# of Parcels
30
25
20
15
10
5
0
26
0
19
0
2
3
0
No change:
Brought into conformity:
Limitations removed:
Different limitation:
Limitation added:
Conditions added:
Nonconforming:
Elam St
Colerain Av
Spring Grove Av
Rachel St
N
CAGIS


Area 3
MG-MH
MG-T
Spring Grove Av
MG-MH
MG-T
Hopple St
Spring Grove Av
N
CAGIS


Area 3
PROPOSED
UM-MH
UM-T
Spring Grove Av
UM-MH
UM-T
Hopple St
Spring Grove Av
N
CAGIS

Area 3
PROPOSED

UM-MH
UM-T



Spring Grove Av

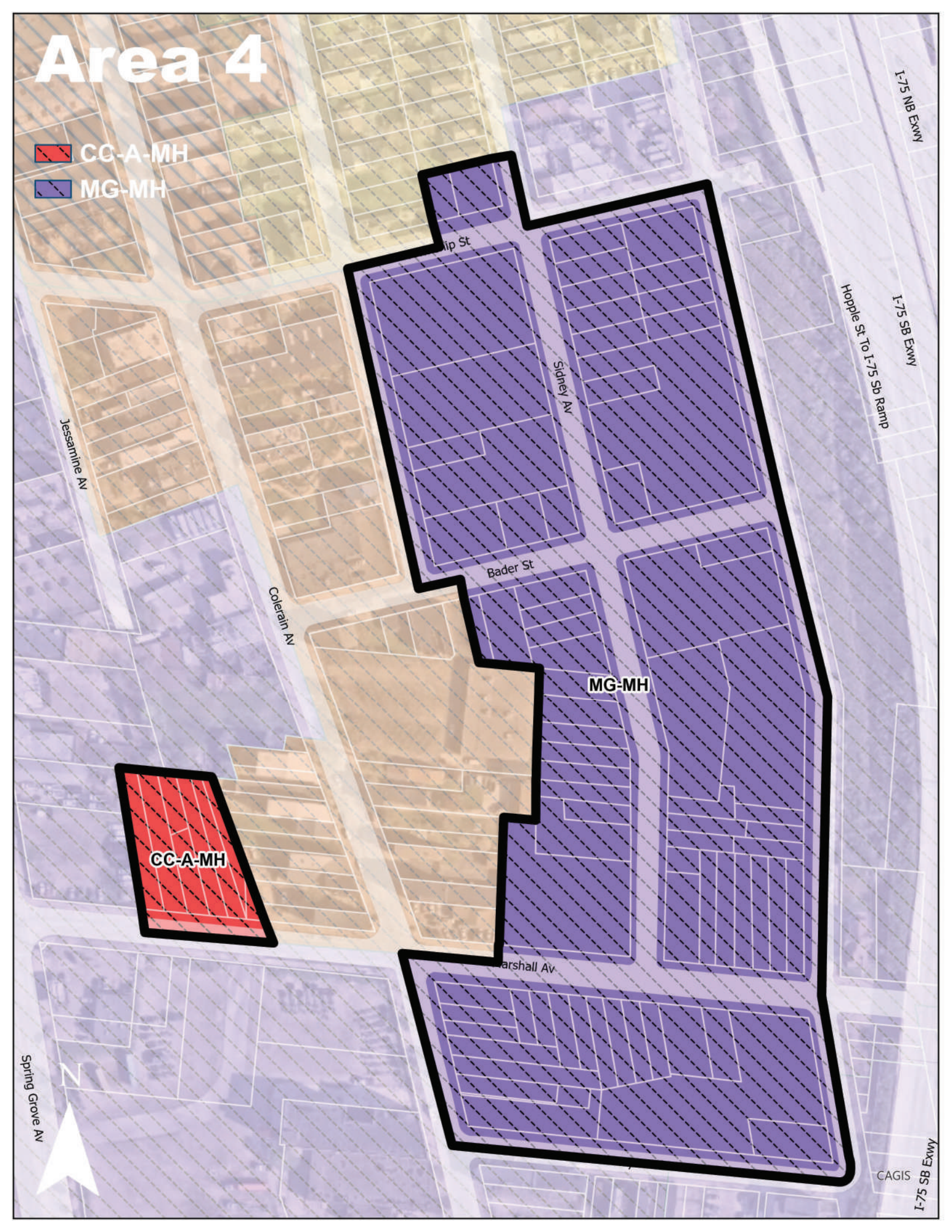
Aaron Pl

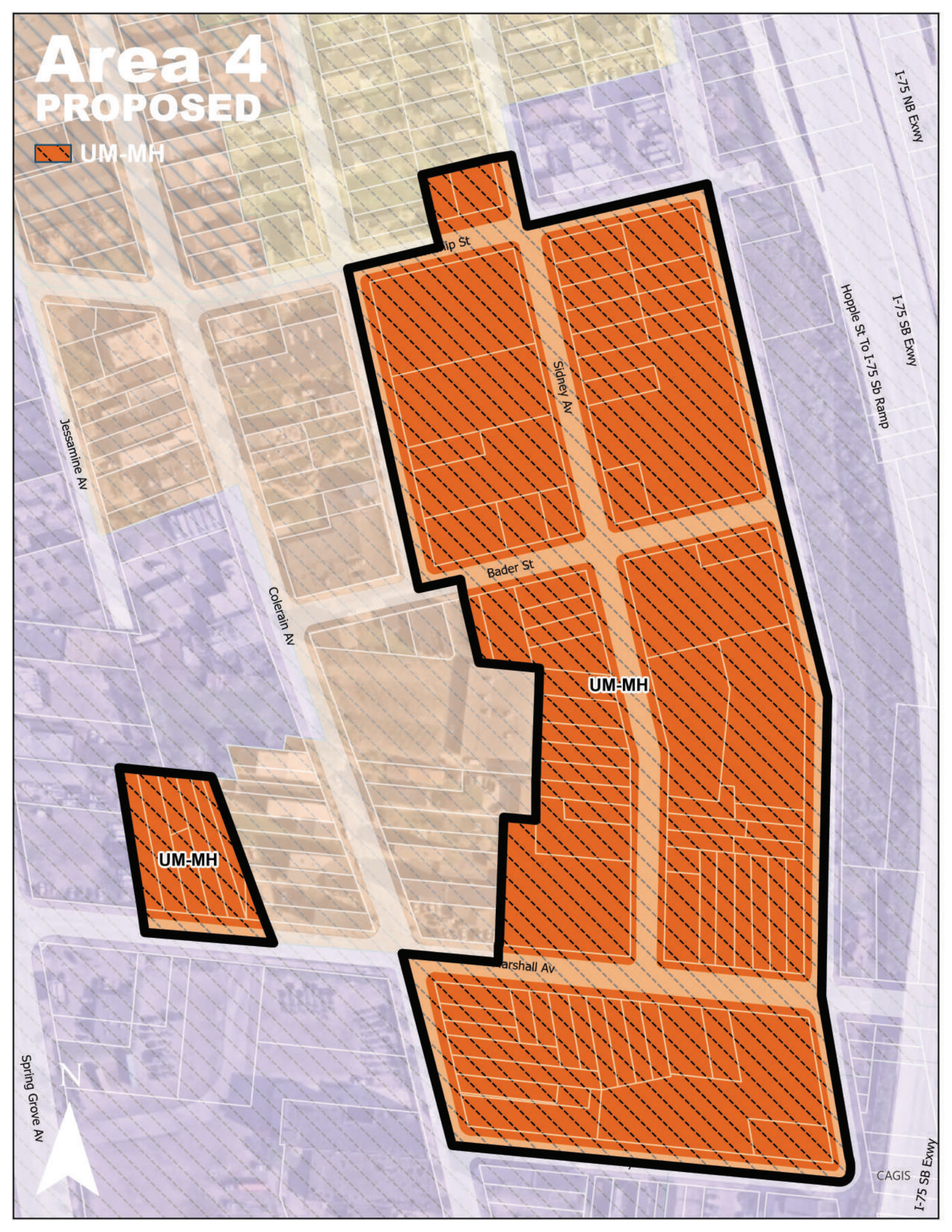
Spring Grove Av

Hopple St

N

CAGIS


Area 4
CC-A-MH
MG-MH
I-75 NB Exwy
Hopple St
Sidney Av
I-75 SB Exwy
Hopple St To I-75 Sb Ramp
Jessamine Av
Bader St
Colerain Av
MG-MH
CC-A-MH
Marshall Av
Spring Grove Av
N
CAGIS
I-75 SB Exwy


Area 4
PROPOSED
UM-MH
I-75 NB Exwy
I-75 SB Exwy
Hopple St To I-75 Sb Ramp
Sidney Av
Bader St
Colerain Av
Jessamine Av
Spring Grove Av
UM-MH
UM-MH
N
CAGIS

Area 4
PROPOSED

UM-MH

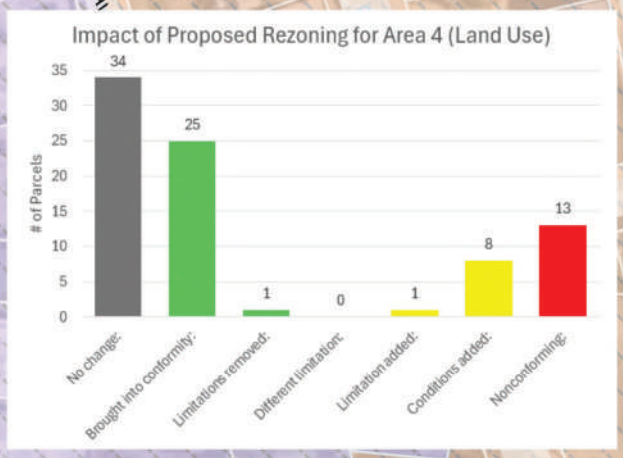


EXHIBIT E

Camp Washington Zone Change Use Impacts

MG-MH to UM-MH

Harder to Permit (Conditional Use):

- Public maintenance facilities
- Ambulance services
- Animal service facilities
- Parking facilities
- Production industry – General
- Research and development
- Wholesaling and distribution
- Heliports
- Transportation passenger terminals
- Farms

No longer permitted:

- Transitional housing (Program 5 and 6)
- Correctional institutions
- Government facilities and installations
- Juvenile detention facilities
- Private vehicular storage lot (non-disabled cars)
- Sexually oriented business
- Fuel sales
- Automobile holding facility
- Production industry – Intensive high-impact
- Oil and gas storage
- Outdoor storage
- Metal waste salvage yard/junk yards
- Waste collection
- Waste disposal
- Waste transfer
- Public utility maintenance yard
- Public utility plant
- Radio and television broadcast antenna
- Railroad train yards
- Truck terminal and warehouse

- Mining and quarrying

Easier to Permit:

- Bed and breakfast home
- Day care home (Adult, Type A, Type B)
- Congregate housing
- Convents & monasteries
- Dormitories
- Fraternities & sororities
- Patient family homes
- Rooming houses
- Shared housing for elderly
- Single-family dwelling (Detached, attached, rowhouse)
- Multi-family dwelling
- Assisted living
- Developmental disability dwelling
- Nursing home
- Clubs and lodges
- Colleges, public or private
- Community service facilities
- Cultural institutions
- Day care center
- Hospitals
- Park and recreation facilities
- Religious assembly
- Schools, public or private
- ATM, stand alone
- Commercial meeting facility
- Funeral and internment services
- Garden supply stores and nurseries
- Hotels and commercial lodging
- Recreation and entertainment – outdoor or large-scale
- Accessory use – Commercial services
- Accessory use – Fences and walls
- Accessory use – Home occupation
- Accessory use – Rooming Unit

CC-A to UM

Harder to Permit (Conditional Uses):

- Community service facilities
- Ambulance services
- Animal service facilities
- Commercial meeting facility
- Garden supply stores and nurseries
- Parking facilities
- Wholesaling and distribution
- Transportation passenger terminals
- Communications facilities
- Farms

No longer permitted:

- Transitional Housing (Program 5 and 6)
- Private vehicular storage lot (non-disabled cars)
- Fuel sales
- Radio and television broadcast antenna
- Accessory use – Small-scale specialized incinerator

Easier to Permit:

- Bed and breakfast home
- Convents and monasteries
- Fraternities and sororities
- Patient family homes
- Rooming houses
- Shared housing for elderly
- Attached single-family dwelling
- Ground floor housing units
- Hospitals
- ATM, stand alone
- Production industry – General (Conditional Use)
- Research and development (Conditional Use)
- Accessory use – Commercial services
- Accessory use – Fences and walls
- Accessory use – Home occupation

- Accessory use – Rooming unit

CC-A to CC-M

Harder to Permit (Conditional Uses):

- Transitional housing (Program 6)
- Colleges, public or private
- Vehicle and equipment sales and rentals
- Vehicle repair
- Production industry - Artisan

No longer permitted:

- Public maintenance facilities
- Ambulance services
- Building maintenance services
- Private vehicular storage lot (non-disabled cars)
- Recreation and entertainment – outdoor or large-scale
- Production industry – Limited
- Contractor's storage
- Indoor storage
- Wholesaling and distribution
- Radio and television broadcast antenna
- Heliports
- Transportation passenger terminals

Easier to Permit:

- Bed and breakfast home
- Day care home (Type B)
- Convents and monasteries
- Fraternities and sororities
- Patient family homes
- Rooming houses
- Shared housing for elderly

CC-A to CC-P

Harder to Permit (Conditional Uses):

- Parking facilities
- Production industry – Artisan
- Farms

No longer permitted:

- Transitional housing (Program 5 and 6)
- Colleges, public or private
- Public maintenance facilities
- Ambulance services
- Building maintenance services
- Building materials sales and services
- Commercial meeting facility
- Garden supply stores and nurseries
- Hotels and commercial lodging
- Private vehicular storage lot (non-disabled cars)
- Recreation and entertainment – outdoor or large-scale
- Vehicle and equipment sales and rental
- Car wash
- Fuel sales
- Vehicle repair
- Production industry – Limited
- Contractor's storage
- Indoor storage
- Wholesaling and distribution
- Radio and television broadcast antenna
- Heliports
- Transportation passenger terminals

Easier to Permit:

- Bed and breakfast home
- Day care home (Type B)
- Convents and monasteries
- Fraternities and sororities
- Patient family homes

- Rooming houses
- Shared housing for elderly
- Ground floor housing units
- Attached single-family dwelling

Outlook

[External Email] Meeker lots - protect as green space

From Melanie Myers <supermurgamel@gmail.com>
Date Tue 10/20/2026 2:56 PM
To Burns, Emily <Emily.burns@cincinnati-oh.gov>

You don't often get email from supermurgamel@gmail.com. Learn why this is important

External Email Communication

Re: Public Staff Conference: Examining of Camp Washington Zoning Diagnostic

Hello Emily,

I hope this email finds you well. My name is Melanie Myers, and I'm Mark Dejong's partner. I've registered to attend today's Virtual Public Staff Conference regarding the proposed zoning changes in Camp Washington. I have a work conflict but am hopeful I can join later. In the event that I am unable to attend, I wanted to provide my support in writing for keeping the Meeker lots (at the corner of Hopple Street and Meeker Street, Area 3 in today's discussion) as green space.

I am a frequent user of this green space. It provides a valuable reprieve in an otherwise landlocked and heavily trafficked area of Camp Washington. Additional construction and development on that site would negatively impact the quality of life of the residents on Avon Place by increasing traffic, noise and congestion in an already heavily traveled area. Development would also eliminate a valuable community green space, reduce opportunities for respite, and diminish the natural buffer that currently helps mitigate the impacts of nearby industrial and commercial activity.

Preserving this green space supports neighborhood livability, environmental sustainability, and the overall character of Camp Washington.

Thank you for registering my concerns and request. You are welcome to reach out to me by phone or email if you have any questions or need any additional information.

Sincerely,
Melanie Myers
Frequent resident of Avon Place
Email: supermurgamel@gmail.com
Phone: 513-256-6433