



February 25, 2025

Mr. Jacob Samad, Chair  
City Planning Commission, City of Cincinnati  
c/o City Planning & Engagement  
Two Centennial Plaza, 801 Central Avenue, Suite 720  
Cincinnati, OH 45202

Re: Hyde Park Square PD

Dear Mr. Samad,

Woman's City Club (WCC), a civic organization founded in 1915, opposes the overuse of the Planned Development District regulations as a loophole for developers to dispense with existing zoning and overlay district regulations.

Commonly used by private developers in Cincinnati and elsewhere, a "Planned Development," or PD, is intended to encourage "more efficient and economic development of property than ordinarily permitted by conventional zoning," according to the Cincinnati zoning code.

But this "PD loophole" has increasingly been used by Cincinnati developers to work around current zoning rules to maximize their profits. Often, proposed Planned Developments directly conflict with the desires of city residents, who have no idea that this zoning code loophole exists.

If approved, a massive new mixed-use development on Hyde Park Square, described in a column in Sunday's *Enquirer* (2/23/25) by Lois Mentrup, would be a perfect example of this (<https://www.cincinnati.com/story/opinion/2025/02/23/zoning-code-loophole-threatens-hyde-park-other-areas-opinion/78518041007/>).

Zoning and overlay district regulations put in place with the input and consent of neighborhoods, and approved by the CPC and City Council to maintain and protect the quality of neighborhood business districts and residential areas, should not be casually tossed aside as if development is desirable at any cost to the built, natural and social environments.

Thank you for your consideration of this statement.

Sincerely,

Beth Sullebarger, President

C: CPC members  
Mayor and Council

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to participate  
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