

November 15, 2024

Honorable City Planning Commission  
Cincinnati, Ohio

**SUBJECT:** A report and recommendation on a proposed zone change from MG-T (Manufacturing General – Transportation Corridor) to CG-A-T (Commercial General-Auto Oriented – Transportation Corridor) located at 4710-4722 Madison Road in Madisonville.

**GENERAL INFORMATION:**

**Location:** 4710-4722 Madison Road, Cincinnati, OH 45227

**Petitioner:** Christopher R. Hildebrant, Manager of Oakley Capital Partners 2, LLC  
9370 Fields Ertel Road, #498428  
Cincinnati, OH 45249

**Property Owner:** Oakley Capital Partners 2, LLC  
9378 South Mason Montgomery Rd. Suite 115  
Mason, OH 45040

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Application
- Exhibit C Zone Change Plat
- Exhibit D Legal Description
- Exhibit E Proposed Development
- Exhibit F Coordinated Site Review Letter
- Exhibit G Community Engagement Summary
- Exhibit H Letter of Support
- Exhibit I Additional Correspondence

**BACKGROUND:**

The petitioner, Christopher R. Hildebrant, manager of Oakley Capital Partners 2, LLC, requests a zone change located at 4710-4722 Madison Road in Madisonville from MG-T (Manufacturing General-Transportation Corridor) to CG-A-T (Commercial General-Auto Oriented-Transportation Corridor). The proposed development involves the construction of three buildings for day care, retail, and restaurant uses. The buildings are permitted under the existing MG-T zoning, as well as the retail and restaurant uses, but rezoning the property is necessary to permit a day care use on this site. Currently, the subject property consists of three parcels that will be consolidated into a single parcel consisting of 3.85 acres to be reclassified.

The existing zoning (MG-T) does permit day care centers, but only as accessories to permitted uses. It also permits retail sales if the use occupies less than 10,000 square feet. Full-service and limited restaurants are permitted. The proposed zoning (CG-A-T) permits day care centers, retail, and restaurants without size limitations.

**ADJACENT LAND USE AND ZONING:**

The subject properties are currently zoned MG-T (Manufacturing General – Transportation Corridor) as shown on the attached map (Exhibit A). The zoning and land uses surrounding the subject properties are as follows:

**North:**

Zoning: MG-T – Manufacturing General – Transportation Corridor  
Existing Use: Medium manufacturing ILSCO Corporation

**East:**

Zoning: MG-T – Manufacturing General – Transportation Corridor  
Existing Use: Medium manufacturing & greenspace ILSCO Corporation

**South:**

Zoning: CG-A-T – Commercial General-Auto Oriented – Transportation Corridor  
Existing Use: iStorage facility, Madison Bowl recreational facility

**West:**

Zoning: MG – Manufacturing General  
Existing Use: Duck Creek, railroad, vacant lots, medium manufacturing ILSCO Corporation

Zoning: CG-A-T – Commercial General-Auto Oriented – Transportation Corridor  
Existing Use: Vacant land, retail

**PROPOSED DEVELOPMENT:**

The proposed zone change will allow for expanded uses on the site including a day care. One building (3,700 square feet) will be developed on the south side of the property and will have frontage along Madison Road, while two buildings (12,856 square feet each) will be on the western side of the property parallel to Duck Creek. Parking will be located behind and in the side yard of the southernmost building along Madison Road.

Permits have already been issued under the current MG-T zoning regulations for the parking lot and two multi-tenant buildings on the west side of the property. However, if the zone change is approved, future construction will need to conform to the development regulations set forth in the Cincinnati Zoning Code in the CG-A-T – Commercial General-Auto Oriented-Transportation Corridor zone.

**COORDINATED SITE REVIEW:**

The proposed project was reviewed by City departments through the Coordinated Site Review process in May 2023. The applicant inquired about whether the site would need to be rezoned to develop a day care facility and if so, what zoning designation would be most appropriate. Staff of the Department of City Planning and Engagement – Zoning Division recommended a zone change to CC-A or CG-A, which permit all proposed uses. They also noted that variances would be needed for the dumpster location and to allow multiple principal structures on the same parcel.

Many departments included requirements to obtain permits in their comments on the Coordinated Site Review, but did not have any immediate requirements to move forward. The Cincinnati Fire Department identified the need to have two readily accessible fire hydrants within 400 feet of all sides of the project and the Department of Transportation and Engineering (DOTE) required a Traffic Impact Study. The applicant is working with the appropriate departments to address these requirements.

### **PUBLIC COMMENT AND NOTIFICATION:**

The applicant team engaged the Madisonville Community Council (MCC) prior to submitting the zone change application. At a special MCC meeting on August 2, 2024, the applicant team presented their zone change request. MCC wrote a letter of support for the zone change and requested that no drive-through establishment be constructed (Exhibit H).

A public staff conference was held on October 15, 2024. Notice was sent to all property owners within 400 feet of the subject property, the Madisonville Community Council, Madisonville Community Urban Redevelopment Corporation, and Oakley Community Council. The summary of community engagement (Exhibit G) shows there were four members of the applicant team, two staff members from the Department of City Planning and Engagement (DCPE), and two members from the Madisonville Community Council present at the staff conference. Questions related to easements for the Army Corps of Engineers to maintain the floodwall on the west side of the property were raised.

Additional correspondence (Exhibit I) was received from an Oakley resident with prior experience in reviewing zone changes similar to this proposal. The resident's personal recommendation to the Madisonville Community Council was to consider approving a CC-P or CC-M zoning district, so the community would have more avenues for input regarding design decisions on the site.

### **CONSISTENCY WITH PLANS:**

#### *Plan Cincinnati (2012)*

The proposed zone change is consistent with Plan Cincinnati's Live Initiative Area, specifically the Action step to "provide high-quality pre-school through 12<sup>th</sup> grade school options" and long-range goal to "develop future new/renovated schools in locations that help to strengthen communities (p. 62). Changing the zoning designation to allow for day care uses will make it possible to create new early education opportunities.

This zone change is also consistent with the Compete Initiative Area, specifically the short-range goal to "focus development of modern office spaces and retail/light industrial sites in the Madison Road corridor to complement a high-density, walkable redevelopment" (p. 118). Allowing for more retail opportunities along the corridor helps achieve that vision.

This request is in keeping with the Guiding Geographic Principles section of *Plan Cincinnati* based on the principles to, "Focus revitalization on existing centers of activity" (p. 86), as the plan identifies Madisonville as a Traditional Neighborhood with a 'Transform Neighborhood Center Degree of Change' (p. 90). The objective of the Transform neighborhood centers is to completely change the character to emphasize walkability, infill, redevelopment, and public improvements (p. 90). Though the site is not within the neighborhood district, this development does activate a vacant parcel through infill development.

In the Geographic Principles section of *Plan Cincinnati*, the intersection of Ridge Avenue and Madison Road is identified as a Preliminary Opportunity for Future Mixed-Use Development or Neighborhood Center (p. 95). This site is about 0.33 miles away from that intersection, so increased activity and development in this area is in keeping with the plan.

*GO Cincinnati: Growth and Opportunities Study for the City of Cincinnati (2009)*

In the GO Cincinnati Report, Madison Road is identified as a corridor that offers strong opportunities “to capture growth in office and supporting retail demand (p. 3). It was recommended that “walkable urban development and drivable suburban development” be developed along Madison Road (p. 4); this zone change from a manufacturing to commercial district will make it possible to develop uses more compatible with drivable environments.

**ANALYSIS:**

In determining which zoning district would be most appropriate for this site, Staff considered several potential districts that would permit the proposed uses. The current zoning district MG-T is intended to support commercial and manufacturing establishments that may generate off-site impacts, including heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar and related supporting uses. Sites within this district typically have good transportation access to facilitate efficient transport of goods but are not pedestrian-friendly. The MG-T zoning district allows retail uses up to 10,000 square feet but does not permit daycare centers, which is a proposed use in the development that is supported by the community.

All Commercial Districts permit day care centers. The Commercial Community (CC) commercial subdistrict is intended to create areas suitable for a mix of uses ranging from larger-scale commercial uses to residential uses. The Pedestrian (P) community character is intended for areas with traditional urban character with small setbacks and significant pedestrian activity. The Mixed (M) community character is intended to create a mix of auto-oriented and pedestrian-oriented buildings.

Because the surrounding uses are all auto-oriented with limited pedestrian accessibility, the Auto-oriented (A) character, specifically the CG-A-T zoning district, was determined to be most suitable for the uses proposed and site design of this development. The purpose of the Commercial General district is to maintain, support, and create areas with a mix of commercial, office, recreation, and entertainment and arts uses. Day care centers, restaurants, and retail sales are all permitted in this zone. The auto-oriented character of this district creates areas that provide for easy automobile access characterized by large buildings with parking out front, which is consistent with the corridor’s existing built form.

Because the site is located within the Transportation Corridor district per the Connected Communities ordinance, minimum off-street parking regulations do not apply but parking facilities must be in the rear yard. Permit applications for this proposed development were submitted before Connected Communities went into effect, so they were not required to be consistent with the Transportation Corridor parking regulations. However, future development on the site would need to comply with the Connected Communities development regulations.

This zone change will allow the reactivation of vacant property through planned development of a day care facility, retail sales, and a restaurant. The construction of a building with frontage on Madison Road will create a visual presence of the development along the corridor. Additionally, the change of zoning designation from MG-T to CG-A-T is consistent with existing surrounding zoning districts and the built environment. There are existing commercial uses across from the site (iStorage and Madison Bowl) as well as on the other side of Duck Creek along Madison Road (Oakley Kitchen, AFC Urgent Care, Starbucks, etc.).

**CONCLUSIONS:**

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

1. The proposed zone is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. It is consistent with *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the goal to “Implement the GO Cincinnati Plan recommendations in the Madison Road, South Mill Creek, and Reading Road corridors.”
3. This development will activate a vacant property, create desperately needed day care opportunities, and increase density along the Madison Road corridor.

**RECOMMENDATION:**

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

**APPROVE** the proposed zone change from MG-T (Manufacturing General – Transportation Corridor) to CG-A-T (Commercial General – Auto-Oriented – Transportation Corridor) located at 4710-4722 Madison Road in Madisonville.

Respectfully submitted:



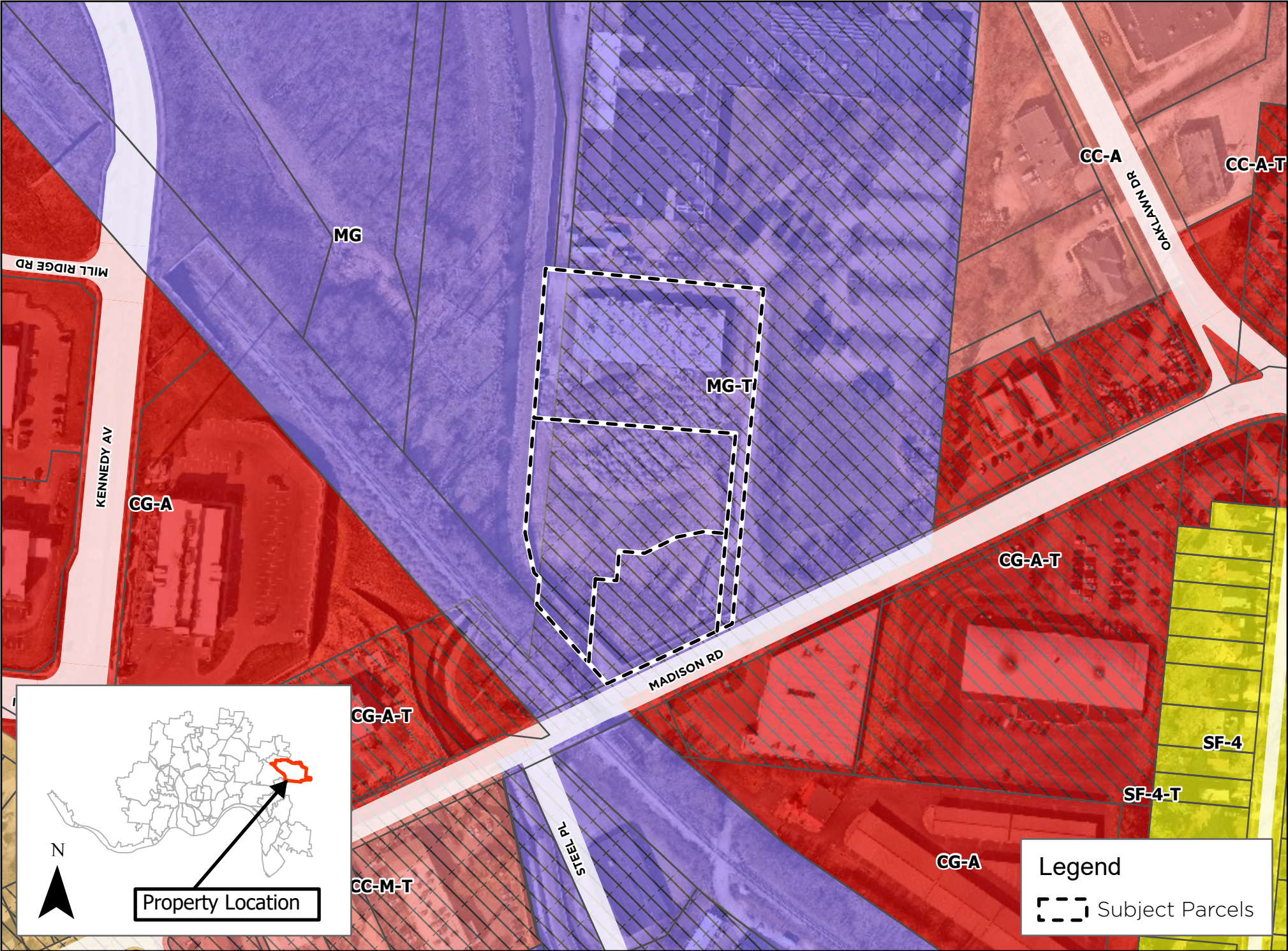
Sophia Ferries-Rowe, City Planner  
Department of City Planning and Engagement

Approved:



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







PETITION FOR CHANGE OF ZONING OF PROPERTY  
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: August 20, 2024

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the MG-T Zone District to the CG-A-T Zone District.

Location of Property (Street Address): 4710-4722 Madison Road, Cincinnati, Ohio 45227  
Hamilton County, Ohio Auditor's Parcel ID Nos. 51-0007-0087, -0086 and -0080.

Area Contained in Property (Excluding Streets): Approximately 3.8466 acres

Present Use of Property: Vacant manufacturing

Proposed Use of Property & Reason for Change: Daycare and restaurant /retail use

Property Owner's Signature: \_\_\_\_\_

Name Typed: Christopher R. Hildebrant, Manager of Oakley Capital Partners 2, LLC

Address: 9370 Fields Ertel Road, #498428, Phone: 513-469-1500  
Cincinnati, OH 45249

Agent Signature: *Betsy Emmert*

Name Typed: Betsy Emmert, Attorney for Property Owner

Address: 255 E. Fifth Street, Suite 1900, Phone: 513-832-5460  
Cincinnati, OH 45202

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X





## LEGAL DESCRIPTION

### 3.9768 ACRES

Situated in Section 22, Town 4, Fractional Range 2, B.T.M., City of Cincinnati, Hamilton County, Ohio being all of the tracts of land conveyed to Oakley Capital Partners 2, LLC by deed recorded in O.R. 15065 Pg. 1481 and O.R. 15218 Pg.1698, and also in O.R. 15227 Pg. 1496 . The boundary of which is more particularly described as follows:

**BEGINNING** at the intersection of the centerline of Madison Road and the east right of way line of the Southwest Ohio Regional Transit Authority right of way (O.R. 6507 Pg. 257);

Thence along the lines of the grantor the following eight (8) courses:

1. North 41°38'09" West a distance of 148.64 feet to a point;
2. North 41°17'09" West a distance of 36.45 feet to a point;
3. North 05°21'51" East a distance of 38.90 feet to a point;
4. North 44°07'53" West a distance of 11.09 feet to a point;
5. North 12°53'23" West a distance of 59.29 feet to a point;
6. North 04°26'27" East a distance of 386.29 feet to a point;
7. South 84°38'09" East a distance of 319.23 feet to a point;
8. South 05°21'51" West a distance of 524.74 feet to a point in the centerline of Madison Road;

Thence along said centerline, South 64°26'51" West a distance of 175.76 feet to the **POINT OF BEGINNING**;

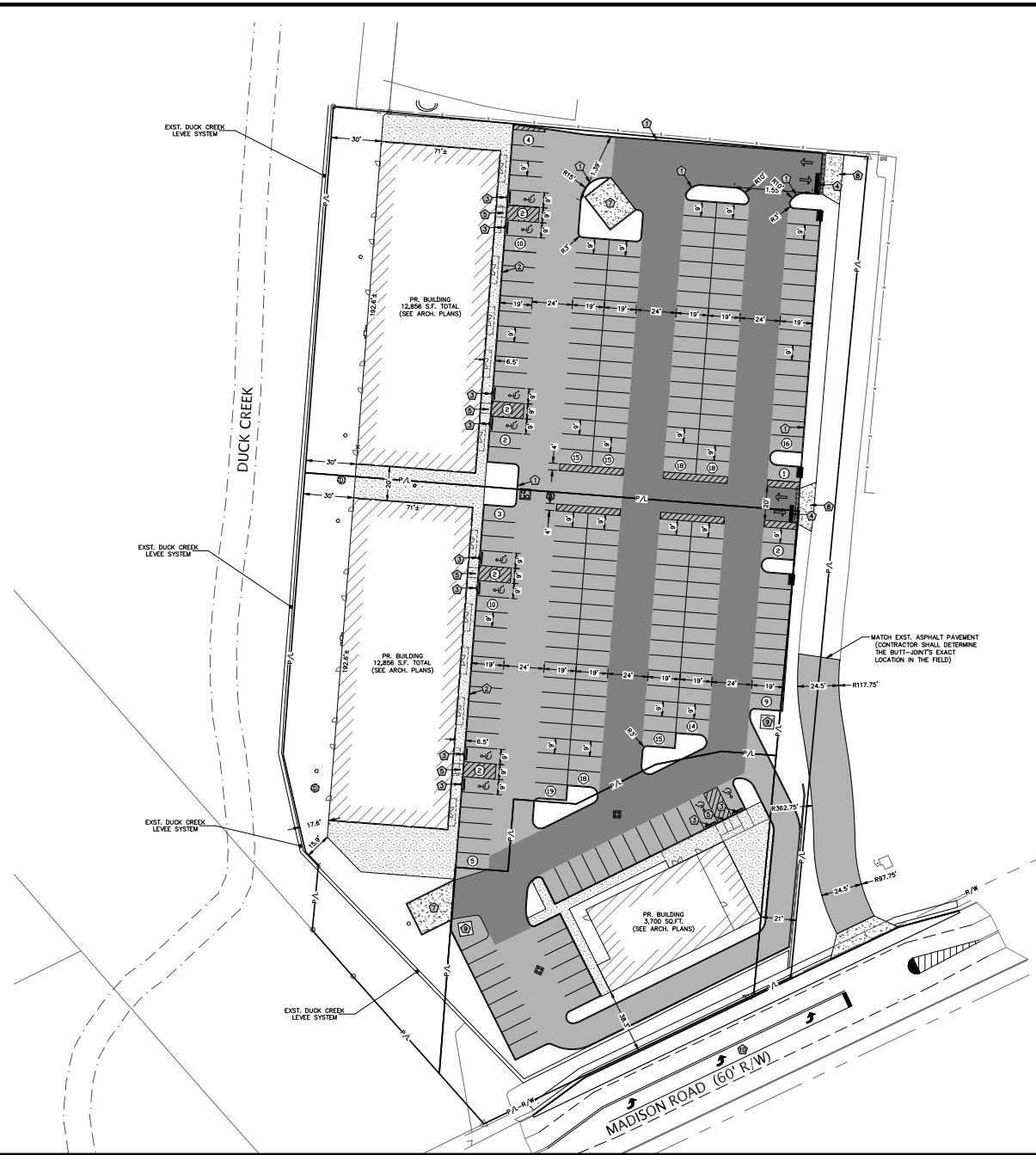
Containing 3.9768 acres of land more or less and being subject to all easements and restrictions of record.

Bearings are based on the Ohio State Plane coordinate system, South Zone (NAD 83) per GPS Observation utilizing the Ohio Department of Transportation's virtual reference stationing.

This description is solely for the purpose of rezoning the above described land including existing right of way that has been previously dedicated.

This description was written by Jeffrey C. Thompson P.S. Ohio Professional Surveyor Number S-7362 for Cardinal Engineering Corporation and is based on a field survey performed by Cardinal Engineering Corporation under the direct supervision of Daniel K. York, P.S. Ohio Professional Surveyor Number S-8729.

8/9/2024 12:36 PM c:\arch\c40\230808\03\23-088\PLAN\CONSTRUCTION DRAWING\SITE DEVELOPMENT PLAN\CD - PLAN\23-088 Madisonville Parks Development\_CD.dwg



**GENERAL NOTES:**

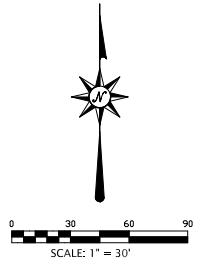
- CURB RADII SHOWN ARE TO FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONING AS SHOWN IS FROM FACE OF WALL, CURB OR OTHER FIXED POINT AND IS FOR SITE LAYOUT AND GENERAL INFORMATION ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DIMENSIONING PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE PAVEMENT. CONCRETE JOINTS AS PER STANDARD CONSTRUCTION PRACTICES.
- CONCRETE PAVEMENT EXPANSION JOINTS SHALL BE AT ALL BUILDING/WALK AND WALK/PAVEMENT INTERFACES. ALIGN CONTROL JOINTS WITH COLUMNS AND BUILDING PROJECTIONS AND EVENLY DISTRIBUTE SAID CONTROL JOINTS IN BETWEEN.
- THE CONTRACTOR WILL PROVIDE DIGITAL PICTURES OF CONDITIONS BEFORE, DURING, AND AFTER CONSTRUCTION NEAR THE FLOODWALL. THESE PHOTOS ARE TO BE SUBMITTED TO BOTH THE LEVEE SPONSOR AND THE USACE LEVEE SAFETY AREA REPRESENTATIVE, ANDREW BROOKS (ANDREW.T.BROOKS@USACE.ARMY.MIL), WITHIN 30 DAYS OF COMPLETION OF THE APPROVED PROJECT.
- THE CONTRACTOR SHALL COMPLETE AS-BUILT DRAWINGS OF ALL FINAL FEATURES WITHIN 50 FEET OF THE FLOODWALL CENTERLINE WHERE CONSTRUCTION ACTIVITIES WILL OCCUR AND PROVIDE THEM TO BOTH THE LEVEE SPONSOR AND THE USACE LEVEE SAFETY AREA REPRESENTATIVE, ANDREW BROOKS AT (ANDREW.T.BROOKS@USACE.ARMY.MIL) WITHIN 30 DAYS OF COMPLETION OF THE APPROVED PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING FLOODWALL OR LEVEE DURING CONSTRUCTION. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE. IF DAMAGES BEYOND THE APPROVED SCOPE OF WORK OCCUR, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE LEVEE SPONSOR AND THE USACE LEVEE SAFETY AREA REPRESENTATIVE, ANDREW BROOKS AT 502-315-6576.
- PLEASE PROVIDE NOTICE TO USACE AT LEAST ONE WEEK PRIOR TO CONSTRUCTION NEAR THE FLOODWALL AREA TO ALLOW A USACE REPRESENTATIVE THE OPTION TO BE ON SITE. POC IS ANDREW BROOKS AT 502-315-6576.
- ANY MODIFICATION TO THE APPROVED SUBMITTALS DEEMED NECESSARY DURING THE CONSTRUCTION PHASE OF THE PROJECT MAY REQUIRE ADDITIONAL TECHNICAL REVIEW AND APPROVAL BY THE USACE PRIOR TO CONTINUING CONSTRUCTION. CONSULT THE USACE LEVEE SAFETY AREA REPRESENTATIVE, ANDREW BROOKS, TO DETERMINE IF THIS REVIEW IS NECESSARY.

**SITE KEY NOTES:**

- CONCRETE HEADER CURB, REFERENCE DETAIL 7/C-200.
- TURNDOWN CONCRETE CURB AND SIDEWALK, REFERENCE DETAIL 10/C-200.
- HANDICAP PARKING SIGN & POST, REFERENCE DETAIL 9/C-200.
- PAVEMENT MARKING, STOP BAR, PER OMITTED.
- ADA CURB RAMP WITH FLARED SIDES, REFERENCE DETAIL 11/C-200.
- MONUMENT SIGN (DESIGN BY OTHERS), REFERENCE ARCH. DWGS. FOR MORE INFORMATION AND DETAILS.
- DUMPSTER ENCLOSURE, REFERENCE DETAIL 10/C-240.
- CONCRETE APRON W/ TRENCH DRAIN.
- CONCRETE TRANSFORMER PAD, REFERENCE DETAILS SHEET C-250.
- FINAL TURN LANE DESIGN TO BE SUBMITTED UNDER SEPARATE PERMIT.

**SITE PLAN LEGEND**

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT PER 1/C-240
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT PER 2/C-240
- PROPOSED CONCRETE PAVEMENT REFER TO KEYNOTES, THIS SHEET



REVISIONS	DATE	#	ITEM
	07-18-24	1	REV PER SMJ
	08-08-24	2	REV PER BLOS DEPT REVIEW

WEBSITE: [www.cardinalengandsurvey.com](http://www.cardinalengandsurvey.com)

CIVIL SITE IMPROVEMENT DRAWINGS  
**OAKLEY PARK**  
 4710 MADISON ROAD  
 CINCINNATI, OHIO

PROJECT:

CLIENT:  
**MORELIA GROUP**  
 8600 GOVERNORS HILL DRIVE, SUITE 160  
 CINCINNATI, OHIO 45249  
 PH: 513-465-1500 WWW.MORELIAGROUP.COM

DRAWN BY: BCC  
 CHECKED BY: ZAC  
 PROJECT MANAGER: SF

PROJECT NO. 23-088  
 SCALE 1" = 30'  
 DATE 09/22/2023

SITE LAYOUT / DIMENSION PLAN  
 SHEET **C-400**



June 16, 2023

Mr. Charles E. Baverman III, Esq.  
 Dinsmore  
 255 East Fifth Street, Suite 1900  
 Cincinnati, Ohio 45202

Re: 4710 & 4722 Madison Road | Oakley Group Mixed-Use (P) - (CPRE230032) Initial Comments and Recommendations

Dear Mr. Baverman,

This **Preliminary Design Review** letter is to inform you that our Advisory-TEAM has reviewed your proposed project located at **4710 & 4722 Madison Road** in the Community of Madisonville. It is my understanding that you are proposing to construct a commercial development containing retail, restaurants, and a childcare facility. This project will need to be returned to us as a Development Design Review because of the need for a zone change. Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

### **City Planning & Engagement – Planning Division**

#### **Immediate Requirements to move forward with project:**

1. **The proposed childcare, restaurant and retail uses are not permitted in the Manufacturing General (MG) zoning district. The proposed uses are permitted in the adjacent Commercial General - Auto-Oriented (CG-A) district.**
2. **A zone change would be required for this project. Applications for a zone change should be submitted through the Department of City Planning and Engagement. Information and materials can be found at <https://bit.ly/ZoneChangePacket>.**
  - Zone change process (approximately):
  - Public Staff Conference - 2-4 weeks
  - City Planning Commission - 4-6 weeks
  - City Council - 4-14 weeks
  - The applicant indicated intent to subdivide the property or create an air lot. More information is required to address this.

#### **Requirements to obtain Permits:**

1. All parcels should be consolidated and recorded with Hamilton County prior to submitting for any zone change or permits.

#### **Recommendations:**

1. The applicant should meet with the Madisonville and Oakley Community Councils and adjacent property owners to discuss the project. Contact information for the community councils can be found at <https://bit.ly/CommunityCouncilContacts>
2. Letters of support are encouraged.

#### **Contact:**

- **Gabrielle Couch** | City Planning | 513-352-4882 | [gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)



## **City Planning & Engagement – Zoning Division**

### **Immediate Requirements to move forward with project:**

1. **The existing MG zoning does not permit a daycare center- rezoning would be required.**
2. Retail use is permitted in the MG but is limited to 10,000 SF.
3. Restaurant use is permitted in the MG zone.
4. Rezoning to a CC-A or CG-A would allow for unlimited size/use for the proposed daycare, restaurant and retail uses and no setback issues or ground floor transparency requirements.
5. Confirmation of the specific square footage of each use and capacity of the daycare center is needed to evaluate the parking required. 207 spaces are proposed. A 3' landscape area on the perimeter of the parking lot is required and one tree per 10 parking spaces is required as per section 1425-29.
6. The dumpster locations in the front yard requires a variance as per 1421-35. The dumpsters should be re-located to a rear yard or less visible location to avoid zoning variance.
7. If rezoned to a commercial district, no bufferyard is required abutting the MG surrounding the site.
8. Signage would be reviewed as a separate permit from buildings. More information on signage is needed to review.
9. Consolidation of the parcels would then require a variance for multiple principal structures on the same parcel (section 1400-23).

### **Requirements to obtain Permits:**

1. Exterior lights are required to be contained within the fixture and limited to 20' height above the ground.

### **Recommendations:**

- None

### **Contact:**

- **Wes Munzel** | ZPE | 513-352-2442 | weston.munzel@cincinnati-oh.gov

## **Metropolitan Sewer District (MSD)**

### **Immediate Requirements to move forward with project:**

- None

### **Requirements to obtain Permits:**

1. An approved site utility plan will be required for each building to receive an approved permit.
2. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at [http://www.msdc.org/customer\\_care/development\\_services/index.html](http://www.msdc.org/customer_care/development_services/index.html) Email questions to [MSDAvailability@cincinnati-oh.gov](mailto:MSDAvailability@cincinnati-oh.gov)

### **Recommendations:**

- None

**Contact:**

- **Jim Wood** | MSD | 513-352-4311 | [jim.wood@cincinnati-oh.gov](mailto:jim.wood@cincinnati-oh.gov)

**Stormwater Management Utility (SMU)****Immediate requirements to move forward with project:**

- None

**Requirements to obtain Permits:**

1. Detention is required.
  - Use SMU rules, refer to SMU Rules & Regs, Chapter 12 [https://cincinnati-oh.gov/sites/stormwater/assets/File/smu\\_rules\\_and\\_regs\(1\).pdf](https://cincinnati-oh.gov/sites/stormwater/assets/File/smu_rules_and_regs(1).pdf)
  - Submit the following documents - detention calculations, drainage map, detention control structure with elevations, detentions shop drawings (manufacturer drawing), major storm calculations / flood routing.
2. Utility Plan
  - Verify existing SMU structures.
  - Label all pipes materials.
  - In the public R/W, pipes to be DIP or RCP.
  - Show Top & Invert elevations for all Appurtenances.
  - Show slopes for all pipes.
  - No pipes connections allowed into Public Inlets.
3. Grading Plan
  - Grading must show existing and proposed contours.
  - Impervious surfaces are NOT permitted to drain towards adjacent properties.
  - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
  - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
4. NPDESS
  - Site discharges into storm only, require developer to submit NOI from the Ohio EPA
5. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
6. SMU Standards Plans Notes is required. Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
7. As-Built survey is required. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
  - State Plane Coordinates (N,E) for all MH's and Catch Basins.
  - Inverts and Top elevations for all MHs and Catch Basins.
  - Slopes, sizes, and materials for all storm lines.

**Recommendation:**

- None



**Contact:**

- **Kevin Gold** | SMU | 513-222-3643 | [kevin.gold@gcww.cincinnati-oh.gov](mailto:kevin.gold@gcww.cincinnati-oh.gov)

**Water Works****Immediate requirements to move forward with project:**

- None

**Requirements to obtain Permits:**

1. A stamped and recorded consolidation plat is required before any building permits are approved and new water service branches/meters are sold. The current drawing shows a building crossing a parcel line.
2. Each building will be required to have its own water service branch.
3. Owner is encouraged to seek a water service easement from neighboring property owner, so as, not to disturb the flood wall.
  - a. If a water service easement is required, it will need to be submitted to Greater Cincinnati Water Works for approval, prior to making application for the water service branch(es)/meter(s).
  - b. Submit proposed water service easements to [Richard.Roell@gcww.cincinnati-oh.gov](mailto:Richard.Roell@gcww.cincinnati-oh.gov).
4. The development is receiving water service from the 16" public water main in Madison Rd. with the following address and branches:

Address	Branch No.	Branch Size	Meter No.	Meter Size
4722 Madison Rd.	H-168745	1"	037970	1"
4710 Madison Rd.	H-173974 - FOD			

5. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
6. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to [Phillip.Young@gcww.cincinnati-oh.gov](mailto:Phillip.Young@gcww.cincinnati-oh.gov)

**Recommendations:**

1. Capacity for the site will not be an issue. Currently there is a 16-inch public water main in Madison Road.
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fire protection company to fill out the Online Branch application



<https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

**Contact:**

- **Rick Roell** | Water Works | 513-591-7858 | [richard.roell@gcww.cincinnati-oh.gov](mailto:richard.roell@gcww.cincinnati-oh.gov)

**Fire Department**

**Immediate Requirements to move forward with project:**

1. A site plan is needed showing 2 readily accessible Fire Hydrants within 400 feet of all sides of your project.
2. The minimum fire flow requirements for Commercial structures: 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
4. The Site Plan needs to show the location of the FDC and the distance in feet from the closest Fire Hydrant. FDC's are to be located within 50 feet of a Fire Hydrant.
5. Emergency Responder Bidirectional Antenna radio required in your building.

**Requirements to obtain Permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Elton B. Britton** | Fire Dept. | 513-357-7596 | [elton.britton@cincinnati-oh.gov](mailto:elton.britton@cincinnati-oh.gov)

**Office of Environmental Sustainability (OES)**

**Immediate Requirements to move forward with project:**

- None

**Requirements to obtain permits:**

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 1,000 cubic yards as per City Municipal Code Chapters 1101 and 1031.

**Recommendations:**

1. The following recommendation is based on State of Ohio requirements:
  - a. Due to the anticipated age of the existing site structure, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to demolition or renovation.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
  - a. This property has had a long industrial land use history and is a suspected brownfields site. The development should environmentally evaluate the site for commercial land use suitability including commercial land use with high frequency child exposure.



- b. The project site is mapped within a flood hazard zone. Site development precautions should be taken for riparian and flash flooding concerns.
- c. The development goal should be to earn at a minimum the LEED Certified rating level.
- d. Rooftop solar should be considered in the design as a renewable energy source.
- e. Site parking should include charging stations for electric vehicles.
- f. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
- g. The use of trees in the landscape design should be included to enhance urban forestry.
- h. The use of pervious surfaces should be maximized to the extent practical in the design.

**Contact:**

- **Howard Miller** | OES | 513-352-6999 | [howard@cincinnati-oh.gov](mailto:howard@cincinnati-oh.gov)

**Parks Department (Urban Forestry)**

**Immediate Requirements to move forward with project:**

1. Urban Forestry has no issues or concerns.

**Requirements to obtain Permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Marianne Prue** | Urban Forestry | 513-861-9070 | [marianne.prue@cincinnati-oh.gov](mailto:marianne.prue@cincinnati-oh.gov)

**Department of Transportation & Engineering (DOTE)**

**Immediate Requirements to move forward with project:**

1. A Traffic Impact Study, (TIS), is required, contact Bryan Williams at (513) 352-4506 or [bryan.williams@cincinnati-oh.gov](mailto:bryan.williams@cincinnati-oh.gov) for TIS requirements.

**Requirements to obtain Permits:**

1. The adjacent access drive is a private drive, not a City street.
2. The private drive connection to Madison Road will likely require redesign contingent upon Traffic Impact Study results.
3. The City / DOTE does not own or maintain the existing flood wall. It is recommended that the applicant review and confirm wall ownership and restrictions and all floodway easement restrictions prior to making any modifications.
4. All new signage shall be located on private property and not in the public right-of-way.
5. All work in the public right-of-way will require a separate DOTE permit. Prepare dimensioned plans, including all surface items, and all aboveground and underground utility facilities in compliance with DOTE standards as required for permit approval.
6. Before applying for building permits, contact [DTEaddress@cincinnati-oh.gov](mailto:DTEaddress@cincinnati-oh.gov) with a site plan to have addresses assigned. Per Ohio Fire Code and Cincinnati Municipal Code, assigned address numbers must be posted and visible from the road. Address numbers may need to be posted both on the buildings and on the monument sign.

**Recommendations:**

- None

**Contact:**

- **Morgan Kolks** | DOTE | 513-335-7322 | [morgan.kolks@cincinnati-oh.gov](mailto:morgan.kolks@cincinnati-oh.gov)

**Buildings & Inspections – Buildings****Immediate Requirements to move forward with project:**

- None

**Requirements to obtain Permits:**

1. Exterior wall ratings and wall openings must comply with OBC Tables 602 and 705.8.
2. Multiple buildings on the same lot must be designed per section 503.1.2.
3. Separate permit applications are required for each building, underground detention, and the parking lot.

**Recommendations:**

- None

**Contact:**

- **Bob Martin** | B&I Plans Exam | 513-352-2456 | [robert.martin@cincinnati-oh.gov](mailto:robert.martin@cincinnati-oh.gov)

**Law Department****Immediate Requirements to move forward with project:**

1. No comments at this time.

**Requirements to obtain Permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Charles Martinez** | Law | 513-352-3359 | [charles.martinez@cincinnati-oh.gov](mailto:charles.martinez@cincinnati-oh.gov)

**Department of Community & Economic Development (DCED)****Immediate Requirements to move forward with project:**

- None

**Requirements to obtain Permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Taylor German** | DCED | 513-352-4546 | [taylor.german@cincinnati-oh.gov](mailto:taylor.german@cincinnati-oh.gov)



### **Health Department**

#### **Immediate Requirements to move forward with project:**

- None

#### **Requirements to obtain Permits:**

1. A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current commercial space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project.

#### **Recommendations:**

1. For assistance in determining whether the facility is licensable as an FSO/RFE or not, please contact me.

#### **Contact:**

- **Trisha Blake** | Health Dept. | 513-352-2447 | [trisha.blake@cincinnati-oh.gov](mailto:trisha.blake@cincinnati-oh.gov)

### **Police Department**

#### **Immediate Requirements to move forward with project:**

- None at this time.

#### **Requirements to obtain Permits:**

- No comments.

#### **Recommendations:**

- None

#### **Contact:**

- **Katalin Howard** | Police Dept. | 513-352-3298 | [katalin.howard@cincinnati-oh.gov](mailto:katalin.howard@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | [brandon.kyle@cincinnati-oh.gov](mailto:brandon.kyle@cincinnati-oh.gov)

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*This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.*

Sincerely,

A handwritten signature in blue ink, appearing to read "Rodney D. Ringer".

Rodney D. Ringer,  
Development Manager

RDR: rdr





October 16, 2024

**4710-4722 Madison Road Zone Change (MG-T to CG-A-T)**

## Public Staff Conference Summary

Date: October 15, 2024

Time: 5pm

Attendees:

- Betsy Emmert – Representative from Dinsmore for applicant
- Christina Scavone – Morelia Group (Applicant Team)
- Christopher Hildebrant – Morelia Group (Applicant Team)
- Jeff Flaherty – Cardinal Engineering (Applicant Team)
- Kate Botos – Madisonville Community Council President
- Kerry Devery – Madisonville Community Council Board of Directors – Transportation Committee
- Maria Dienger – City of Cincinnati (Department of City Planning & Engagement)
- Sophia Ferries-Rowe – City of Cincinnati (Department of City Planning & Engagement)

Presentation:

- Background: Seeking zone change from MG-T to CG-A-T to allow for the development of a day care center and restaurant. CG-A-T zone would also permit retail use in case a childcare tenant is not found for the buildings intended to host a day care center.
- Clarification from Betsy: The retail use will be the back up use for the intended day care buildings.
- The applicant worked with the Madisonville community council on the childcare use, and they agree that it is needed and will be an asset to the community. The restaurant will not have a drive-through component as a result of community engagement with the community council.

Questions

- What does the easement for the floodway entail?
  - Jeff Flaherty (Cardinal Engineering): The Army Corp of Engineers has an easement around the floodwall so they can maintain the flood wall. Right now, the easement doesn't have a consistent buffer around the wall. They are proposing to reconfigure a 15-foot easement on either side.
    - Which side of the wall?
      - Currently, there is no easement on the building side of the wall (the dry side). They will give 15' on each side of the wall.



**Date:** August 5<sup>th</sup>, 2024

**To:** Dinsmore & Shohl LLP  
 c/o Betsy Emmert  
 255 East Fifth Street  
 Suite 1900  
 Cincinnati, Ohio 45202

**RE: Madison Parke – Zone Change Request**

Betsy,

At a special meeting of the Madisonville Community Council on August 2<sup>nd</sup>, as a representative of Oakley Capital Partners 2, LLC, you requested a Letter of Support for the zone change for the parcel at 4710-4722 Madison Road.

On behalf of the Madisonville Community Council (MCC), I write to you today to share the organization's support for your application on behalf of Oakley Capital Partners 2, LLC, to the City of Cincinnati to re-zone 4710-4722 Madison Road from Manufacturing General to Commercial General Auto.

After much discussion, the MCC General Body passed a motion to support of this zoning change request. It needs to be noted that this motion passed because it was stated by the developer's representative that no establishment with a drive thru requirement is planned for 4710-4722 Madison Road, even though the zoning change would allow for a drive thru type of establishment,

Should you or the City of Cincinnati Planning Staff have any questions or concerns, please contact me by email at [president@ourmadisonville.com](mailto:president@ourmadisonville.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kate Botos', with a long horizontal flourish extending to the right.

Kate Botos  
 Madisonville Community Council President

***Officers***

***President***  
 Kate Botos

***Vice President***  
 Monica Hill

***Treasurer***  
 Jeff Hart

***Recording Secretary***  
 Vacant

***Correspondence Secretary***  
 Angela Pearson

**From:** Joe Groh joe.groh@oakleynow.com

**To:** Sophia Ferries-Rowe sophia.ferries-rowe@cincinnati-oh.gov

**Cc:** president@ourmadisonville.com; vp@ourmadisonville.com; colleen.reynolds@oakleynow.com; oakleycouncil@oakleynow.com; maria.dienger@cincinnati-oh.gov

**Subject:** Re: [External Email] Re: Public Staff Conference - 4710 & 4722 Madison Road  
Zone Change

Hello All,

My apologies, as I got stuck in a lenient call and just now free.

I would like to share that I recommend, based on Oakley's experience with a similar zoning change request, the that Madisonville Community Council consider approving a CC-P or CC-M zoning district, and not CG-A. Doing so gives the community some recourse if the plans or makeup of the businesses/retail options change; consequently, if the developer later wanted to add something like a drive-thru, they would have to seek a variance. This gives the community a voice in that decision/change from what they originally approved.

I know I wish I had this additional knowledge at the time of our vote, as in hindsight, I would not have voted to approve CG-A.

Regards,

--

Joe Groh  
Oakley Community Council Vice President  
Pedestrian Safety, NSP/NBD Manager

3715 MADISON RD LLC  
425 WALNUT ST #1800  
CINCINNATI, OH 45202

4538 CAMBERWELL LLC  
1730 TENNESSEE AVE  
CINCINNATI, OH 45229

4730 MADISON ROAD LLC  
4730 MADISON RD  
CINCINNATI, OH 45227

CHASE REALTY CO THE  
5469 CEDAR VILLAGE #5119  
MASON, OH 45040-8976

EKP 3799 MADISON ROAD LLC  
2948 PINERIDGE AVE  
CINCINNATI, OH 45208

HAMILTON COUNTY BOARD OF MENTAL  
HEALTH & RECOVERY SERVICES  
2350 AUBURN AVE  
CINCINNATI, OH 45219

MADI BOWL LLC  
PO BOX 8129  
CINCINNATI, OH 45208

NLDS PROPERTIES LLC  
5041 OAKLAWN DR  
CINCINNATI, OH 45227

OAKLEY CROSSINGS HOLDINGS LLC  
8600 GOVERNORS HILL DR STE 160  
CINCINNATI, OH 45249

PREGNANCY CENTER EAST INC  
4760 MADISON RD  
CINCINNATI, OH 45227

QUEEN CITY FLATTS LLC  
3415 UNIVERSITY AVE  
SAINT PAUL, MN 55114

QUEEN CITY GREEN HOLDINGS LLC  
4570 STEEL PLACE  
CINCINNATI, OH 45209

SOUTHWEST OHIO REGIONAL TRANSIT  
AUTHORITY  
1014 VINE ST SUITE 2000  
CINCINNATI, OH 45202-1122

SS MAMNOH LLC  
PO BOX 320099 SI # 2020  
ALEXANDRIA, VA 22320

SS MAMNOH LLC  
8400 E PRENTICE AVE 9TH FL  
GREENWOOD VILLAGE, CO 80111

Madisonville Community Urban  
Redevelopment Corporation  
6111 Madison Rd.  
Cincinnati, OH 45227

Madisonville Community Council  
P.O. Box 9514  
Cincinnati, OH 45209

Oakley Community Council  
P.O. Box 9244  
Cincinnati, OH 45209

Oakley Capital Partners 2, LLC  
9370 Fields Ertel Road, #498428  
Cincinnati, OH 45249

Betsy Emmert  
255 E. Fifth Street, Suite 1900  
Cincinnati, OH 45202