

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed zone change from T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

GENERAL INFORMATION:

Location: 644-664 Crown Street, Cincinnati, OH 45206

Petitioner: Onyx + East
1828 N Central Avenue
Indianapolis, IN 46202

Property Owner: Investing for Good LLC – Samir Kulkarni
731 E. McMillan Street Ste. B
Cincinnati, OH 45206

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

BACKGROUND:

The petitioner, Onyx + East, requests a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots. Currently, the subject property consists of nine parcels that will be consolidated into a single parcel consisting of 1.45 acres to be reclassified.

The existing zoning (T5N.LS-O) does not permit any sort of rowhouses, but it does permit other residential options such as stacked flats, mid-rises and carriage houses. T5N.SS-O permits rowhouses as an allowed building type following the 1703-3.90 Standards of the Cincinnati Zoning Code – Title XVII – Land Development Code.

These properties consist of a larger development entitled “May Square” which is planned to involve a major subdivision development of 39 single-family attached rowhouses. This development plans to incorporate the properties south of Crown Street. The properties that are requesting to be rezoned would have 22 of the single-family homes constructed on them with the remaining being constructed on the southern side of Crown Street located along Dix Street and on the western side of May Street. The southern portion of the proposed development (the properties not being rezoned) is already zoned

T5N.SS-O – Neighborhood Small Setback – Open.

In 2019, the properties south of Crown Street, along Dix Street and May Street, received a zone change from T4N.SF – Neighborhood Small Footprint to the existing zoning T5N.SS-O – Neighborhood Small Setback-Open. This proposal was through a different petitioner, Paramount Redevelopment Group, which had requested the zone change to permit a multi-use development with retail on the ground floor and multi-family workforce housing on the upper floors. This project is no longer in development.

In 2020, the subject property (644-664 Crown Street, under the property owner Samir Kulkarni) also received a zone change from T4N.SF – Neighborhood Small Footprint to the existing zoning T5N.LS-O – Neighborhood Large Setback-Open to permit a four-story, multi-family residential building with 78 units and a public parking lot. This project is also no longer in development.

With this existing proposal to change the zoning, the entire development site (consisting of all properties previously mentioned north and south of Crown Street “May Square”) would all be zoned the same zoning of T5N.SS-O – Neighborhood Small Setback-Open. The open sub-zone provides the same building form but allows for a more diverse mix of uses. The applicant is intending to provide only single-family residential uses.

ADJACENT LAND USE AND ZONING:

The subject properties are currently zoned T5N.LS-O – Neighborhood Large Setback-Open as shown on the attached map (Exhibit A). The zoning and land uses surrounding the subject properties are as follows:

North:

Zoning: T4N.SF – Neighborhood Small Footprint
Existing Use: Single/Multi-family houses

East:

Zoning: T4N.SF – Neighborhood Small Footprint
Existing Use: Single/Multi-family houses and some vacant lots

South:

Zoning: T5N.SS-O – Neighborhood Small Setback-Open
Existing Use: Vacant lots that will be a part of the whole complete development, church/parking, businesses along E. McMillan Street

West:

Zoning: T4N.SF – Neighborhood Small Footprint
Existing Use: Interstate 71

PROPOSED DEVELOPMENT:

The proposed zone change will allow the planned future construction of 39 attached single-family rowhouses. These rowhouses will be 3-floors with garages in the rear, connected with private driveways. These rowhouses will have the front of the structures face May Street, Crown Street (both north and south), Dix Street (both east and west) and south of William Howard Taft. There will also be new sidewalks implemented within the development. The brick church building located at the southwestern

corner of Crown Street and May Street is outside the project scope but is planned to be saved and redeveloped.

If the zone change is approved, all new construction will have to conform to the development regulations set forth in the Cincinnati Zoning Code in the T5N.SS-O – Neighborhood Small Setback-Open zone.

COORDINATED SITE REVIEW:

The applicant submitted their proposed project for Coordinated Site Review in November of 2022. The applicant stated their desire for a zone change during this process, from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open. This is where it was identified that rowhouses are not permitted in T5N.LS-O but are allowed in the T5N.SS-O zoning district.

Many departments had comments regarding future permits and the applicant will need to provide more detailed dimensions and items on their site plan for further zoning review and when they submit for the Major Subdivision process. The Cincinnati Fire Department identified the need to have two readily accessible fire hydrants near the project scope and the Department of Transportation and Engineering (DOT) highly recommended a Traffic Impact Study among other criteria for street adjustments and further requirements. The applicant team is aware of these recommendations and are working on addressing all of them accordingly.

PUBLIC COMMENT:

The applicant team submitted a summary of the extensive community engagement completed in advance of filing for the proposed zone change (Exhibit G). The applicant team has met with the Walnut Hills Area Council numerous times and the Council has submitted a letter of support (Exhibit H).

The Department of City Planning and Engagement held a virtual public staff conference on this proposed zone change on January 12, 2023. Notices were sent to property owners within a 400-foot radius of the subject properties, including the Walnut Hills Area Council and Walnut Hills Redevelopment Foundation. There was a total of nine (9) individuals present at the staff conference, which included three (3) members of the public in addition to City staff and multiple members from the applicant team. The members of the public supported the proposed zone change and some expressed excitement for the future development.

All property owners within a 400-foot radius of the subject properties, the Walnut Hills Area Council, and the Walnut Hills Redevelopment Foundation were also notified of the City Planning Commission meeting. No additional correspondence was received as of February 9, 2023.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to, “Create a more livable community” through the Strategy to “Support and stabilize our neighborhoods” (p. 160). This proposal is additionally consistent with the Goal to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategy to “Offer housing options of varied sizes and types for residents at all stages of life” (p. 169). This proposed development will increase the housing stock within the Walnut Hills neighborhood by adding 39 single-family rowhouses.

This proposed zone change is also consistent with the Guiding Policy Principles to “Increase our population” and to “Be aggressive and strategic in future growth and development” (p. 77). Economic development and job growth is the key to maintain a stable city and growing the Cincinnati tax base to allow for public services and future improvements.

Lastly, this request is additionally identified as part of the Guiding Geographic Principles section of *Plan Cincinnati* based on the principles to, “Focus revitalization on existing centers of activity” (p. 87), as the plan identifies this portion of Walnut Hills as a Traditional Neighborhood with a ‘Evolve Neighborhood Center Degree of Change’ (p. 91).

Walnut Hills Reinvestment Plan (2017)

This proposed request is consistent with Walnut Hill’s neighborhood plan, *Walnut Hills Reinvestment Plan (2017)*, being identified as a ‘Interstate Transition’ which focuses on scale transitions along Interstate 71 stating, “development should transition to that of the 3-story neighborhood” (p. 43). It is also mentioned in the Invest in People, Places, and Homes section a goal to “Update the zoning map to support the neighborhood and the reinvestment plan” (p. 42).

ANALYSIS:

The current zoning district, T5N.LS-O – Neighborhood Large Setback-Open, does not permit rowhouses anywhere within the district. This zone is intended to provide a variety of urban housing choices, in medium-to-large footprint, medium-to-high density building types, which reinforce the neighborhood’s walkable nature, support neighborhood-serving retail and service uses adjacent to this zone and support public transportation alternatives.

The T5N.SS-O - Neighborhood Small Setback-Open permits rowhouses, among other residential buildings. This district intends for the same ideas of the Large Setback zone, but permits a small-to-medium footprint, building at or close to the right-of-way, with small-to-zero setback requirements and a diverse mix of frontages. These differences in zoning allow the applicant team to propose buildings closer to the street on smaller lots. The applicant will need to provide further detail in the Development Plan and will need a Subdivision Improvement Plan once it gets to the Major Subdivision submittal.

This zone change will permit the planned future construction of 39 residential rowhouses and will provide additional housing options to Walnut Hills. It is consistent with the existing surrounding zoning districts and built environment. This proposal will additionally reactivate vacant property.

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 *Walnut Hills Reinvestment Plan (2017)*.
3. It is consistent with *Plan Cincinnati (2012)* within the Live Initiative Area, specifically the goal to, “Provide a full spectrum of housing options, and improve housing quality and affordability.”

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 T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

Respectfully submitted:



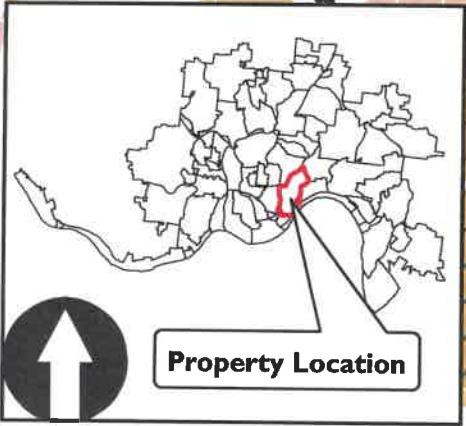
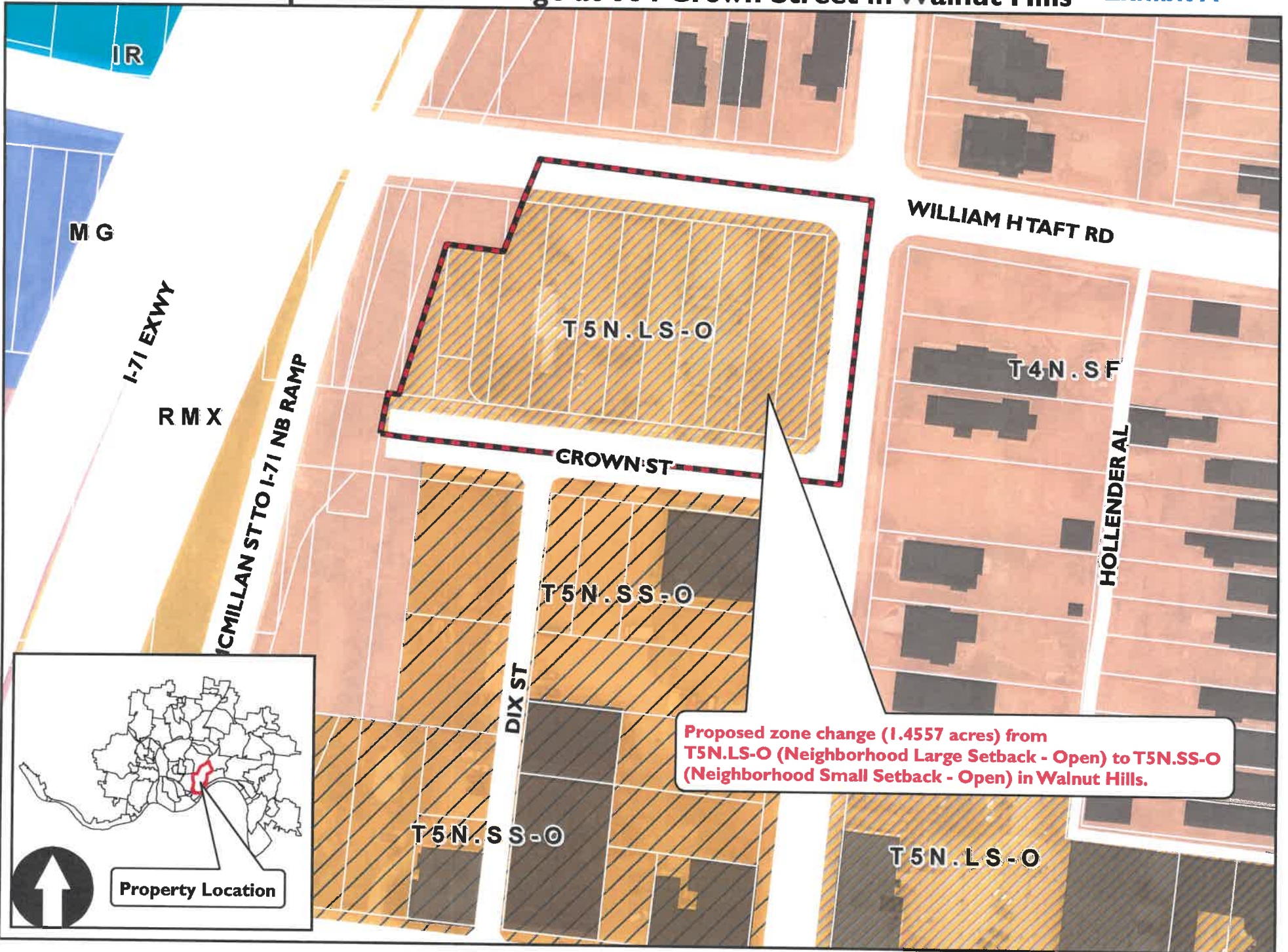
Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



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

Proposed Zone Change at 664 Crown Street in Walnut Hills Exhibit A



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

To: The Honorable Council of the City of Cincinnati

Date: 12/16/2022

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 T5N.LS Zone District to the T5N.SS Zone District.

Location of Property (Street Address): 664 Crown Street, Cincinnati, Ohio 45206

Area Contained in Property (Excluding Streets): .912 acres

Present Use of Property: Vacant property

Proposed Use of Property & Reason for Change: New townhomes/rowhomes.

Zone change allows for rowhome product to be constructed on site.

Property Owner's Signature: 

Name Typed: Samir Kulkarni - Investing for Good LLC

Address: 731 E. McMillan Ste B 45206 Phone: 5132536239

Agent Signature: 

Name Typed: Bryan Scheck, Bayer Becker

Address: 1404 Race Street, Suite 204 Phone: 513-336-6600
Cincinnati, Ohio 45202

Please Check if the Following Items are Attached

Application Fee X Copies of Plat X Copies of Metes and Bounds X

LEGAL DESCRIPTION

1.4557 ACRE

Situated in Section 8, Town 3, Fractional Range 2, Miami Purchase, City of Cincinnati, being all of lots 1-9 and part of lots 10-12 of Arnd Kattenhorn's Subdivision as recorded in P.B. 3, Pg. 313 and all of the tracts of land conveyed by deed to 648 Crown Street LLC in O.R. 13251 Pg. 372, O.R. 13189 Pg. 384, 656 Crown Street, LLC in O.R. 13247 Pg. 679, 658 Crown Street LLC in O.R. 13189 Pg. 304 and 664 Crown Street, LLC in O.R. 13378 Pg. 259 the boundary of which being more particularly described as follows:

BEGINNING at the centerline intersection of William H. Taft and May Street;

Thence along the centerline of May Street, South 05°52'16" West a distance of 210.51 feet to the centerline of Crown Street;

Thence along the centerline of Crown Street North 83°56'07" West a distance of 336.90 feet to the east right of way line of Interstate 75:

Thence along said right of way the following five (5) courses:

1. North 05°57'26" East a distance of 30.00 feet;
2. South 83°56'07" East a distance of 6.54 feet;
3. North 17°25'36" East a distance of 114.76 feet;
4. South 83°56'10" East a distance of 42.00 feet;
5. North 20°37'19" East a distance of 70.26 feet to the centerline of William H. Taft;

Thence along said centerline, South 83°56'07" East a distance of 247.44 feet to the POINT OF BEGINNING;

Said parcel contains 1.4557 acres, more or less.

The bearings of this description are based on State Plane Coordinates, Ohio South Zone, NAD 83.

This legal description was based on a field survey under the direction of Daniel K. York, Ohio Professional Surveyor Number S-8729 in December of 2018.



November 4, 2022

Mr. Josh Hughes
 Onyx+East
 2505 May Street
 Cincinnati, Ohio 45206

Re: 664 Crown Street | May Square (D) – (CPRE220064) Final Recommendations

Dear Mr. Hughes,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project **664 Crown Street** in the Community of Walnut Hills. It is my understanding that you are proposing to construct a 40-townhome development project with one or two car garages for each unit, located on two private drives off of Crown Street. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **November 8, 2022 @ 2:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning and Engagement – Planning Division

Immediate Requirements to move the project forward:

- 1. Staff highly recommends that this property is rezoned into a Planned Development (PD).****
- 2. The PD consists of:**
 - **Application and plans need to be submitted (including fee)**
 - **Staff Conference (3-4 week process)**
 - **City Planning Commission (4-6 weeks)**
 - **Equitable Growth & Housing Committee/City Council (4-14 weeks)**
 - **Final Development Plan (unless submitted concurrently) (2-6 weeks)**
- 3. The project as it is would be a major subdivision. The proposed subdivision of land is considered a Major Subdivision per Section 200-01-S6 of the Subdivision Regulations:**
 - a. The opening, widening, extension or improvement of a street;**
 - b. The installation, extension, or modification of a public utility service line, excluding tap connections to existing utility service lines;**
 - c. A request involving a parcel of land that the owner or applicant intends to further subdivide and the planned subdivision together will result in four or more lots;**
 - **200-01-S6(d) A request that seeks a variance or other relief from the City's subdivision regulations or the Cincinnati Zoning Code**
- 4. More information about the major subdivision process and regulations may be found here:**
<https://www.cincinnati-oh.gov/planning/subdivisions-and-lot-splits/>

Requirements to obtain permits:

1. Approval by the City Planning Commission must be obtained for the Development Plan and Subdivision Improvement Plan.
2. Once infrastructure improvements have been made and approved by the appropriate City Department(s), the Final Plat must be submitted for consideration by the City Planning Commission.
3. The dedication of Public right-of-way requires City Planning Commission approval and acceptance by City Council (per Law's notes).
4. Final Plat must be recorded prior to the application of permits for each lot.

Recommendations:

1. It is highly recommended to reach out and share these plans to the adjacent property owners and the Walnut Hills Area Council.
2. Walnut Hills Reinvestment Plan (2017) <https://www.cincinnati-oh.gov/sites/planning/assets/File/Walnut%20Hills%20Reinvestment%20Plan%20Final.pdf>
3. Walnut Hills Urban Renewal Plan - McMillian Street NDB (1997) https://www.cincinnati-oh.gov/sites/planning/assets/File/Walnut%20Hills%20URP%20McMillan%20St_%20NBD%201997.pdf

Contact:

- **Jesse Urbancsik** | City Planning | 513-352-4843 | jesse.urbancsik@cincinnati-oh.gov

City Planning and Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Planned Development/Zone Change. The proposed development north of Crown Street is located in a T5N.LS-O Form-Based Code zoning transect. Per Sec. 1703-2.90(C), rowhouses are not an allowed building type in the T5N.LS-O transect. Therefore, you must obtain a Planned Development or a Zone Change to develop rowhouses north of Crown Street.
2. Lot Size. Per Sec. 1703-2.100(C), rowhouses are an allowed building type in the T5N.SS-O transect south of Crown Street. However, the minimum lot depth for rowhouses in any FBC transect is 80 feet. Please provide more detailed dimensions on the Site Plan for further Zoning review. It appears that the proposed development would require numerous Dimensional Variances.
3. Elevations. Provide dimensions on elevation drawings. There are no renderings of the Soho and Hosford models.
4. Street Width. You have depicted Dix Street with a width of 21 feet, but it is currently 20 feet in width. Indicate if you are planning to widen the street to have frontage for some of the lots.
5. Parking. For the models with only a one car garage, indicate total square footage of the dwelling. As to the proposed parking lot, per Sec. 1703-2.100(I), parking facilities require a Use Permit (Conditional Use approval). Per Sec. 1703-2.100(F), parking spaces require a minimum 40 feet front yard setback, so a Dimensional Variance will be required. Provide

dimensions for parking spaces, driveway width. Provide details as to screening and landscaping.

6. Easements. Easements would be needed for private drives crossing over parcels and maintenance of these drives should be addressed in HOA documents.

Requirements to obtain permits:

1. Final recorded Subdivision Plat, Site Plans and dimensioned Elevation Drawings.

Recommendations:

1. Discuss the development further with Zoning and Planning Staff.

Contact:

- **Tre Sheldon** | ZPE | 513-352-2422 | henry.sheldon@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A PTI from the OEPA will be required for sewer extension. Please contact Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 for assistance.
2. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
3. An approved site utility plan will be required for each residence to receive approved permit.

Recommendations

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
 - Detention is required, refer to MSD calculations for design.
 - Submit following documents - detention calculations, drainage map, detailed drawing of Detention Control structure with elevations, detentions shop drawings (manufacturer drawing), major storm calculations / flood routing
2. Storm Requirements
 - Calculations for storm water conveyance system.
3. Utility Plan
 - 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
4. Easement requirements: if a pipe crosses a private property line, developer must submit separately a "recorded private drainage easement"

5. Curb cuts: driveway aprons at min. 5' away from SMU inlets
6. Cannot tie into curb inlets
7. Grading Plan
 - o Grading must show existing and proposed contours
 - o Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - o Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
 - o Impervious surfaces allowed to drain towards public R/W with limit of 800sf per project. Exemptions granted on case-by-case basis (if SMU inlets can collect runoff).
8. Erosion & Sediment Control Plan is required.
 - o Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
9. SMU Standards Plans Notes is required.
 - o Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
10. As-Built survey is required. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - o State Plane Coordinates (N,E) for all MH's and Catch Basins
 - o Inverts and Top elevations for all MHs and Catch Basins
 - o Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@gcww.cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. Owner/developer will need to submit for a Greater Cincinnati Water Works Preliminary Application for water main extension in Dix Street. Cincinnati Water Works (GCWW) Contact Phil Young at 513-591-6567 or Phillip.Young@gcww.cincinnati-oh.gov .
 - a. The proposed water main alignment, including fire hydrant location and tap locations, is not approved at this conceptual review and will be approved during the GCWW Preliminary Application and Design Plan approval process. Developer will be required to provide an easement for the fire hydrant.
2. It is advised that GCWW has a construction project that has started to replace the 6" water mains in Crown Street and May Street with an 8" main, replace 8" water main in William Howard Taft Road and replace the transmission main in Crown Street.

Requirements to obtain permits:

1. Before any building permits are approved, the owner/developer will be required to meet all conditions of the approved preliminary application. This generally includes the completion of approved plans, all submittals including environmental report, easement plat, contractor bond and letter of intent.
2. Greater Cincinnati Water Works (GCWW) will need a stamped and recorded consolidated/split plat before any building permits will be approved.
3. The subject development property is receiving water service from the 6" public water main in Crown Street and the 6" public water main in May Street.

Address	Branch #	Size	Meter #	Size
643 Crown St.	H-238490	3/4"	238490	5/8"
650 Crown St.	H-21352	5/8"	056516	5/8" Lead on public and private side*
656 Crown St.	H-21524	5/8"	045675	5/8" Lead on public and private side*
658 Crown St.	H-233954	1.5"	233954	1.5"
664 Crown St.	H-25307	5/8"	056646	3/4" Lead on public and private side*
2517 Dix St.	H-224895	3/4"	224895	5/8"
2521 May St.	H-66640	5/8"	020434	5/8" Lead on public and private side*
648 Crown St.	H-21353	3/4"	- FOD	
652 Crown St.	H-29082	3/4"	- FOD	
654 Crown St.	H-92404	5/8"	- FOD	
2513 May St.	H-26866	5/8"	- FOD	
2517 May St.	H-280702	5/8"	- FOD	
2507 May St.	H-31851	3/4"	- FOD	
2509 May St.	H-31852	5/8"	- FOD	
2519 May St.	H-39829	5/8"	- FOD	

*Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing water service lines (H-21352, H-21524, H-25307 and H-66640) at this site are Lead Service lines. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if it is to remain.

4. Any new/existing water service branch(es) that will cross parcel lines will need a water service branch easement.
5. If the existing water service branch for this project is not to be used for this development, it must be properly disconnected at the owner's / developer's expense. 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 removal of any existing water service branch before any new water service can be sold.
6. Abandoned branches will require a drawing showing which branches are to be physically removed from the main. Each branch will need to show the branch number. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov

Recommendations:

1. Water Availability Letter is forthcoming.
2. Missing water service branch for unit 16.
3. 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.
4. 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.
5. Contact me for general questions and Phil Young, for Water main extension questions at 513-591-6567, or by email at Phillip.Young@gcww.cincinnati-oh.gov

Contact:

- Rick Roell | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. Provide a site plan confirming that there are at least 2 readily accessible fire hydrants within 400 feet from all parts of each structure.
2. The minimum fire flow requirements are 1800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa)

Requirements to obtain Permits:

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
2. Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.
3. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
4. The weight of our apparatus is as follow:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22'2"	9' 2"	18,500			34'/41'

Recommendations:

- None

Contact:

- Gregory Phelia Jr. | Fire Dept. | 513-357-7598 | gregory.pheliar@cincinnati-oh.gov

Office of Environment and 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 500 cubic yards as per City Municipal Code Chapters 1101 and 1031.
3. This project may need to include a new City permanent public utility easement. The City's acquisition of the easement must receive environmental approval from OES.

Recommendations:

1. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The development goal should be to earn at a minimum the LEED Certified rating level.

- b. Rooftop solar should be considered in the design as a renewable energy source.
- c. Site parking should be wired for electric vehicle charging.
- d. Site areas designated for trash carts should also have at least equal space designated for recycling carts.
- e. The use of trees in the landscape design should be included to enhance urban forestry.
- f. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. If working within 15 foot of street tree, contact Urban Forestry (Jacob Edwards) to obtain public street tree permit.
2. If any tree needs to get removed due to construction then compensation must occur prior to removal.

Recommendations:

1. If they would like to add any street trees or replacements, contact Urban Forestry (Jacob Edwards) to discuss layout of cut-outs and plantings.

Contact:

- **Jacob Edwards** | Urban Forestry | 513-861-9070 | jacob.edwards@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. While DOTE is not requiring a Traffic Impact Study, such study may become required contingent upon community review and request.
2. Submit a Trip Generation and Trip Distribution Study to DOTE for review and approval.
3. May Street:
 - a. Remove existing abandoned curb cuts and driveway aprons.
 - b. Design and construct new 10'-0" wide minimum sidewalk from face of curb to back of walk, including a DOTE standard concrete curbing Type-P5, tree lawn, and a 5'-0" wide concrete walk.
 - c. Provide a DOTE standard cross slope of 2% through all sidewalks.
 - d. Design and construct a new DOTE standard commercial driveway apron at the May Street entrance to the shared surface parking lot. The 2-way traffic entrance / exit to the parking lot shall be 20'-0" wide, (minimum), 24'-0" wide, (preferred).
4. Crown Street:
 - a. Remove existing abandoned curb cuts and driveway aprons.
 - b. Curb bump-ins for on-street parking are not permitted.

- c. Curb bump-outs designed and constructed in compliance with DOTE standards may be installed at both the intersection of Crown and May and Crown and Dix, including the following:
 - Provide 20'-0" curb radius at corner.
 - Provide 20'-0" minimum width from face of curb to face of curb.
 - Construct full width concrete walk within the radius.
 - Design and construct new curb ramps with detectable warnings in compliance with DOTE standards.
 - Ensure proper stormwater drainage flow around each new bump-out through the provision of acceptable gutter grading in compliance with DOTE and MSD standards or through the provision of new stormwater drainage facilities in compliance with DOTE and MSD standards.
 - d. Design and construct new 10'-0" minimum sidewalk along both sides of Crown Street from face of curb to back of walk, including a DOTE standard concrete curbing Type-P5, tree lawns, 5'-0" wide concrete walks, and DOTE standard driveway aprons.
 - e. Provide a DOTE standard cross slope of 2% through all sidewalks.
 - f. Design and construct a turnaround at the western terminus of Crown in compliance with DOTE standards located within the existing public right-of-way and on the adjacent State of Ohio property.
 - g. Provide a 5'-0" wide concrete walk completely around the perimeter of the turnaround.
5. Dix Street:
- a. To provide for pedestrian safety, provide a sidewalk along both sides of Dix Street from the southern terminus of the new housing development to the intersection with Crown Street, in compliance with one of the 2-following options:
 - A 10'-0" minimum sidewalk from face of curb to back of walk is preferred, including a DOTE standard concrete curb Type-P5, tree lawn, and a 5'-0" wide concrete walk.
 - An 8'-0" wide sidewalk from face of curb to back of walk is acceptable, including a DOTE standard concrete curb Type-P5, and a full width concrete walk.
 - b. Planning options for the new Dix Street sidewalks include the following:
 - Modify private property parcels abutting Dix Street as needed to donate and dedicate land for use as public right-of-way with a width as required to accommodate the construction of the new sidewalk.
 - Record a public access easement along each private property parcel abutting Dix Street with a width as required to accommodate the construction of the new sidewalk.
 - c. Provide a DOTE standard cross slope of 2% through all sidewalks.
 - d. The garage entrances to the units along the west side of Dix Street must be located either 20'-0" back from the back of walk or located immediately at the back of walk to prevent vehicles from parking over the sidewalk and/or into the street.
6. Shared Private Streets:
- a. Private Streets are required to be 21'-0" wide, (minimum), from face of curb to face of curb.

- b. Private Streets shall be designed and constructed in compliance with DOTE public street standards.
 - c. Design and construct new DOTE standard driveway aprons instead of a street opening cuts at the entrance to each private street. The driveway apron flares shall not pass the property line shared by the adjacent property owner.
 - d. Please note the following:
 - The property owner and project design professionals are responsible for compliance with all federal ADA pedestrian building access requirements.
 - These design exceptions may preclude the City from accepting or approving any future application for converting the new private street property to public right-of-way and the new private street to a public street.
7. Shared Private Driveways:
- a. Shared private driveways located on private property shall be designed and constructed in compliance with building code requirements.
 - b. Shared private driveways accommodating 2-way traffic are recommended to be 20'-0" wide, (minimum), from edge to edge
 - c. Design and construct new DOTE standard driveway aprons instead of a street opening cuts at the entrance to each private driveway. The driveway apron flares shall not pass the property line shared by the adjacent property owner.
8. Shared private sidewalks located on private property shall be designed and constructed in compliance with building code requirements.
9. Private, individual unit driveway flares shall not encroach beyond property lines.
10. Consult with Urban Forest Mgmt. staff regarding the location and type of street trees. Note that tree locations may be impacted by compliance with right-of-way sight line requirements.
11. Any new retaining walls, including footings shall be located on private property.
12. 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.
13. Before submitting permit applications, contact DTEaddress@cincinnati-oh.gov to have addresses assigned for each home. Once the homes are constructed, each address number must be posted and visible from the street.

Recommendations:

- 1. DOTE recommends that standard 10' wide, (preferred), or 8' wide, (acceptable), DOTE sidewalks be designed and constructed along each side of each new private street in compliance with DOTE standards. However, DOTE is not requiring this as the new private streets are located on private property and are not located within the public right-of-way.
- 2. DOTE recommends that separate driveways be designed and constructed as continuous driveway aprons are not recommended and not allowed along public streets or in the public right-of-way. However, DOTE is not requiring this as the new private streets are located on private property and are not located within the public right-of-way.

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Emergency egress is required from bedrooms.
2. Exterior walls at a zero-property line must be rated for 1-hour with exposure from both sides.
3. No portion of a building may extend beyond a property line.

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. If permitted by DOTE, private infrastructure in the public right-of-way will require an easement.
2. An easement requires the following:
 - A coordinated report
 - appraisalCity Planning Commission approval
City Council approval.

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

1. Applicant can apply for a Commercial CRA Tax Abatement prior to the start of construction: <https://choosecincy.com/wp-content/uploads/2022/08/Commercial-CRA-Application-6.22.docx.pdf>. Should you have any questions, please contact Derek McCain at derek.mccain@cincinnati-oh.gov or 513-352-1968.

Contact:

- **Roy Hackworth** | DCED | 513-352-4648 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

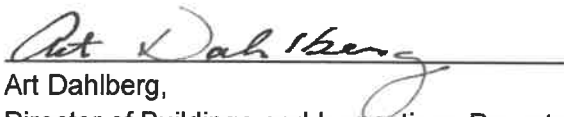
Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

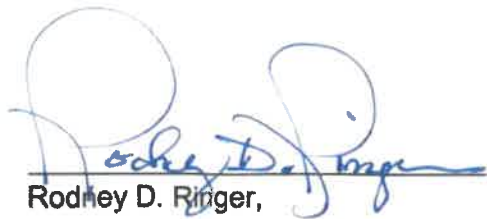
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,



Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair



Rodney D. Ringer,
Development Manager

AD:RDR:hs



MAY SQUARE
Community Engagement Calendar
As of 12/17/22

Walnut Hills Area Council	
7/28/22	Introductory meeting with Walnut Hills Area Council Working Group
8/11/22	Formal project introduction to Walnut Hills Area Council – Full Body
9/1/22	Walnut Hills Planning & Economic Development Committee
10/13/22	Walnut Hills Area Council – vote to support rezoning

¹ At their October 13, 2022, meeting, the Walnut Hills Area Council voted in favor of Onyx+East’s proposed rezoning to T5N.SS

² Onyx+East will request a letter of support from the Walnut Hills Area Council for required variances prior to filing for Major Subdivision.



area
council

Jesse Urbancsik, Senior City Planner
City of Cincinnati
805 Central Ave, Suite 720
Cincinnati, OH 45202

2640 Kemper Lane
Cincinnati, Ohio 45206

www.wearewalnuthills.org

RE:
Onyx + East
644 – 664 Crown Street
Application for Zone Change

Delightful Day:

On behalf of the Walnut Hills Area Council please accept this letter in support of Onyx + East's proposed rezoning of 644 – 664 Crown Street, part of the May Square project, from T5 Neighborhood Large Setback (T5N.LS) to T5 Neighborhood Small Setback (T5N.SS).

Joshua Hughes and Jake Dietrich introduced the proposed rezoning: at a Walnut Hills Working Group meeting, then presented the proposed rezoning at a WHAC general meeting, and the Planning & Economic Development meeting that led to a Walnut Hills Area Council vote on October 13, 2022, during our full body meeting via Zoom call. The motion was worded as follows: *"A motion to support Onyx + East's efforts to rezone the property north of Crown Street to the T5N.SS zoning district"*

The vote resulted in:

- 7 in favor
- 0 against
- 1 abstain

Therefore, the motion for the letter in support of rezoning passed.

The Walnut Hills community looks forward to working closely with Onyx + East and the City of Cincinnati to support this development.

If we can be of any further assistance, please do not hesitate to reach out.

Share your joy,

A handwritten signature in black ink that reads "K. Gardette".

Kathryne Gardette
President, Walnut Hills Area Council