

Honorable City Planning Commission  
Cincinnati, Ohio

**SUBJECT:** A report and recommendation on a proposed zone change from Manufacturing General (MG) to Commercial Neighborhood – Pedestrian (CN-P) at 1670 Cooper Street in Northside.

**GENERAL INFORMATION:**

**Location:** 1670 Cooper Street, Cincinnati, OH 45223

**Petitioner:** Nicholas Lingenfelter – PLK Communities  
505 E. Galbraith Road, Suite 4100  
Cincinnati, OH 45236

**Property Owner:** PLK Cooper LLC  
505 E. Galbraith Road, Suite 4100  
Cincinnati, OH 45236

**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 Renderings
- Exhibit F Coordinated Site Review Letter
- Exhibit G Letters of Support
- Exhibit H Additional Correspondence

**BACKGROUND:**

The petitioner, PLK Communities, is requesting a zone change for the property located at 1670 Cooper Street in Northside. The current zoning is Manufacturing General (MG), and the applicant is pursuing the change to Commercial Neighborhood – Pedestrian (CN-P). The property currently consists of vacant rail property and is 1.538 acres in size. The surrounding properties include manufacturing businesses, multi-family residences, and other vacant properties.

This proposed zone change will allow the applicant to construct the future development of a 3-story multi-family residential building with parking and a swimming pool.

**ADJACENT LAND USE AND ZONING:**

The subject property is currently zoned Manufacturing General (MG). The zoning and land uses surrounding the subject properties are as follows:

**North:**

Zoning: Manufacturing Limited (ML)  
Existing Use: Wooley Electric Supply Store – electrical supply store

**East:**

Zoning: Manufacturing Limited (ML)  
Existing Use: Doran Transfer & Rigging, Inc. – manufacturing businesses

**South:**

Zoning: Manufacturing General (MG)  
Existing Use: Kessler Construction & Remodeling – manufacturing businesses

**West:**

Zoning: Manufacturing General (MG)  
Existing Use: Businesses and multi-family residences

**PROPOSED DEVELOPMENT:**

The proposed zone change will allow the future construction of a 3-story multi-family market-rate residential building with parking and a swimming pool. This development is planned to include 105 studio units and 111 parking spaces. Example renderings may be found in Exhibit E.

**COORDINATED SITE REVIEW:**

The proposed development went through the Coordinated Site Review (CSR) process in December of 2022. Staff from the Department of City Planning and Engagement recognized with the applicant the need for the zone change in order for the proposed development to proceed.

Other departments provided comments regarding future necessary steps in order to move their project forward, such as Cincinnati Fire Department identifying the need of accessible hydrants and Greater Cincinnati Water Works providing information about water mains and permits.

**COMMUNITY ENGAGEMENT AND PUBLIC COMMENT:**

There was a Public Staff Conference held by the Department of City Planning and Engagement on March 2, 2023 via Zoom. Members of the applicant team and City staff were in attendance with thirteen (13) members from the public as well.

Most of the individuals present were supportive of the zone change itself and the prospect of introducing new housing options into the neighborhood, however the majority was adamantly opposed to the future development as proposed. The concerns brought up included there being too much parking, not enough greenspace or greenery, and the overall design of the development and structure. The residents and adjacent property owners spoke of what they would like to see which included better engagement from the applicant team, increased greenspace, fewer parking spots, a variety of the residential unit options, and better affordability.

Notice of the April 21, 2023 City Planning Commission meeting was sent out to all property owners within 400-feet of the subject property, including the applicant, and the Northside Community Council and Northsiders Engaged in Sustainable Transformation (NEST). Letters of support may be found in Exhibit G and additional correspondence and concerns may be found in Exhibit H.

**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 subject property is located within an identified Neighborhood Center through the Guiding Geographic Principles of *Plan Cincinnati* and correlates with the goal to focus revitalization on existing centers of activity (p. 86).

*Northside Comprehensive Land Use Plan Update (2014)*

The subject proposal is consistent with the Northside Comprehensive Land Use Plan Update (2014) through the following strategies:

- “Focus redevelopment opportunities in the area south of Blue Rock Street for new kinds of commercial, residential, studio and light manufacturing uses and other unique, unconventional live/work spaces” (p. 61 – Compete)
- “Make zoning changes where appropriate to accommodate new land uses, and ensure that the zoning in the southern part of the neighborhood is flexible enough to allow housing, light industrial, office, studio, and retail uses to coexist in the same blocks and buildings” (p. 64 – Compete)
- “Pursue compatible land use and redevelopment opportunities for vacant or underutilized land” (p. 64 – Compete)
- “Create a wide variety of quality housing types for a diverse group of people with mixed incomes” (p. 79 – Live)
- “Work towards ensuring that new development does not displace current residents or property owners” (p. 79 – Live)
- “Continue to develop projects that revitalize under-producing or obsolete spaces by creating a mix of uses that take advantage of existing significant buildings and the unique physical layout of the area” (p. 80 – Live)
- The subject site additionally is identified directly as a future want of mixed-use commercial, office, and/or residential on p. 56.

**ANALYSIS:**

The current zoning district, Manufacturing General (MG), does not permit residential multi-family uses. The proposed zoning district, Commercial Neighborhood – Pedestrian (CN-P), permits multi-family dwelling units and developments. CN-P districts strive to identify, create, maintain and enhance mixed-use neighborhood commercial centers that reflect smaller-scale, pedestrian-oriented development with continuous street frontage and a mix of commercial and residential uses.

This proposal is situated along a busy corridor and is located just west of the Northside Neighborhood Business District. It is consistent with the existing surrounding zoning districts and built environment. Lastly, this proposal will additionally reactivate vacant property and introduce another housing option for Northside as they are focused on “being a diverse neighborhood that provides great housing choices, a variety of work environments and job opportunities, easy access to recreational greenspace, cultural

and education opportunities that allows one to live an interesting, nurtured and active life close to home” (p. 42 - *Northside Comprehensive Land Use Plan Update*).

The proposed development will need to follow all the Development Regulations for the CN-P zoning district in § 1409-09 of the Zoning Code, otherwise they will need to request zoning relief through the Zoning Hearing Examiner. The proposed development currently provides the necessary number of parking spaces that the Code requires. Concerns brought up about the look of the development itself during the Public Staff Conference are not regulated by the Zoning Code because the subject property does not fall within an Urban Design Overlay District or Local Historic District.

**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 in regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. It is consistent with *Northside Comprehensive Land Use Plan Update* (2014) through many goals and strategies.
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” (p. 164).

**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 Manufacturing General (MG) to Commercial Neighborhood – Pedestrian (CN-P) at 1670 Cooper Street in Northside.

Respectfully submitted:



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

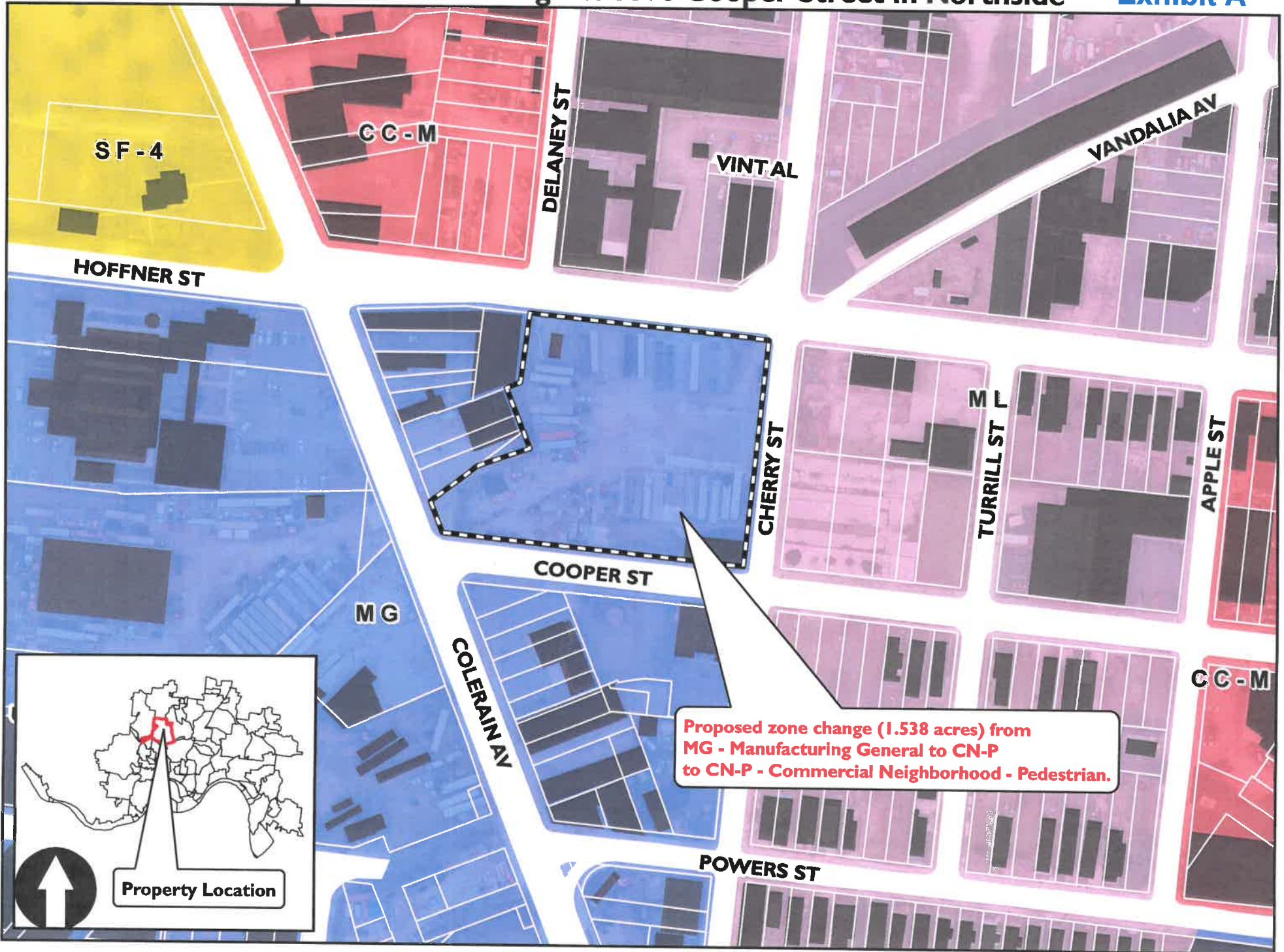
Approved:



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

# Proposed Zone Change at 1670 Cooper Street in Northside

## 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: 02/07/2023

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 Zone District to the CN-P Zone District.


Location of Property (Street Address): 1670 Cooper St. Cincinnati, OH 45223

Area Contained in Property (Excluding Streets): 1.538 acres

Present Use of Property: Vacant surface lot

Proposed Use of Property & Reason for Change: \_\_\_\_\_

Remediation and subsequent redevelopment to residential of the former rail property

Property Owner's Signature: 

Name Typed: PLK Cooper LLC

Address: 505 E. Galbraith Rd. Suite 4100, Cincinnati, OH Phone: 513-561-5080

Agent Signature: \_\_\_\_\_

Name Typed: Nicholas Lingenfelter

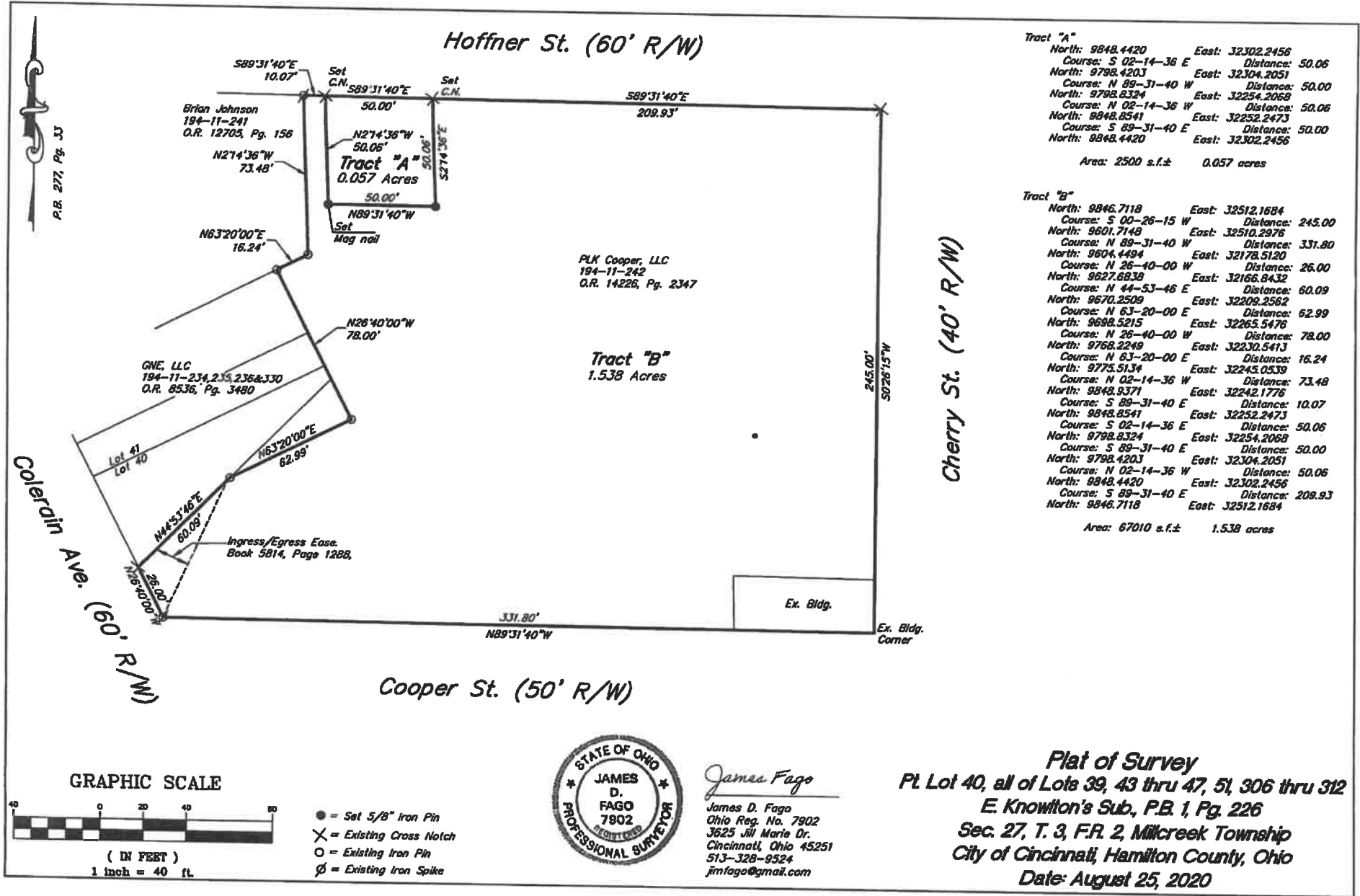
Address: 505 E. Galbraith Rd. Suite 4100, Cincinnati, OH Phone: 513-561-5080

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X



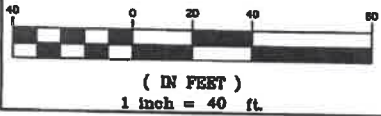
**Tract "A"**

North: 9848.4420	East: 32302.2456	Distance: 50.06
Course: S 02-14-36 E		
North: 9798.4203	East: 32304.2051	Distance: 50.00
Course: N 89-31-40 W		
North: 9798.8324	East: 32254.2068	Distance: 50.06
Course: N 02-14-36 W		
North: 9848.8541	East: 32252.2473	Distance: 50.00
Course: S 89-31-40 E		
North: 9848.4420	East: 32302.2456	Distance: 50.00

**Tract "B"**

North: 9846.7118	East: 32512.1684	Distance: 245.00
Course: S 00-26-15 W		
North: 9601.7148	East: 32510.2976	Distance: 331.80
Course: N 89-31-40 W		
North: 9604.4494	East: 32178.5120	Distance: 26.00
Course: N 26-40-00 W		
North: 9627.6838	East: 32166.8432	Distance: 60.09
Course: N 44-53-46 E		
North: 9670.2509	East: 32209.2582	Distance: 62.99
Course: N 63-20-00 E		
North: 9698.5215	East: 32265.5478	Distance: 78.00
Course: N 26-40-00 W		
North: 9768.2249	East: 32230.5413	Distance: 16.24
Course: N 63-20-00 E		
North: 9775.5134	East: 32245.0539	Distance: 73.48
Course: N 02-14-36 W		
North: 9848.8371	East: 32242.1778	Distance: 10.07
Course: S 89-31-40 E		
North: 9848.8541	East: 32252.2473	Distance: 50.06
Course: S 02-14-36 E		
North: 9798.8324	East: 32254.2068	Distance: 50.00
Course: S 89-31-40 E		
North: 9798.4203	East: 32304.2051	Distance: 50.06
Course: N 02-14-36 W		
North: 9848.4420	East: 32302.2456	Distance: 209.93
Course: S 89-31-40 E		
North: 9846.7118	East: 32512.1684	Distance: 245.00

GRAPHIC SCALE



- = Set 5/8" Iron Pin
- ✕ = Existing Cross Notch
- = Existing Iron Pin
- ⊘ = Existing Iron Spike



*James Fago*  
 James D. Fago  
 Ohio Reg. No. 7902  
 3625 Jill Marie Dr.  
 Cincinnati, Ohio 45251  
 513-328-9524  
 jimfago@gmail.com

**Plat of Survey**  
 Pl. Lot 40, all of Lots 39, 43 thru 47, 51, 306 thru 312  
 E. Knowlton's Sub., P.B. 1, Pg. 226  
 Sec. 27, T. 3, F.R. 2, Millcreek Township  
 City of Cincinnati, Hamilton County, Ohio  
 Date: August 25, 2020





## PROCEDURE TO INITIATE A CHANGE OF ZONING

**Purpose:** This is an abstract of rules and regulations concerning rezoning property in the City of Cincinnati. It has been created as a means of simplifying the explanation of the process and is not the officially adopted rules of the City Council or City Planning Commission. The officially adopted regulations are contained in the City Charter, the Cincinnati Municipal Code, and the City Planning Commission Rules and Procedures.

### Initiation of a Zone Change

A request for a change of zoning may be initiated by one of the following methods:

1. Petition to City Council
2. Petition to the City Planning Commission
3. By a member of City Council

The process for each method is outlined below.

#### 1. PETITION TO CITY COUNCIL (City Charter Article VII-6, Cincinnati Municipal Code 111-1).

A property owner, or owners, may petition City Council for a change of zoning on the property. The petition is submitted to the Department of City Planning and Buildings. The following materials are required in the submittal:

- Petition – Two copies of a petition to City Council (attached)
- Description- One hard copy and one digital copy of a metes and bounds description of the area to be rezoned.
- Plat – One hard copy and one digital copy of a plat reproduced from an original drawing (no auditor plats accepted at any scale), not to exceed 30 x 30 inches, at a scale of at least one inch equals on hundred feet (1:100), showing:
  - Street right-of-way lines
  - Existing zone lines
  - The last name of the owner of each property
  - The dimensions of the property being petitioned
  - Area of proposed rezoning shall be shaded in or crosshatched and the zone change stated in the legend.
  - Scale (1:100, 1:50, 1:20)
  - North arrow
- Fee: a non-refundable filing fee of \$1,500.00 for all changes in zoning. Checks should be payable to the “City of Cincinnati.”
- An additional fee of \$3,000 as well as a Concept Plan and Development Program Statement are also required in the event of a Planned Development (PD) District. (See Chapter 1429 of the Cincinnati Zoning Code).

#### 2. PETITION TO CITY PLANNING COMMISSION [Rules and Procedures for the Cincinnati City Planning Commission Article VIII Section 1(B)].

- A. A majority of owners of twelve or more contiguous properties may petition the City Planning Commission for a change of zoning on their property provided that they are all within the zoning district which they desire changed and that they supply the City Planning Commission with the following materials as required by the rules of the Commission.
- A Petition to the City Planning Commission requesting a change of zoning signed by a majority of owners of twelve or more contiguous properties stating the present zone and the requested zone, along with the purpose for the requested change.
  - A plat or map showing the area covered by the petition.
- B. The City Planning Commission may authorize the staff to present a report and recommendation on a proposed change of zoning where no petition exists. The City Planning Commission as an official action of that body must make such authorization.

3. **ZONE CHANGE INITIATED BY A COUNCILMEMBER.** A City Council member may initiate a change of zoning on any property in the City, as an elected member of City Council. Such action or motion is referred to the City Planning Commission under the requirements of the City Charter.

## SUMMARY OF ZONE CHANGE PROCESS

After the request is filed:

**Preliminary Step:** All petitioners are encouraged to discuss the proposed change of zoning with the officially recognized Community Council for the neighborhood in which the change of zoning is requested. Most Community Councils will request a formal presentation and conduct a vote at a meeting of the full Community Council. This can take place any time after the request is filed, and is recommended to occur prior to the recommendation to City Planning Commission. In most cases, this activity occurs between Steps 1 and 2. **A delay in this activity can cause delays further in the process. (Time varies depending on petitioner/Community Council)**

### **Step 1: Staff Conference (Approximately 2 – 4 weeks)**

The staff of the Department of City Planning and Buildings will schedule a Staff Conference to discuss the zone change and gather information. Staff will notify the petitioner, the agent, all property owners within 400 feet of the proposed change, and the local community organization. Interested parties will be invited to attend the Staff Conference or send written statements concerning the proposed change. Notices must be mailed at least 14 days prior to the Staff Conference.

### **Step 2: City Planning Commission (Approximately 4 – 6 weeks)**

A written staff report including the summary, statements, staff analysis, and a recommendation is presented to the City Planning Commission. Notice of the Planning Commission meeting is sent to the petitioner, the agent, all property owners within 400 feet of the proposed change, and the local community organization, as well as all parties who participated in the Staff Conference in person, by phone, email, or in writing. Those persons are given an opportunity to speak to the subject after the staff presentation is made. The City Planning Commission votes to either approve or disapprove the proposed change of zoning.

### **Step 3: City Council (Approximately 4 – 14 weeks)**

Planning staff requests an Ordinance from the Solicitor's Office. *(Ordinance preparation can take 2 – 4 weeks)*. Planning staff transmits City Planning Commission's recommendation along with the Ordinance to City Council and asks for the Clerk of Council to schedule a Public Hearing. The Public Hearing must be scheduled at least 14 days from the date of the first day of publication in the City Bulletin. *(Transmittal and schedule of public hearing can take 2 - 4 weeks)*.

The Neighborhoods Committee of City Council will hold a public hearing on the proposed change. The same persons notified for the Staff Conference and Commission meeting will be notified by the Clerk of Council for the Council hearing. The Neighborhoods Committee will vote and make a recommendation to City Council. This may occur at the public hearing, or if desired by the Chair of the Neighborhoods Committee, at a later meeting. *(Recommendation can take up to two weeks if the item is held until a later calendar date.)*

City Council will make the final decision on all zoning petitions. *(If the City Planning Commission fails to approve a zone change, City Council must have at least a two-thirds vote (6) of all members to overrule such failure to approve and adopt the proposed zone change).*

The zone change goes into effect 30 days after the approval of the Ordinance by City Council. The zoning map is not changed until that time, and no permits can be acted upon for construction or uses that require the new zoning designation. An Ordinance that is approved as an Emergency Ordinance goes into effect immediately.

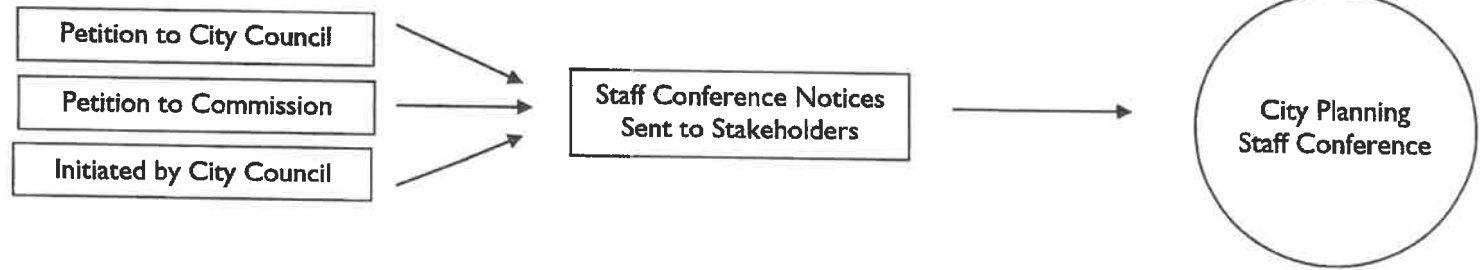
### **Step 4: Planned Development Districts (Approximately 2 – 6 weeks)**

In the event that the change of zoning features a Planned Development (PD) District, the Final Development Plan must be approved by City Planning Commission. A Staff Conference is not required but Community Council notification is.

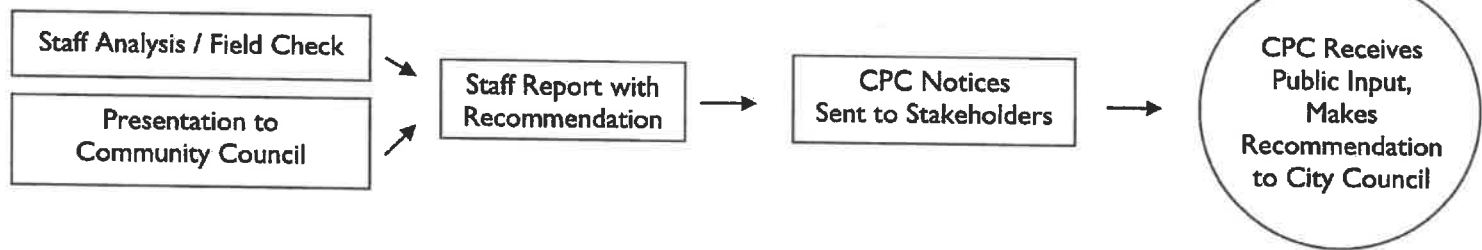
See Attached Application and Flow Chart

# City of Cincinnati Zone Change Process

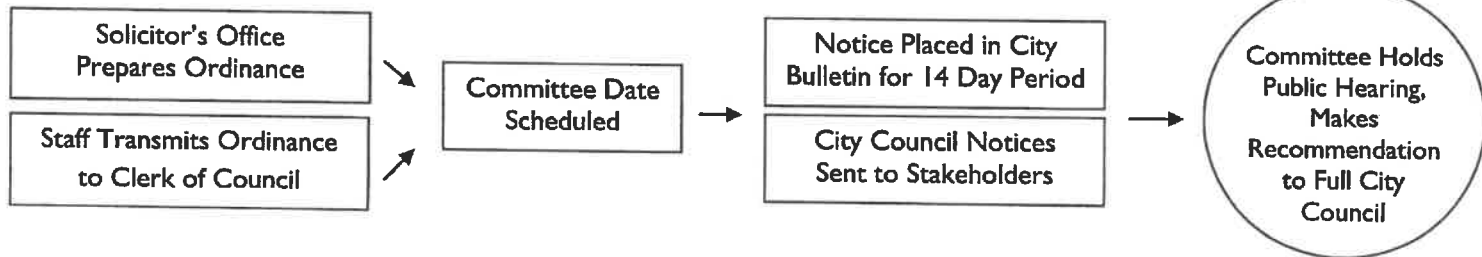
## STEP 1: Staff Conference 2 – 4 Weeks



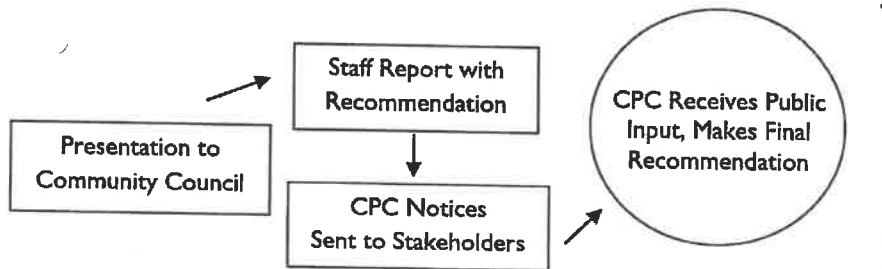
## STEP 2: City Planning Commission 4 – 6 Weeks



## STEP 3: City Council 4 – 14 Weeks



## STEP 4: (If Required) PD District 2 – 6 Weeks



**LEGAL DESCRIPTION**

**Tract "A"**

**August 25, 2020**

Situate in Section 27, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of Lot 43 of E. Knowlton's Subdivision as recorded in Plat Book 1, Page 226 and being part of a tract conveyed to PLK Cooper, LLC (O.R. 14226, Pg. 2347) and being more particularly described as follows:

Commencing at an existing cross notch at the intersection of the south line of Hoffner Street, 60' R/W and the west line of Cherry Street, 40' R/W; thence with the south line of said Hoffner Street, North 89°31'40" West, 209.93 feet to a set cross notch being the Place of Beginning; thence with a new division line the following three courses; South 02°14'36" East, 50.06 feet to a set 5/8" iron pin; thence North 89°31'40" West, 50.00 feet to a set Mag nail; thence North 02°14'36" West, 50.06 feet to a set cross notch in the south line of said Hoffner Street; thence with the south line of said Hoffner Street, South 89°31'40" East, 50.00 feet to the Place of Beginning. Containing 0.057 Acres. Bearings based on P.B. 277, Pg. 33. Subject to all legal highways, easements and restrictions of record. This description is based on a survey performed under the direction of James D. Fago, Ohio Reg. No. 7902.

## **LEGAL DESCRIPTION**

### **Tract "B"**

**August 25, 2020**

Situate in Section 27, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of Lots 40 and 43, all of Lots 39, 44 thru 47, 51 and 306 thru 312 of E. Knowlton's Subdivision as recorded in Plat Book 1, Page 226 and being part of a tract conveyed to PLK Cooper, LLC (O.R. 14226, Pg. 2347) and being more particularly described as follows:

Beginning at an existing cross notch at the intersection of the south line of Hoffner Street, 60' R/W and the west line of Cherry Street, 40' R/W; thence with the west line of said Cherry Street, South  $00^{\circ}26'15''$  West, 245.00 feet to an existing building corner at the intersection of the west line of said Cherry Street and the north line of Cooper Street, 50' R/W; thence with the north line of said Cooper Street, North  $89^{\circ}31'40''$  West, 331.80 feet to an existing iron spike; thence with the east line of Colerain Avenue, 60' R/W, North  $26^{\circ}40'00''$  West, 26.00 feet to an existing cross notch; thence with the southeasterly line of a tract conveyed to GNE, LLC (O.R. 8536, Pg. 3480), the following three courses, North  $44^{\circ}53'46''$  East, 60.09 feet to an existing iron pin; thence North  $63^{\circ}20'00''$  East, 62.99 feet to an existing iron pin; thence North  $26^{\circ}40'00''$  West, 78.00 feet to an existing iron pin; thence with southeasterly line of a tract conveyed to Brian Johnson (O.R. 12705, Pg. 156), the following two courses, North  $63^{\circ}20'00''$  East, 16.24 feet to an existing iron pin; thence North  $02^{\circ}14'36''$  West, 73.48 feet to an existing iron spike in the south line of said Hoffner Street; thence with the south line of said Hoffner Street, South  $89^{\circ}31'40''$  East, 10.07 feet to a set cross notch; thence with a new division line the following three course, South  $02^{\circ}14'36''$  East, 50.06 feet to a set Mag nail; thence South  $89^{\circ}31'40''$  East, 50.00 feet to a set 5/8" iron pin; thence North  $02^{\circ}14'36''$  West, 50.06 feet to a set cross notch in the south line of said Hoffner Street, thence with the south line of said Hoffner Street, South  $89^{\circ}31'40''$  East, 209.93 feet to the Place of Beginning. Containing 1.538 Acres. Bearings based

on P.B. 277, Pg. 33. Subject to all legal highways, easements and restrictions of record. This description is based on a survey performed under the direction of James D. Fago, Ohio Reg. No. 7902.



HOFFNER ST.

EXISTING  
CELL TOWER

ART DISPLAY  
PAR PROJECTS  
COLLABORATION

PROPOSED BUILDING

CHERRY ST.

COOPER ST.

**TRUCK LOT DEVELOPMENT:**  
1670 COOPER STREET.  
CINCINNATI, OH 45223

Exhibit E



COOPER STREET VIEW



CHERRY STREET VIEW





December 9, 2022

Mr. Nicholas Lingenfelter  
 5905 E. Galbraith Road, Suite 4100  
 Cincinnati, Ohio 45236

Re: 1670 Cooper Street | Cooper Multi-family Development (D) – **(CPRE220072) Final Recommendations**

Dear Mr. Lingenfelter,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **1670 Cooper Street** in the Community of Northside. It is my understanding that you are proposing to construct a new self-storage facility. 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 **December 13, 2022 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

**City Planning & Engagement – Planning Division**

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

1. The PD Planned Development Process: consists of:
  - o Application and plans need to be submitted (including fee)
  - o Staff Conference (3–4-week process)
  - o City Planning Commission (4-6 weeks)
  - o Equitable Growth & Housing Committee/City Council (4-14 weeks)
  - o Final Development Plan (unless submitted concurrently) (2-6 weeks)
2. More information regarding the PD Process may be found here:  
[https://library.municode.com/oh/cincinnati/codes/code\\_of\\_ordinances?nodeId=TIXIZOC\\_OCI\\_CH1429PLDEDI](https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TIXIZOC_OCI_CH1429PLDEDI)
3. Staff comments regarding the proposed PD:
  - o Does not meet the 2-acre minimum
  - o Need landscaping and landscaping plan
  - o Open space plan
  - o Too much parking on the site
4. PDs should encourage common open space (gathering areas, walkways, buffering, fencing, etc.) and provide for maintenance.
5. Staff recommends meeting with Department staff before officially submitting for the zone change.

**Requirements to obtain permits:**

- None

**Recommendations:**

1. It is highly recommended to reach out and share these plans to the adjacent property owners and the Northside Community Council.

**Contact:**

- **Jesse Urbancsik** | City Planning | 513-352-4843 | [jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)

**City Planning & Engagement – Zoning Division**

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

1. The proposed multi-family use is not a permitted use in the MG zone. The applicant has indicated that re-zoning to accommodate the use is part of their plan and thus continuing the discussion about re-zoning with the City Planning staff is recommended. A PD may be the best option to avoid variances that would be required for other zoning district options.

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Wes Munzel** | ZPE | 513-352-2442 | [weston.munzel@cincinnati-oh.gov](mailto:weston.munzel@cincinnati-oh.gov)

**Metropolitan Sewer District (MSD)**

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

- None

**Requirements to obtain permits:**

1. Detention will be reviewed by Jeff Chen at [jeff.chen@cincinnati-oh.gov](mailto: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.
2. An approved site utility plan will be required for building to receive approved permit.
3. 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 the project forward:**

- None

**Requirements to obtain permits:**

1. Detention
  - Detention will be under 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
  - o Calculations for storm water conveyance system.
3. Utility Plan
  - o Label all pipes materials
  - o In the public R/W, pipes to be DIP or RCP
  - o Show Top & Invert elevations for all Appurtenances
  - o Show slopes for all pipes
  - o Show downspouts ties to the sewer system. Add note "All downspouts to tie to the sewer system".
  - o Curb cuts: driveway aprons at min. 5' away from SMU inlets, (Cherry St and Hoffner entrance)
  - o Ties into Curb inlets are not permitted.
  - o Easement requirements: if a pipe crosses a private property line, developer must submit separately a "recorded private drainage easement" if applicable.
4. 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 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.
5. Erosion & Sediment Control Plan is required.
  - o Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
6. 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/>
7. 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@cincinnati-oh.gov](mailto:kevin.gold@cincinnati-oh.gov)

**Water Works**

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

1. Applicants are required to cover their frontage on Cooper Street with a public water main between Colerain Avenue and Cherry Street. Submit for a Greater Cincinnati Water Works (GCWW) Preliminary Application to extend the water main. Contact Phil Young at 513-591-6567 or [Phillip.Young@gcww.cincinnati-oh.gov](mailto:Phillip.Young@gcww.cincinnati-oh.gov).
2. GCWW should be able to contribute pipe material per GCWW Rules and Regulations.

**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. The subject development property has inactive water services from the 6" public water main in Cherry Street and 12" public water main in Hoffner Street:

Address	Branch #	Size
3925 Cherry St.	H-103572	1" - FOD
1675 Hoffner St.	H-238487	1" – FOD

3. If the existing inactive water service branch(es) are not to be used for this project the owner/developer will need to abandon the branch(es) which will require a drawing showing the branch that is to be physically removed from the main. The branch will need to show the branch number. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov.

**Recommendations:**

1. Owner(s)/Developer(s) will need to hire a civil engineering company to perform the public water main design work to submit to Phil Young, Greater Cincinnati Water Works.
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 and fire protection company that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.
4. The applicant will need to contact the GCWW Engineering Records section at 513-591-7855 or records.request@gcww.cincinnati-oh.gov to request mapping and water main information.
5. The applicant's licensed plumber and fire protection company that is bonded and certified with GCWW will determine your water service needs.
6. Please contact Phil Young, Water Works, 513-591-6567, Phillip.Young@gcww.cincinnati-oh.gov for any water main extension questions.

**Contact:**

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

**Fire Department**

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

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 Condominiums/Apartment Complex or Dwelling greater than a three-family dwelling is 1,800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
3. 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 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 appears to be requesting funding incentives from the City. Depending on the incentive, this project may require environmental approval from OES.

**Recommendations:**

1. **In a cursory review of office files there appears to be records of relevance to this development. OES recommends the developer request and review records relative to potential environmental information related on or near the site. These records may be requested through the Freedom of Information Act (FOIA) request to the Office of Environment and Sustainability. Records requests are preferred to be made through the GovQA portal which can be accessed at this link: <https://www.cincinnati-oh.gov/law/public-records/>**
2. The following recommendation is based on State of Ohio requirements:
  - a. Due to the age of the existing site building, 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 its demolition.
3. 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 include electric vehicle charging stations.
  - d. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
  - 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](mailto:amanda.testerman@cincinnati-oh.gov)

**Parks Department (Urban Forestry)**

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

- None

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Kurt Kastner** | Urban Forestry | 513-861-9070 | [kurt.kastner@cincinnati-oh.gov](mailto:kurt.kastner@cincinnati-oh.gov)

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

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

- None

**Requirements to obtain permits:**

1. A Traffic Analysis will be needed. Contact DOTE for requirements.
2. The right of way line needs to be a minimum of 10' behind the curb on all 3 sides of the project.
3. A minimum 10' sidewalk or 5' tree lawn/5' walk is required.
4. Use City standards for driveways and meet required clearances.
5. Remove unused driveway apron and restore to City standards.
6. All curb is to be 6" high and sidewalk to be 2% cross slope.
7. All work in the right of way will require a DOTE permit and needs to meet City standards.
8. Prior to applying for the building permit, contact [DTEaddress@cincinnati-oh.gov](mailto:DTEaddress@cincinnati-oh.gov) to have address(es) assigned. Addresses will be assigned based on points of entry/access.

**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 the project forward:**

- None

**Requirements to obtain permits:**

1. A separate wrecking permit application is required for each building
2. The building must be sprinklered throughout
3. The pool requires a separate building permit application
4. The pool requires approval from the State of Ohio before applying for a permit.

**Recommendations:**

- None

**Contact:**

- **Robert 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 the project forward:**

1. No comment 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 the project forward:**

- None

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Roy Hackworth** | DCED | 513-352-6119 | [roy.hackworth@cincinnati-oh.gov](mailto: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](mailto:trisha.blake@cincinnati-oh.gov)

**Police Department**

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

- None currently.

**Requirements to obtain permits:**

- No comments.

**Recommendations:**

- None

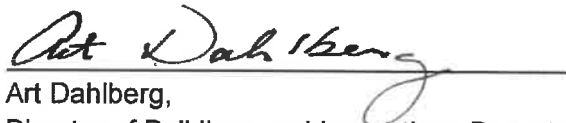
**Contact:**

- **Katalin Howard** | Police Dept. | 513-352-3298 | [katalin.howard@cincinnati-oh.gov](mailto:katalin.howard@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | 513-564-1870 | [brandon.kyle@cincinnati-oh.gov](mailto:brandon.kyle@cincinnati-oh.gov)

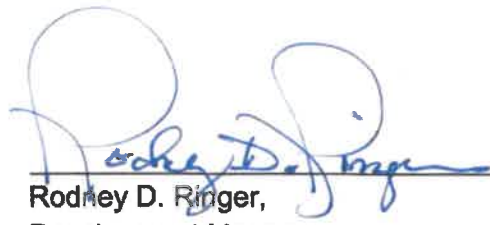
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to the City Planning Commission subject to the following condition.

- **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,



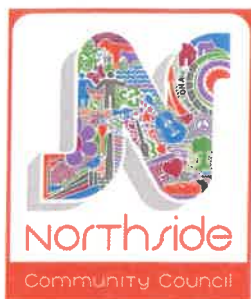
Art Dahlberg,  
Director of Buildings and Inspections Department  
& CSPRO Committee Chair



Rodney D. Ringer,  
Development Manager

AD:RDR:hs





March 23, 2023

Nick Lingenfelter  
Chief Development Officer  
PLK Communities  
5905 E. Galbraith Road, Suite 4100  
Cincinnati, OH 45236

Dear Mr. Lingenfelter,

I am writing to express the Northside Community Council's support for the zoning change from Manufacturing General (MG) to Commercial Neighborhood - Pedestrian (CN-P) at 1760 Cooper Street.

On Monday, March 20, 2023, the Northside Community Council, at its monthly meeting of the general council voted 26 in favor, 13 against, and 5 abstentions to pass the following motion:

**Motion**

We move that the NCC send a letter of support for the zoning change from Manufacturing General (MG) to Commercial Neighborhood - Pedestrian (CN-P) at 1760 Cooper Street, which is consistent with the land use recommendations in the Northside Land Use Plan. We further move that such letter will include the following contingencies:

This letter communicates support for the zoning change but should not be interpreted as support for this specific project in its current form or any variances it may need once it has received rezoning. We have sincere concerns with the specifics of the proposed design of the project, including:

- Placement on the site
- Design / amount of parking
- Building massing
- Lack of green space

We look forward to continuing to work with the developer to improve the project's potential for a more mutually beneficial outcome which best reflects our community's identified priorities and needs.

I am available for any questions and/or concerns most efficiently via email at [president@northsidecouncil.com](mailto:president@northsidecouncil.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Briana Moss', written over a horizontal line.

Briana (Bree) Moss  
President, Northside Community Council  
513-402-2733

**Urbancsik, Jesse**

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**From:** Rota, Matthew (rotamc) <rotamc@UCMAIL.UC.EDU>  
**Sent:** Thursday, March 2, 2023 9:45 AM  
**To:** Urbancsik, Jesse  
**Subject:** [External Email] 1670 Cooper Street rezone

You don't often get email from rotamc@ucmail.uc.edu. [Learn why this is important](#)  
External Email Communication

Hi, Jesse -

I wanted to provide support for the rezoning of 1670 Cooper St. Cincinnati, Ohio 45223 to residential. I've lived on Chase Avenue for 5 years. The current zoning of manufacturing is an environmental risk and, honestly, makes that part our neighborhood a blighted eyesore. I strongly believe that rezoning this address to residential will also help address our neighborhood's need for housing and safety.

I strongly encourage the City Planning Commission to support the rezoning of 1670 Cooper St. Cincinnati Ohio 45223 to Residential.

Thank you,  
Dr. Rota

**Matthew J. Rota, PhD**  
Assistant Dean for Technology and Innovation  
Director, Center for Academic Technology, Educational Resources and Instructional Design  
Apple Distinguished Educator

UC, College of Nursing  
Office: [513-558-3885](tel:513-558-3885)  
[Email: Matthew.Rota@uc.edu](mailto:Matthew.Rota@uc.edu)  
Room: 413B Proctor Hall

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[www.nursing.uc.edu](http://www.nursing.uc.edu)

## Urbancsik, Jesse

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**From:** Marianne Simmons <marianne@mariannesimmons.com>  
**Sent:** Thursday, March 2, 2023 9:23 AM  
**To:** Urbancsik, Jesse  
**Subject:** [External Email] Written Support Statement for Cooper St

You don't often get email from marianne@mariannesimmons.com. [Learn why this is important](#)

External Email Communication

Good Morning Jesse,  
I'm contacting you via email to submit a written statement of support for the rezoning of 1670 Cooper St Cincinnati, OH 45223 for residential.

As the majority of the Cincinnati population knows, there is a dire need for more housing. While manufacturing is an important part to our ecosystem, I would argue that housing takes precedence.

Residential zoning makes the most sense for that area of Cincinnati and I fully support and encourage the City Planning Commission to rezone 1670 Cooper St to residential.

Thank you!  
Marianne Simmons

## Urbancsik, Jesse

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**From:** Veigel, Justin (veigeljn) <veigeljn@ucmail.uc.edu>  
**Sent:** Thursday, March 2, 2023 8:52 AM  
**To:** Urbancsik, Jesse  
**Subject:** [External Email] Written Statement of Support - 1670 Cooper St

You don't often get email from veigeljn@ucmail.uc.edu. [Learn why this is important](#)  
External Email Communication

Hi, Jesse -

I wanted to send a written statement of support for the rezoning of 1670 Cooper St. Cincinnati, Ohio 45223 to residential. I've lived on Cooper Street for 4 years and the current zoning of manufacturing is an environmental risk to our neighborhood. The current zoning of manufacturing has attracted crime and standing water. Rezoning this address to residential will also help address our Cincinnati's need for additional housing.

I encourage the City Planning Commission to support the rezoning of 1670 Cooper St. Cincinnati Ohio 45223 to Residential.

Thank you,

Justin

Justin W. Veigel, MBA  
(He, Him, His)  
Director of Admissions & Recruitment  
University of Cincinnati  
College of Nursing



**From:** [Urbancsik, Jesse](#)  
**Sent:** Thursday, March 2, 2023 11:04 AM  
**To:** [Barakat, Alcy \(barakaay\)](#)  
**Subject:** RE: [External Email] Written Statement of Support - 1670 Cooper St

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Hey Alcy,

Thanks for reaching out. Do you mind if I attach this comment to my staff report?

Thanks!

**Jesse Urbancsik | Senior City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)

513-352-4843 | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#) | [LinkedIn](#)

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**From:** Barakat, Alcy (barakaay) <barakaay@ucmail.uc.edu>  
**Sent:** Thursday, March 2, 2023 10:57 AM  
**To:** Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>  
**Subject:** [External Email] Written Statement of Support - 1670 Cooper St

You don't often get email from [barakaay@ucmail.uc.edu](mailto:barakaay@ucmail.uc.edu). [Learn why this is important](#)  
External Email Communication

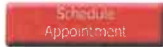
Hello Jesse,

I wanted to send a written statement of support for the rezoning of 1670 Cooper St. Cincinnati, Ohio 45223 to residential. I think the rezoning to residential will help aid our community's need for additional housing and lend to the further development of this neighborhood.

I encourage the City Planning Commission to support the rezoning of 1670 Cooper St. Cincinnati Ohio 45223 to Residential. Thank you your time and attention.

Bearcat Best,

Alcy Barakat, MPH (She/Her)  
Senior Admissions Counselor  
College of Medicine (COM)  
University of Cincinnati



Phone: 513-558-2589 | Text: 513-601-9147

Email: [alcy.barakat@uc.edu](mailto:alcy.barakat@uc.edu)

Web: <https://med.uc.edu/education/undergraduate-education/public-health/home>





The City of Cincinnati  
Department of City Planning and Engagement  
805 Central Avenue, Unit 720  
Cincinnati, Ohio 45202

To Whom It May Concern:

I own the property known as 3926 Colerain Ave in Cincinnati, Ohio. The property sits at the corner of Colerain Ave and Cooper Street. It has a main entrance on Cooper Street directly across from the property known as 1670 Cooper Street. The property is currently being rented by a roofing and construction company. I am adamantly opposed to the proposed zoning changes at 1670 Cooper Street due to concerns with traffic flow to my property. The ramp being added for highway access already poses a large increase in traffic to the Colerain Ave side of our building. On the main entrance side, Cooper Street, there has already been an increase in parked cars and traffic and a large apartment complex will cause that to increase. Whether I rent to my current tenet or another, the large increase in traffic will make conducting business at this location very difficult and therefore affect my rental income. My current tenet has already informed me that if this zoning change happens, they will have to explore other options as far their location. They have been operating at this location for 30 years and it would be a shame to lose them. Due to the loss income and the traffic issues, I previously outlined, I firmly oppose this zoning change.

Regards,

Verne Peake  
President



**PEAKE ROOFING**  
**KESSLER CONSTRUCTION**  
Divisions of Peake Contracting

The City of Cincinnati  
Department of City Planning and Engagement  
805 Central Avenue, Unit 720  
Cincinnati, Ohio 45202

To Whom It May Concern:

I am adamantly opposed proposed zoning changes to 1670 Cooper Street as I believe it would greatly impose on my ability to conduct business at 3926 Colerain Ave. My contracting business, Peake Contracting Inc, operates at the corner of Colerain Ave and Cooper St. Despite our building facing Colerain Ave, the main entrance to our lot is on Cooper Street. Even with the lot next to us, 1670 Cooper Street, vacant we often have difficulties accessing our lot due to the increase in traffic and cars parked on both sides of Cooper Street that we have seen over the last three years. We often have materials delivered as well as trailers that are stored in our lot. We feel that the increase in traffic caused by a multi-unit housing complex would severely hinder our ability to enter and exit our lot as needed and hinder our ability to receive the materials we that are necessary to operate. In addition we foresee the traffic increasing in front of our building due to the new ramp onto I-74. All of this increase will directly affect the efficiency of our operations and the addition of a multi-unit building on Cooper would make it worse. As business owner I believe that this zoning change would negatively impact my ability to do business.

Respectfully,

Justin Peake  
Owner