

June 24, 2020

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property commonly known as 644-664 Crown Street in the Walnut Hills neighborhood from the T4N.SF, "Transect Zone 4 Neighborhood Small Footprint," zoning district to the T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to allow for the construction of a four-story multi-family building and public parking lot.

Summary:

The petitioner, Samir Kulkarni of Investing for Good, is requesting a zone change at 644-664 Crown Street in Walnut Hills from T4N.SF (Transect Zone 4 Neighborhood Small Footprint) to T5N.LS-O (Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone) to permit the construction of a four-story, multi-family residential building with 78 units and public parking lot. The proposed zone change is for the second phase in the May Square development in Walnut Hills.

The City Planning Commission recommended the following on June 18, 2020 to City Council:

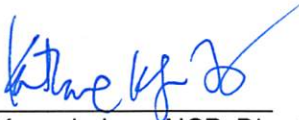
APPROVE the proposed zone change from T4N.SF (Transect Zone 4 Neighborhood Small Footprint) to T5N.LS-O (Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone) located at 644-664 Crown Street in Walnut Hills.

Motion to Approve: Mr. Juech

Ayes: Mr. Juech
Mr. Samad
Mr. Smitherman
Mr. Stallworth

Seconded: Mr. Samad


THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, AICP, Director
Department of City Planning

June 24, 2020

To: Nicole Crawford, Office of the Clerk of Council

From: Katherine Keough-Jurs, AICP, Director, Department of City Planning 

Copies to: Samantha McLean, City Planner, Department of City Planning

Subject: Scheduling of Ordinance – Amending Zoning at 644-664 Crown Street in Walnut Hills

The above referenced Ordinance is to be scheduled for the Economic Growth and Zoning Committee. This item has been requested to be placed on the next available Economic Growth and Zoning Committee meeting following the required two week notification period.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated June 19, 2020;
- 3) Additional Attachments
- 4) The Ordinance amending the official zoning map;
- 5) Mailing labels for the notice of the public hearing at the Economic Growth and Zoning Committee; and
- 6) A copy of the mailing labels for your file.

June 19, 2020

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed zone change from T4N.SF (Transect Zone 4 Neighborhood Small Footprint) to T5N.LS-O (Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone) located at 644-664 Crown Street in Walnut Hills.

GENERAL INFORMATION:

Location: 644-664 Crown Street, Cincinnati, OH 45206
Petitioner: Samir Kulkarni, Investing for Good
Petitioner's Address: 4520 Cooper Road, Suite 205, Cincinnati, OH 45242

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A – Location Map
- Exhibit B – Zone Change Application, Legal Description, and Plat
- Exhibit C – Site Plan Submitted to Coordinated Site Review
- Exhibit D – Coordinated Site Review Letter
- Exhibit E – Letter from Walnut Hills Area Council
- Exhibit F – Letter from Walnut Hills Area Council Business Group

BACKGROUND:

The petitioner, Samir Kulkarni of Investing for Good, is requesting a zone change at 644-664 Crown Street in Walnut Hills from T4N.SF (Transect Zone 4 Neighborhood Small Footprint) to T5N.LS-O (Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone) to permit the construction of a four-story, multi-family residential building with 78 units. The subject properties are 1.46 acres and are located between William Howard Taft Road to the north, Crown Street to the south, May Street to the east, and I-71 to the west.

The subject properties are currently zoned T4N.SF (Transect Zone 4 Neighborhood Small Footprint). The T4N.SF zone is primarily a residential zone with smaller neighborhood-supporting uses in ancillary buildings that support the walkable nature of the neighborhood. Building heights within this zone are generally up to two-and-a-half stories.

The proposed zone is to T5N.LS-O (Neighborhood Large Setback-Open). This zoning allows for medium to high residential density building types, with medium to large footprints and medium to large setbacks. The open sub-zone provides the same building form but allows for a more diverse mix of uses, such as limited retail and service uses. In this zone, building heights are up to four stories. This zone also reinforces walkable neighborhoods and neighborhood-serving retail and services uses adjacent to the zone.

In April 2019, the City Planning Commission approved a zone change from T4N.SF to T5N.SS-O for the properties located to the south of the subject properties. Subsequently, in May 2019, City Council approved the zone change. That zone change and this proposed zone change are the two phases in the proposed May Square development.

PROPOSED DEVELOPMENT:

May Square is a proposed development located between Taft Road and McMillan Street to the north and south, and May Street and I-71 to the east and west. The proposed development has two phases. A zone change from T4N.SF to T5N.SS-O for the first phase of the project (noted in Exhibit A) was approved by the City Planning Commission in April 2019 and by City Council in May 2019. It consists of a four-story, mixed-use building consisting of street-level, service-based retail, and upper floor multi-family, workforce housing. Approximately 74 parking spaces are proposed for the Phase One site.

For Phase Two, the petitioner is requesting a zone change at 644-664 Crown Street to T5N.LS-O to permit the construction of a 78-unit, four-story, multi-family building with approximately 40 parking spaces and 20 tenant garages. The proposed building will front on Crown Street and the parking lot will be situated between the building and Taft Road. The residential units are proposed to be _____ (waiting to hear back from Samir about affordability a mix of market rate and workforce. Under the current zoning, the desired four-story height would not be permitted. T5N.LS-O is being requested in order to build a four-story building. The "O" Sub-Zone is being requested to permit public parking lot. For parking on the subject properties to be used by the public the development will require a "O" Sub-Zone. The "O" Sub-Zone would permit a public parking lot pending a Use Permit review. The petitioner would like the parking throughout the May Square site (Phase One and Phase Two) to be flexible, so that visitors to the proposed retail spaces along May Street on the Phase One site can park in the lot located on the Phase Two subject properties, for example.

If the zone change is approved, any new construction will have to conform to the guidelines set forth in the Cincinnati Municipal Zoning Code in a T5N.LS-O (Neighborhood Small Setback-Open) zone.

ADJACENT LAND USE AND ZONING:

The subject properties are currently zoned T4N.SF (Neighborhood Small Footprint) as shown on the attached map (Exhibit A). The zoning and land uses surrounding the subject properties are as follows:

- North: T4N.SF (Neighborhood Small Footprint) – William Howard Taft Road and single-family and multi-family residential
- East: T4N.SF (Neighborhood Small Footprint) – single-family residential
- South: T5N.SS-O (Neighborhood Small Setback – Open) – vacant, proposed mixed-use (May Square Phase One)
- West: Interstate-71 (I-71)

ANALYSIS:

The subject properties are currently located in a T4N.SF (Neighborhood Small Footprint) zone which is primarily residential and encourages neighborhood supporting uses in ancillary buildings with a two-and-a-half story building height restriction. The requested T5N.LS-O (Neighborhood Large Setback-Open) zone allows for a more diverse mix of residential buildings and also allows for general retail and small to medium-sized neighborhood supporting services and commercial uses, with a four-story building height limit. The proposed T5N.LS-O zone would allow the petitioner to develop the

properties into a four-story, multi-family development and parking lot. This second phase of the larger May Square development would, in tandem with Phase One, reactivate a currently underutilized block and provide additional housing in the neighborhood. The subject properties abut I-71. The scale of the proposed development is consistent with similar developments along the I-71 corridor and provides a transition from highway to the neighborhood. It will also aid in blocking noise and the view of the highway from the adjacent residential properties. Additionally, the proposed development would support the ongoing investment occurring along McMillan Street. The "O" Sub-Zone would permit a public parking lot on the site and allow for flexible parking use throughout the May Square project site. A public parking lot would also provide parking opportunities for people visiting businesses along McMillan Street.

The current T4N.SF-O zone does not allow for the desired building heights above two-and-a-half stories. The requested zone change to the T5N.LS-O zone would allow the petitioner to build up to four stories and have a public parking lot. The proposed zone, a step down in intensity from the T5N.SS-O zoning district to the south, is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.

COORDINATED SITE REVIEW:

The petitioner submitted their proposed project for Coordinated Site Review as a Preliminary Design Review in February 2020. At that time, the petitioner requested a zone change to T5N.SS-O. The May Square Phase One site, just south of the subject properties, was rezoned to T5N.SS-O in March 2019. This zone allows for heights up to six-stories. During that zone change process, adjacent property owners had concerns about the permitted heights and consistency with the surrounding neighborhood. Knowing this, the Department of City Planning suggested two potential zone change options during the Coordinated Site Review:

- T5N.LS-O, as it is a step down in intensity regarding form. It only permits heights up to four stories, as opposed to six. The proposed project is for a multi-family building. However, during the review, the petitioner explained their desire to have parking flexibility which would require the "O" sub-zone. In the attached Coordinate Site Review letter (Exhibit D), City Planning staff erroneously noted that this zone would only permit residential uses. This zone permits residential and limited commercial uses.
- A Planned Development District for the entirety of the May Square project site (Phase One and Two), as it would ensure orderly and thorough planning and review procedures that lead to quality design and development. A Planned Development zone change process also requires additional community engagement and input and various stages.

Other City departments provided feedback and requirements moving forth but did not report major concerns. The proposed project will need to go through an additional Coordinated Site Review as a Development Design Review in the future at which point City departments will be able to provide more detailed feedback on the proposed plans. All departmental comments can be seen in the feedback letter (Exhibit D).

PUBLIC COMMENT:

The Department of City Planning held a virtual public staff conference on this proposed zone change on June 4, 2020. Notices were sent to property owners within a 400-foot radius of the subject properties and the Walnut Hills Area Council. The petitioner was present at the meeting in addition to four

community members, and City staff. Of the four community members, three were surrounding property owners. The community members had questions about the location of the proposed parking lot entrance behind the building and concerns about the “O” Sub-Zone. While the proposed development is purely residential, the “O” Sub-Zone would permit limited retail uses. The surrounding property owners are concerned about the potential retail uses that would be permitted.

All property owners within a 400-foot radius of the subject properties and the Walnut Hills Area Council were notified of the City Planning Commission meeting on June 19, 2020, in addition to staff conference attendees. Both the Walnut Hills Area Council and the Walnut Hills Area Council Business Group submitted letters of support. The Walnut Hills Area Council voted in support of the project at their May meeting. Staff has not received any additional correspondence on the proposed zone change as of June 10, 2020.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to, “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategy to “Offer housing options of varied sizes and types for residents at all stages of life” (p. 169). This zone change would permit four-story multi-family development that would introduce more housing into the neighborhood.

Walnut Hills Reinvestment Plan (2017)

The proposed zone change is consistent with the *Walnut Hills Reinvestment Plan (2017)*, specifically the Action Item to “Invest in People, Homes, and Places” (p.42). Within this Action Item, the plan identifies the block between I-71 and May Street as a “Interstate Transition” area and calls for “Bulk to shield interstate” (p.43). The proposed development will return vacant lots into a productive use and introduce housing to the neighborhood. The proposed scale of the building will help to block noise and views from the adjacent interstate. The proposed four-story building is also not out of scale for a transition to a three-story neighborhood. Additionally, the proposed zone change supports the plan’s aim to target investment and development in the Peebles Corner area (p. 54). The plan calls for an enhanced retail environment and higher-density residential units and encourages a mix of rehab and new construction of mixed use and residential buildings. While the subject properties are located just north of the Peebles Corner target area, the proposed zone would allow for a multi-family development that would support the nearby retail uses and walkability in the area.

CONCLUSIONS:

The staff of the Department of City Planning 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 the *Walnut Hills Reinvestment Plan (2017)* which identifies the area as an “Interstate Transition” area and calls for larger scale developments to block noise and views from the interstate. It also supports the plan’s aim to target investment in the Peebles Corner area of the neighborhood.

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." This zone change will introduce 78 units of housing into the neighborhood.

RECOMMENDATION:

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

APPROVE the proposed zone change from T4N.SF (Transect Zone 4 Neighborhood Small Footprint) to T5N.LS-O (Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone) located at 644-664 Crown Street in Walnut Hills.

Respectfully submitted:

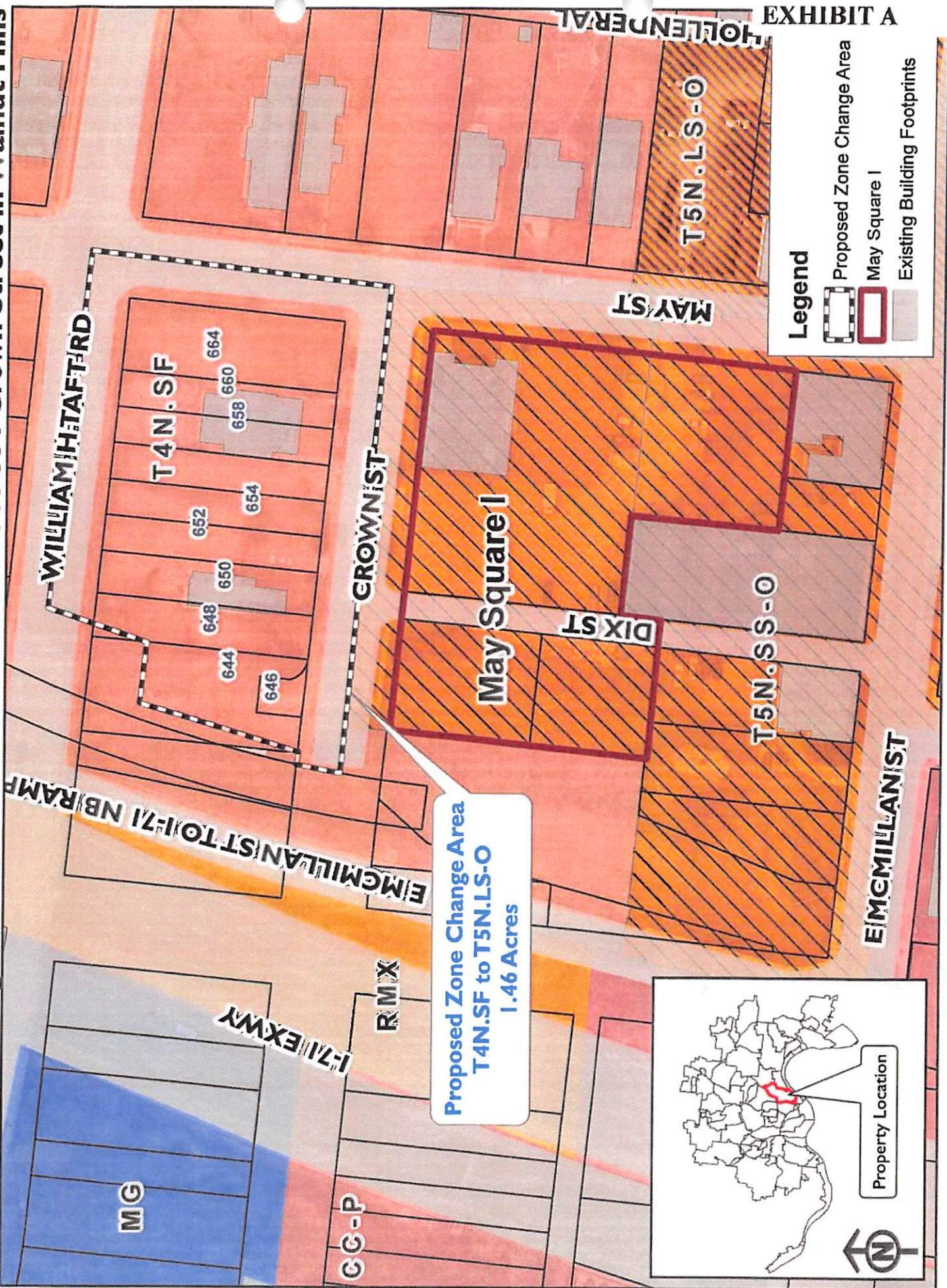
Approved:



Samantha McLean, City Planner
Department of City Planning

Katherine Keough-Jurs, AICP, Director
Department of City Planning

Proposed Zone Change from T4N.SF to T5N.LS-O at 644-664 Crown Street in Walnut Hills



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

EXHIBIT B

To: The Honorable Council of the City of Cincinnati

Date: 3/3/2020

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 T4N.SF Zone District to the T5N.LS-O Zone District.

Location of Property (Street Address): 644-664 Crown Street

Area Contained in Property (Excluding Streets): 0.912 A

Present Use of Property: Vacant

Proposed Use of Property & Reason for Change: We propose a multifamily development with a 4 story building that faces Crown Street.

Property Owner's Signature: 

Name Typed: Samir Kulkarni

Address: 4520 Cooper Road, Suite 205, Cincinnati, OH 45242 Phone: 513-253-6239

Agent Signature: _____

Name Typed: _____

Address: _____ Phone: _____

Please Check if the Following Items are Attached

Application Fee x

Copies of Plat x

Copies of Metes and Bounds x

LEGAL DESCRIPTION

1.460 ACRE

Situated in Section 8, Town 3, Fractional Range 2, Miami Purchase, City of Cincinnati, being part of Arnd Katterhorn's Subdivision as recorded in P.B. 3 Pg. 313, the boundary of which being more particularly described as follows:

BEGINNING at the intersection of the centerlines of Crown Street and May Street;

Thence along the centerline of Crown Street, North $83^{\circ}56'07''$ West a distance of 346.50 feet to a point in the east right of way line of Interstate 71;

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

1. North $19^{\circ}20'43''$ East a distance of 30.82 feet;
2. South $83^{\circ}56'07''$ East a distance of 9.00 feet;
3. North $17^{\circ}25'36''$ East a distance of 114.76 feet;
4. South $83^{\circ}56'10''$ East a distance of 42.00 feet;
5. North $20^{\circ}37'19''$ East a distance of 70.26 feet to the centerline of William Howard Taft Road;

Thence along said centerline, South $83^{\circ}56'07''$ East a distance of 247.44 feet to the centerline of May Street;

Thence along the centerline of May Street South $05^{\circ}52'16''$ West a distance of 210.51 feet to the **POINT OF BEGINNING**.

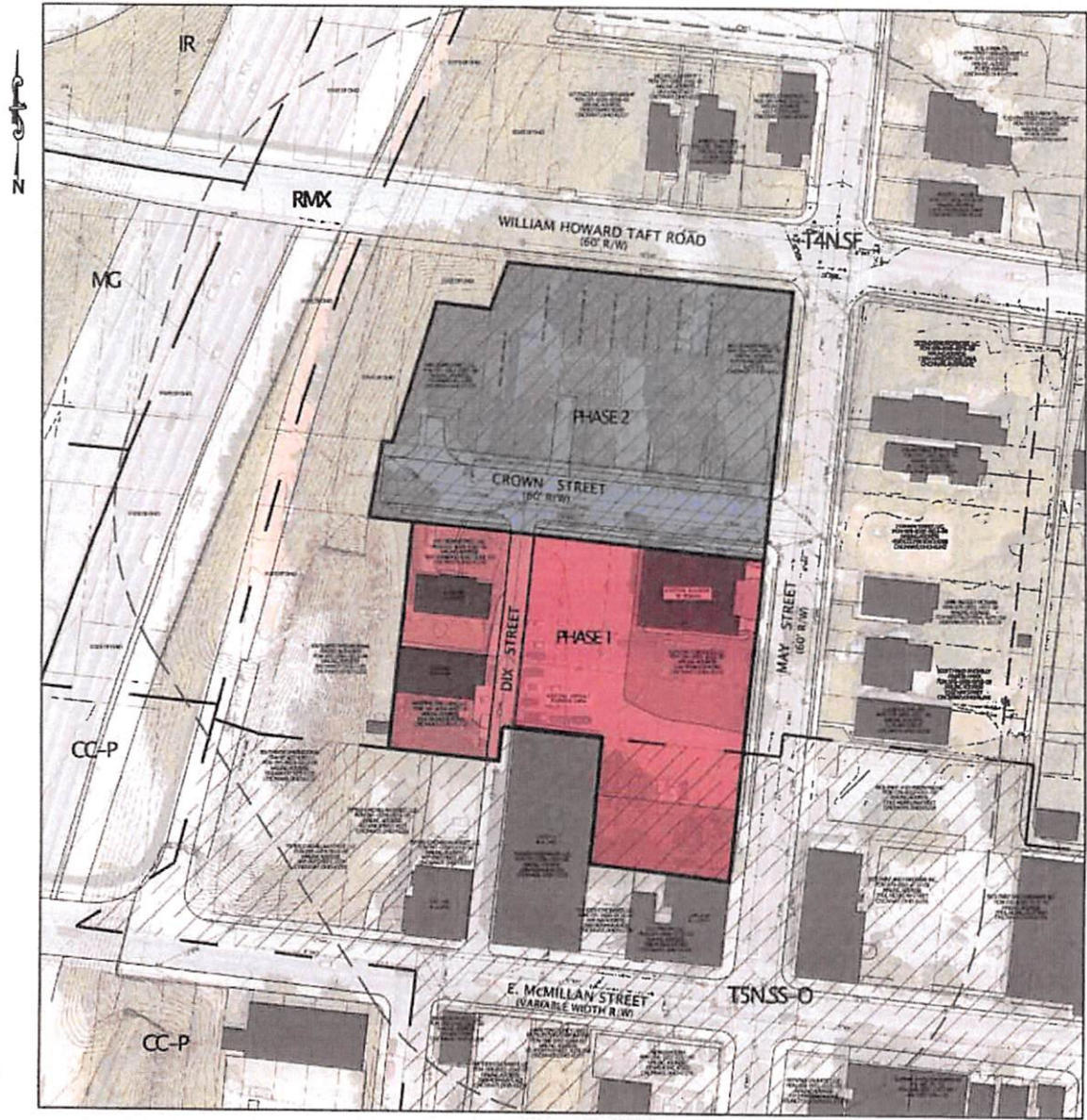
Said parcel contains 1.460 acres, more or less.

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

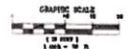
This legal description was based on a field survey under the direction of Daniel K. York, Ohio Professional Surveyor Number S-8729 in December of 2018.

	TSLSS	TSLSF
Office	Yes	No
Retail	Yes	No
Four Story	Yes	No
Street Facing Zero Lotstrip	Yes	No
Mixed Use	Yes	No

- EXISTING 2 FOOT CONTOURS
- - - 200 FOOT OFFSET SITE BOUNDARY LINES
- EXISTING ZONE LINE
- PROJECT PHASE LINE
- TSLSF ZONE (EXISTING) ■ TSLSS-O ZONE (PROPOSED)
- TSLSS-O ZONE (RE-ASSIGNED)



EXISTING CONDITIONS





PROPOSED IMPROVEMENT

PHASE 1 (South) SUMMARY

- 4 Level Building = 43,200sf (141,200sf) = 88 units
- 4 Levels above May Street elevation (Fixed)
- Front setback from east of May Street = 11' 0" or
- Building length and width overall = 109' 0" x 48' 0" (Maximum building footprint at street level)

PHASE 2 (North) SUMMARY

- 4 Level Building = 33,200sf (145,200sf) = 78 units
- 4 Levels above Crown Street elevation (Fixed)
- 4 Levels above (Minimum) Street
- Front setback from east of May Street = 11' 0" or
- Side Street setback from east of May Street = 10' 0" or
- Building length and width overall = 109' 0" x 48' 0" (Maximum building footprint at street level)

OVERALL AREA SUMMARY

- North Phase 1 4 Level Building = 33,200sf (145,200sf) = 78 units
- South Phase 1 4 Level Building = 43,200sf (141,200sf) = 88 units
- RESIDENTIAL (156 UNITS)**
- LUCKY 7 STORE (+420) (+40)**
- ONE BEDROOM (+40) (+20) (+40)**
- ONE BEDROOM (+40) (+20) (+40)**
- ONE BEDROOM (+40) (+20) (+40)**
- TWO BEDROOM (+78) (+20) (+78) (+40)**

- 2 TENANT GARAGES PARKING BELOW (+17) (+27) (+40)**
- 200 CARS + ADDITIONAL TAXI/BIKE SPACES**
- E EXISTING TO REMAIN**

PARKING RATIOS	
RESIDENTIAL (Unit)	134 CARS
PARKING AVAILABLE	200 CARS
GARAGE PARKING	200 CARS
SPACE (105/77/41)	200 CARS
GREEN TREES/PLANTS	210 CARS
TOTAL	134 CARS

NOTE: ADDITIONAL AVAILABLE PARKING SPACES IN FRONT OF RESIDENTIAL GARAGES ARE NOT INCLUDED IN TOTAL COUNT



February 26, 2020

Mr. Samir Kulkarni
4520 Cooper Road, Suite 205
Cincinnati, Ohio 45242

Re: 644-664 Crown Street | May Square (P) – (CPRE200017) Initial Comments and Recommendations

Dear Mr. Kulkarni,

This Preliminary Design Review letter informs you that our Advisory-TEAM has reviewed your proposed project at 644-664 Crown Street in the Community of Walnut Hills. We hope that the information provided below will help you move forward with your project. Please see our initial feedback listed below. We strongly recommend that you return to us for either a Development Design Review or Technical Design Review before you get ready for permitting. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move forward with project:

1. The subject property is currently zoned T4N.SF. Based on the proposed plans, a zone change would be necessary to permit the proposed height.
2. May Square Phase I, just south of Phase II, is currently zoned T5N.SS-O. This zone (T5N.SS-O) would permit the proposed height and use. However, due to concerns raised by the community during the zone change for May Square Phase I, the following may be more appropriate:
 - o T5N.LS-O, as it would allow the desired form but limit the use to residential.
 - o A Planned Development District for the entirety of the May Square project site (Phase I and II). A PD would ensure orderly and thorough planning and review procedures that lead to quality design and development. It would also allow for community engagement and public input at various stages throughout the process.

Requirements to obtain Permits:

1. The subject properties would need to be consolidated for the proposed development.

Recommendations:

1. It is highly advised that the applicant engages with the community, including community groups like the Walnut Hills Area Council and Walnut Hills Redevelopment Foundation, as well as surrounding property owners along May Street and Taft Road.

Contact:

- **Samantha McLean** | City Planning |513-352-4886 | samantha.mclean@cincinnati-oh.gov

Buildings & Inspections – Zoning

Immediate Requirements to move forward with project:

1. The proposed building type and height for Phase 2 are not permitted in the current T4N.SF Zoning Transect. The City Planning Department is recommending a change to either T5N.LS-O for Phase II or a Planned Development District (PD) for the entirety of May Square.
2. Applicant needs to confirm Phase I has been revised to include no commercial uses, as were previously proposed.
3. Applicant needs to clarify final parcel configuration and work with City Staff to determine if the north portion of Dix Street and Crown Street can be vacated.
4. If a Zone Change to T5N.LS-O occurs:
 - o More detailed plans including elevations will be required for a full review and evaluation of necessary zoning relief. Please note, T5N.LS-O requires 15' minimum front setbacks and proposed setbacks are currently <10'.
 - o Applicant needs to clearly identify the potential use of the existing church for zoning use compliance and parking compliance.
 - o If the north portion of Dix Street is not vacated the parking lot to its west will require a Use Permit Hearing to be used as Parking, and potentially additional zoning relief.

Requirements to obtain Permits:

1. Lot consolidation will be required prior to issuance of building permits.

Recommendations:

1. Refer to City Planning on Rezoning recommendations.
2. Continue to work with Zoning and City Planning Staff to ensure that the proposed development adheres closely to the requirements and intent of the Land Development Code.
3. Applicant is encouraged to provide floor plans and elevations for a future Development Design Review.
4. Phase 2, if a Zone Change to T5N.LS-O occurs:
 - o Of the building forms permitted in T5N.LS-O, Stacked Flats and Mid-Rise appear to meet the height and density desired by the Phase 2 north building project. The Phase 2 north building currently exceeds the 150' maximum permitted width for a Mid-Rise building form. The Phase 2 north building currently exceeds the 200' width requirement for a Stacked Flats building form. The Zoning Division recommends consideration of a Stacked Flats building form with a Forecourt frontage.
 - o Any buildings wider than 150' must be designed to read as a series of buildings no wider than 75' each. Building articulation that meets these requirements should be incorporated into the development of the elevations.
5. Phase 1, if T5N.SS-O zoning remains:
 - o Additional information on use is needed to make recommendations on building type.

- o Any buildings wider than 100' must be designed to read as a series of buildings no wider than 50' each. Building articulation that meets these requirements should be incorporated into the development of the elevations.

Contact:

- **Emily Ahouse** | Zoning | 513-352-4793 | emily.ahouse@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. 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.
2. An approved site utility plan will be required for each residence 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.msdbg.org/customer_care/development_services/index.html
4. For information on sewer abandonment please contact Rob Kern at 513-244-5588 or rob.kern@cincinnati-oh.gov

Recommendations:

- None

Contact:

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

Stormwater Management Utility (SMU)

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. SMU will require detention(s) system(s) for the project.
2. Submit a Stormwater masterplan that addresses all phases. Include:
3. Detention calculations, drainage maps, sections of control structures and detention shop drawings (for tanks).
4. Drainage systems will outlet into combined sewers. Therefore, design may follow MSD 303 rules.
5. Submit a demolition plan that clearly highlights all public infrastructures to be abandoned or made private.
6. Pipes in the R/W must be RCP or DIP (RCP for covers 3' > only). Show profiles for all pipes in public R/W.
7. Any Stormwater conveyance straddling property line must be accompanied with recorded private easements.
8. Submit an approved Erosion/Sediment control plan for the entire site
9. Add SMU Standard Plan Notes (<https://cincinnati-oh.gov/stormwater/construction-and-design/standards/standard-plan-notes-updated-july-2017/>)
10. SMU does not permit Public inlets with 5' of curb aprons. Show that clearance is achieved at northernmost driveway off of May St.

Recommendation:

1. Ties into Public Inlets are not permitted.
2. Maximum sheet flow allowed entire project is for 800 sf pavement.

Contact:

- **Saidou Wane | SMU | 513-591-7746 | saidou.wane@cincinnati-oh.gov**

Water Works

Immediate requirements to move forward with project:

Before Greater Cincinnati Water Work (GCWW) gives approval for this project:

1. Must remain same grade on Crown Street and remain Public Right-of-Way to maintain the existing 48" & 6" public water mains in Crown Street.
2. **The drawing submitted shows an enclosure out in the right-of-way over the 48-inch water main and will not be permitted.**
3. **A flow test will need to be conducted on the existing 6-inch public water mains in May and Crown Streets to determine if the existing public water main will meet the current Fire Codes.**
4. At this present time Greater Cincinnati Water Works is in the process of running a flow tests on the existing public water mains in the area. However, depending on weather, (cold temperatures can cause freezing while conducting the test) it may take some time to receive the flow test results.
 - o If the flow in the existing public water mains meet the current fire department fire code for a multi-story apartment building there, the Greater Cincinnati Water Works will have no issues with the proposed development water service branch connections on the existing water mains. (Or)
 - o If the flows in the existing public water mains do not meet the current fire department fire code requirements, the public water mains in the area will need to be upgraded. Greater Cincinnati Water Works will identify the public water main upgrade timeline. If the owner(s)/developer(s) cannot wait on the Greater Cincinnati Water Works public water main upgrade, the owner(s)/developer(s) can replace the public water mains at their expense with Greater Cincinnati Water Works assistance.

Requirements to obtain Permits:

1. The subject development property is receiving water service from (2) existing 3/4-inch water service branch (H-224895, H-238490) (3) existing 5/8-inch lead water service branch (H-66640, H-21352, H-21524), existing 1-1/2-inch water service branch connected to the existing 6-inch public water main in Crown Street. Existing 5/8-inch lead water service branch (H-25307) connected to the 6-inch public water main in May Street. If the existing 5/8-inch lead water service branch remains in service for this development, the owner(s)/developer(s) will need to eliminate the lead from the water service branch to meet the 2017 ordinance passed by Cincinnati City Council.
2. In accordance with CMC Chapter 401 Division M, this lead service line on your property must be replaced with copper service line. Please contact the GCWW Lead Service Line

Replacement Coordinator Kathleen Frey at (513) 591-5068. Please call 513-651-5323 and/or refer to <http://www.cincinnati-oh.gov/water/lead-information/>.

3. Greater Cincinnati Water Works will not approve any new building permits and water service branch(es) until all conditions are met.
4. Any existing water service branch(es) not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of the existing water service branch(es) before any new water service(s) can be sold.

Recommendations:

1. If there are existing water service branches on this property is not to be used for this development, they must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of any existing water service branches before any new water service can be sold. Any questions contact 513-591-7837.
2. The Owner/developer must have a licensed fire protection company and/or plumber 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, any questions call (513-591-7836).

Contact:

- **Bill Morris** | WaterWorks | 513-591-7858 | bill.morris@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. Confirm that the closest two hydrants have fire flows of at least 1000 GPM at 20 PSI.

Requirements to obtain Permits:

1. Closest hydrants are located at 633 Crown and 2526 May St.
2. Fire Department Connections are to be shown and are to be within 50' of a fire hydrant.
3. Hydrants and FDC placement are not to block fire apparatus access to the structures.
4. If the fire access road is more than 150 you must provide an approved turn around.
5. Bidirectional antenna for fire department communication maybe required for the structure.

Recommendations:

- None

Contact:

- **Fred Prather** | Fire Dept. | 513-357-7595 | fred.prather@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

- None

Recommendations:

1. Due to the ages of the existing site buildings to be demolished, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, notification and abatement should be conducted following all applicable regulations prior to their demolition.
2. The proposed new residential site buildings in this development appear to be within 500 feet of Interstate 71. All new residential site buildings within 500 feet of the interstate should include a pre-development assessment of the air quality and include design elements that assure healthy indoor air quality is maintained.
3. The development goal should be to earn at a minimum the LEED Certified rating level.
4. Rooftop solar should be considered in the design as a renewable energy source.
5. Site parking areas should include electric vehicle charging stations.
6. Site parking areas should include bike rack areas.
7. Areas designated for trash dumpsters and carts should also have at least equal space designated for recycling dumpsters and carts in the design.
8. The use of trees in the landscape design should be included to enhance urban forestry.
9. The use of non-impervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Howard Miller** | OES | 513-352-6999 | howard.miller@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No Comments.

Recommendations:

- None

Contact:

- **Matt Hammer** | Police Dept. | 513-478-2257 | matt.hammer@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | brandon.kyle@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

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

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

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

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Petitioner should begin the Coordinated Report process for the vacation and sale of Crown St. and the portion of Dix St.
2. Dix St needs a public turn around, unless the neighbors agree to a complete vacation of the street.
3. What is happening with the Duke facility on the west side of Dix St.?
4. Both entrances to the parking lot are to be City Standard driveway aprons.
5. May and Taft need 10' of right way from the face of the curb with 10' sidewalk, (possibly 5' sidewalk and 5' tree lawn) at a 2% cross-slope.
6. Remove old driveway aprons and restore to City Standards.
7. Granite curb is to remain and be reset to 6".
8. Work with Urban Forestry on the street trees (861-9070).
9. All work in the right of way requires a DOTE permit.
10. Please contact dteaddress@cincinnati-oh.gov for final addresses. Addresses will need to be assigned prior to submitting for permits.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-352-5285 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. See OBO 2017 Table 602 for fire rating of exterior walls based on fire separation distance and table 705.8 for opening limitations. See 503.1.2 and 705.3 for buildings on the same lot.

Recommendations:

- None

Contact:

- **Mark Abbott** | B&I Plans Exam | 513-352-4307 | mark.abbott@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Bob Bertsch** | DCED | 513-352-3773 | bob.bertsch@cincinnati-oh.gov

Law Department

Immediate Requirements to move forward with project:

1. ROW vacation and sale
2. Vacation and sale of ROW involves:
3. Coordinated Report
4. Appraisal
5. Abutter's consent
6. Certificate of Title
7. Planning Commission Approval
8. Council Approval

Requirements to obtain Permits:

- None

Recommendations:

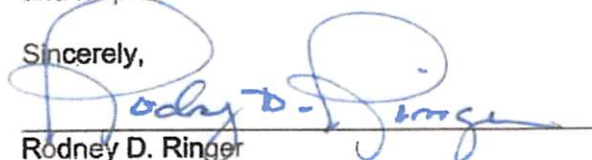
- None

Contact:

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

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

Sincerely,



Rodney D. Ringer
Development Manager
RDR: rdr



area
council

EXHIBIT E

2640 Kemper Lane
Cincinnati, Ohio 45206

www.wearewalnuthills.org

June 1, 2020

City of Cincinnati
Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, Ohio 45202

Delightful Day,

Solica Development and Investing for Good presented to the Walnut Hills Area Council (WHAC) their plans for phase two of May Square at the April 2020 WHAC meeting and the May 2020 Planning & Development Committee Meeting. The following week at the May 2020 WHAC the plan was recapped prior to a vote for a Letter of Support.

The Walnut Hills Area Council voted to support Solica Development and Investing for Goods request for a zone change from the existing zoning to T5N.LS-O for the land and parcels bound between Crown St. to the South and Taft to the North and by I-71 to the West and May St. to the East.

Should you have any questions, please reach out president@wearewalnuthills.com.
Share your joy,

A handwritten signature in black ink, appearing to read 'K. Gardette'.

Kathryne Gardette
President, Walnut Hills Area Council



May 14, 2020

To: City of Cincinnati

Re: May Square proposed re-zoning of parcels on May Street

To Whom It May Concern,

The Walnut Hills Business Group (WHBG) is in support of the proposed zoning change, from T4N.SF to T5N.LS-0, for the parcel(s) located along the west side of May Street between Taft Road and Crown Street. A proposed apartment building development at this site was presented to WHBG on April 16, 2020, and a unanimous affirmative vote was taken to issue a letter of our support (with the abstention of Samir Kulkarni, Chairperson of WHBG, due to financial interest in the development).

The members of WHBG are satisfied that this zone change will effectively extend the adjacent T5N density to the south onto a site that is bordered by Interstate I-71. We believe that the proposed development should not require further variance if this zone change is granted. The dwelling units to be added will support other developments that are occurring in the area, which are creating job opportunities.

The WHBG operates as a standing committee of the Walnut Hills Area Council, with its own officers, membership dues, and voice.

Thank you,

A handwritten signature in black ink that reads 'Michael Rountree'. The signature is written in a cursive style with a long, sweeping underline.

Michael Rountree, Secretary
Walnut Hills Business Group

Community Engagement

- Through the entire process for May Square
 - Community was meaningfully engaged over 26 individual times
 - Area Councils
 - Community Input Sessions
 - Community Meetings with the RF
 - Community Design Input Session
 - Meetings with Neighbors
 - Meetings with WH Council Boards
- Have community support from:
 - Area Council
 - Business Group

Project Evolution

- Learnings about Initial Neighborhood Concerns:
 - From Neighbors:
 - No desire for commercial on May Street
 - *New commercial spaces have been removed in development plan.*
 - Building Sizing – This Phase will be limited to 4 stories
 - *Concern over a 5-6 story building. The current request only permits a 4 Story Building.*
 - Number of Residents
 - *Original Project had +/- 175 units. Current Project has 134 units.*
 - **Area Council**
 - Affordability
 - Our project has 30% Workforce housing vs. 20% initially

ITEM 14 - Additional Attachments Received After Written Comment Deadline

McLean, Samantha

From: Scott Hand <scothand@gmail.com>
Sent: Thursday, June 18, 2020 12:06 PM
To: McLean, Samantha
Subject: [External Email] Planning Commission Mtg Comments re: 644-664 Crown St

External Email Communication

Hello, Samantha.

I'll be unable to attend the virtual Planning Commission meeting tomorrow morning.

It looks like the last item on the agenda is the proposed zoning change for 644-664 Crown St. We live immediately across the street from the proposed development and joined you in the meeting a couple of weeks ago.

The developer has changed proposals and plans for a year and a half. We opposed the zoning change for Phase 1 because the proposed plan did not require the density limits or uses allowed in the change and we do not believe that retail should extend off the primary strip into a residential area. The same reasoning holds true for the request of phase 2.

The developer told the neighborhood that they would complete phase 1 and then return for feedback before proceeding with phase 2. This has not happened.

In the Planning Commission Meeting on June 4th, we were finally told the reason for the T5N.LS-O designation is to allow for additional parking across parcel and zoning boundaries. I believe that this is a very poor rationale for allowing additional use groups in an area, especially given that the developer has made no effort to size the development to the limits of the site, either within the existing zoning constraints or even within a use-group limited upgrade to [T5N.LS](#).

Lastly, the developer's proposal to vacate a portion of Dix St in order to maximize the parking capacity on the site is another example of how this proposal is wrong-sized for its location. If there is not enough room for the parking requirement through established zoning regs (and even the design-based transect zoning rules), the building development is not appropriately sized. Even though the proposal keeps a drive connection, it eliminates a portion of the street grid to turn into a parking lot drive aisle - immediately adjacent to an area where the grid was decimated by the construction of I-71. The history and fabric of the neighborhood should not be systematically torn down, especially with facilitation by the city.

Thank you,
Scott Hand
2522 May St, 45206
708-539-5511

Proposed Zone Change from T4N.SF to T5N.LS-O at 644-664 Crown Street in Walnut Hills

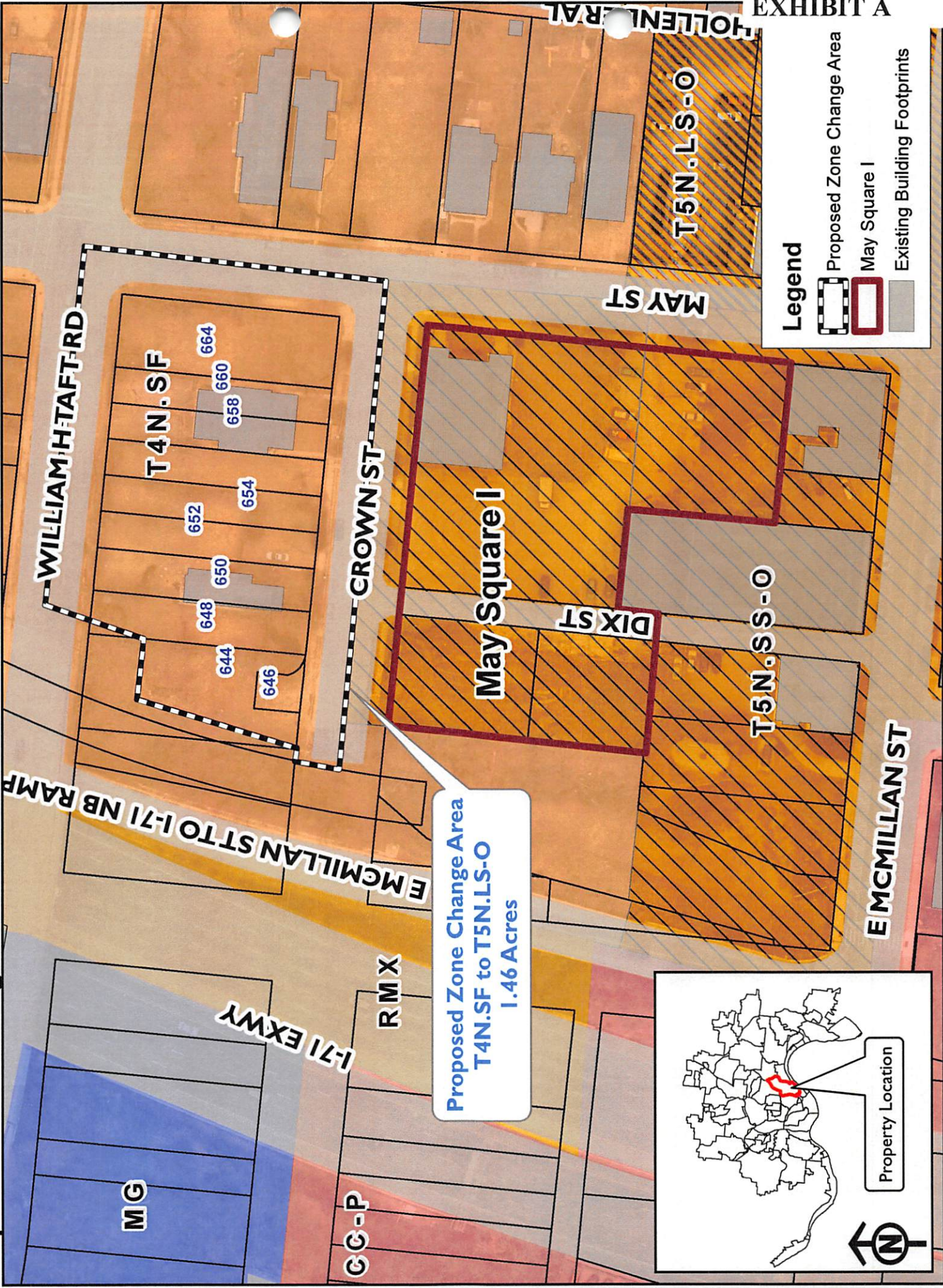


EXHIBIT B

LEGAL DESCRIPTION

1.460 ACRE

Situated in Section 8, Town 3, Fractional Range 2, Miami Purchase, City of Cincinnati, being part of Arnd Katterhorn's Subdivision as recorded in P.B. 3 Pg. 313, the boundary of which being more particularly described as follows:

BEGINNING at the intersection of the centerlines of Crown Street and May Street;

Thence along the centerline of Crown Street, North $83^{\circ}56'07''$ West a distance of 346.50 feet to a point in the east right of way line of Interstate 71;

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

1. North $19^{\circ}20'43''$ East a distance of 30.82 feet;
2. South $83^{\circ}56'07''$ East a distance of 9.00 feet;
3. North $17^{\circ}25'36''$ East a distance of 114.76 feet;
4. South $83^{\circ}56'10''$ East a distance of 42.00 feet;
5. North $20^{\circ}37'19''$ East a distance of 70.26 feet to the centerline of William Howard Taft Road;

Thence along said centerline, South $83^{\circ}56'07''$ East a distance of 247.44 feet to the centerline of May Street;

Thence along the centerline of May Street South $05^{\circ}52'16''$ West a distance of 210.51 feet to the POINT OF BEGINNING.

Said parcel contains 1.460 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.