

**Honorable City Planning Commission  
Cincinnati, Ohio**

**SUBJECT:** A report and recommendation on a proposed zone change from Manufacturing General (MG) to Commercial General-Auto-oriented (CG-A) at 4325-4329 Red Bank Road in Madisonville.

**GENERAL INFORMATION:**

Location: 4325-4329 Red Bank Road, Cincinnati, Ohio 45227  
Petitioner: The Myers Y. Cooper Company  
Petitioner’s Address: 9301 Montgomery Road # 2B, Cincinnati, Ohio 45242

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Application
- Exhibit C Legal Description
- Exhibit D Zone Plat
- Exhibit E Zoning Survey
- Exhibit F Coordinated Site Review Letter
- Exhibit G Letter from Madisonville Community Urban Redevelopment Corporation
- Exhibit H Site Photos

**BACKGROUND:**

The petitioner, The Myers Y. Cooper Company, requests a zone change at 4325, 4327, and 4329 Red Bank Road in Madisonville from Manufacturing General (MG) to Commercial General-Auto-oriented (CG-A) to permit mixed-uses for the existing development at the subject property. The subject property is 2.569 acres and located just north of the intersection of Red Bank Road and Brotherton Road. The area is characterized by a mix of retail, institutional, and office uses.

The subject property is currently zoned Manufacturing General (MG). The MG zone is intended to identify, create, preserve, and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. The proposed zone is Commercial General – Auto-oriented (CG-A). The CG-A zone is intended to maintain, support and create areas of the City that serve as region-drawing centers of activity. These areas should reflect a mix of commercial, office, recreation and entertainment and arts that reflect the regional importance of the area. Auto-oriented is intended for areas that provide for easy automobile access. Large buildings are located on the site with parking on the front. Out lots associated with shopping centers often contain auto-oriented businesses. Performance standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.

**ADJACENT LAND USE AND ZONING:**

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

**North:**

Zoning: Manufacturing Limited (ML)  
Existing Use: Commercial Office

**East:**

Zoning: Residential Multi-family (2,000 sq. ft/unit) (RM-2.0)

Existing Use: Commercial Apartments

**South:**

Zoning: Manufacturing General (MG)

Existing Use: Commercial Retail

**West:**

Zoning: Manufacturing General (MG)

Existing Use: Public Utility

**COORDINATED SITE REVIEW:**

The petitioner submitted their proposed zone change for Coordinated Site Review as a Preliminary Design Review in June 2021. The Department of City Planning and Engagement recommended the petitioner engage with the Madisonville Community Council.

Other City Departments provided feedback and requirements to fulfill prior to permitting. All departmental comments can be seen in the feedback letter (Exhibit F).

**PUBLIC COMMENT AND NOTIFICATION:**

The petitioners presented the proposed zone change to the Madisonville Community Council (MCC) on July 15, 2021. Attendees asked questions about whether the petitioner planned to re-develop the property, in lieu of the proposed zone change, and how they could indicate support of the request. The petitioner stated no interest in redevelopment at this time. MCC voted in favor for providing a letter of support.

The Department of City Planning and Engagement held a virtual public staff conference on the proposed zone change on July 22, 2021. Notices were sent to property owners within a 400-foot radius of the subject properties, the MCC, and the Madisonville Community Urban Redevelopment Corporation (MCURC). There were two members of the petitioner’s team present and a representative from MCURC, in addition to one community member. Generally, attendees were supportive. Questions included additional clarification of the intended future use of the subject property, pending zone change approval. A member of the petitioner’s team shared anticipation of retail sale and daycare uses, limitations of allowable square footage for retail sale uses of the adjacent Manufacturing Limited (ML) zoning district, and the contact between MCURC and MCC that occurred, prior to the submission of the request.

All property owners within a 400-foot radius of the subject properties, MCC, and MCURC, and public staff conference attendees were mailed notice of the City Planning Commission meeting on August 5, 2021. MCURC submitted a letter of support for the proposed zone change (Exhibit G). Staff has not received any additional correspondence on the proposed zone change to-date.

**CONSISTENCY WITH PLANS:**

The proposed zone change is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012), specifically the Goal “Strategically select areas for new growth” (p. 118). It will help focus retail uses nearby a “*GO Cincinnati Plan*” area, located at the Madison Road and Red Bank Expressway intersection. While the Red Bank Road Corridor may have been previously expected by the community to sustain a focus primarily on industrial uses (*Madisonville Industrial Corridor Urban Renewal Plan* [1991]), the effects of increased commercial development made along the Madison Road Growth Opportunity (GO) Corridor have branched into new growth of commercial and residential uses along Red Bank Expressway. The proposed zone change will permit retail sale uses of 5,000 square feet and above. Additionally, the subject property is located within the walkable one-mile radius of the Neighborhood Business District.

**ANALYSIS:**

The Department of City Planning and Engagement reviewed the zone change request and analyzed several zoning districts to determine the most appropriate zoning designation that would allow for more flexibility of commercial uses within the existing development. The zoning designations analyzed were Manufacturing Limited (ML) and Commercial General – Auto-oriented (CG-A).

The current MG zone and the adjacent ML zone does not permit retail sale uses that occupy 5,000 square feet and above. The petitioner has asked for the CG-A zoning designation to permit mixed uses for the existing development. This would allow the petitioner to lease space within the existing development at current building square footages for, both, retail sale and daycare uses.

The proposed zone change would increase the extent of CG-A zoning districts, along the Red Bank Expressway Corridor. In the neighborhood, Red Bank Expressway contains a major commercial corridor that extends from Madison Road to south of Red Bank Road. Supporting commercial density near Red Bank Expressway in these areas will help support the corridor and the CG-A District, located within 0.25 miles of the subject property.

Based on staff analysis, it was determined that the Commercial General – Auto-oriented (CG-A) zoning district would be an appropriate zoning designation for the site to allow the anticipated uses. Additionally, the petitioner has the support of MCURC and MCC, entities intimately familiar with the needs of the neighborhood and its residents.

**CONCLUSIONS:**

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

1. The proposed zone is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and existing zoning districts along the Red Bank Expressway Corridor.
2. It is consistent with *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the Goal to, “Strategically select areas for new growth.”

**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 General – Auto-oriented (CG-A) at 4325-4329 Red Bank Road in Madisonville.

Respectfully submitted:

Approved:



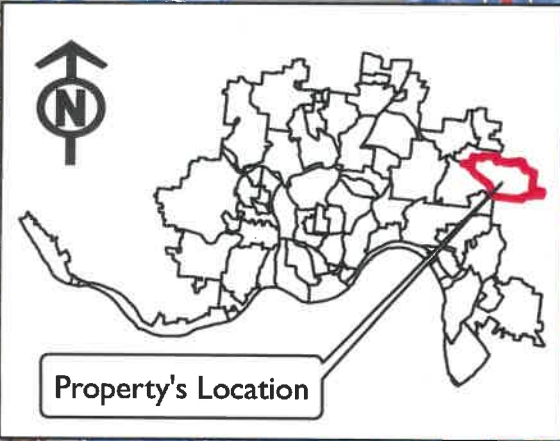
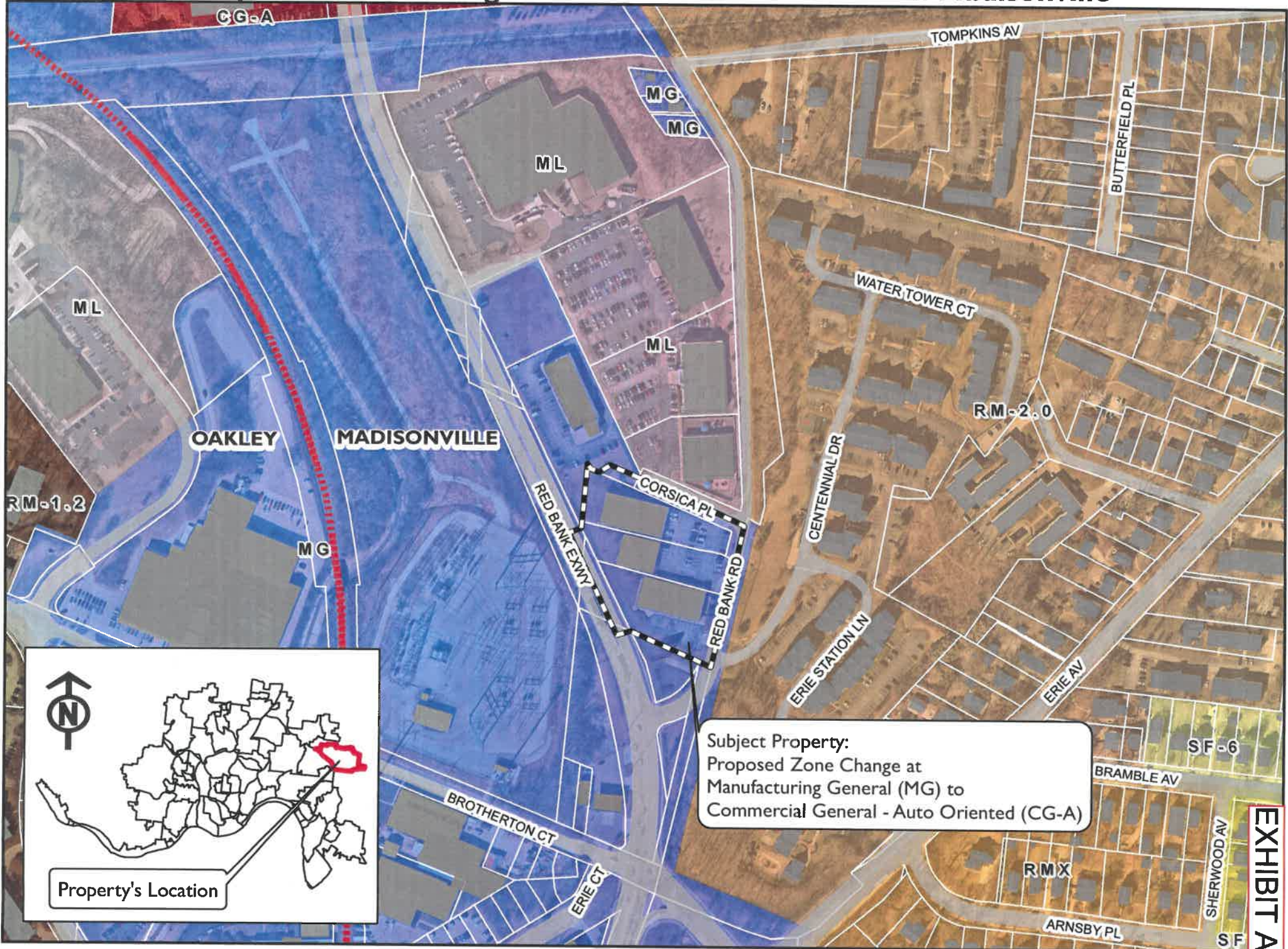
Ashlee Dingler-Marshall, City Planner  
Department of City Planning and Engagement



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



# Proposed Zone Change at 4325-29 Red Bank Road in Madisonville





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

To: The Honorable Council of the City of Cincinnati

Date: June 16, 2021

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 CG-A Zone District.

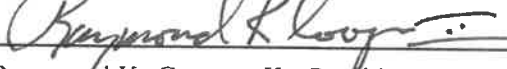
Location of Property (Street Address): 4325, 4327 & 4329 Red Bank Rd. Cincinnati, OH 45227

Auditor parcels: 036-0006-0330-00, 036-0006-0326-00, 036-0006-0327-00, 036-0006-0181-00

Area Contained in Property (Excluding Streets): 1.966 acres

Present Use of Property: Mixed use: retail, office, health and juvenile therapy.

Proposed Use of Property & Reason for Change: Zone change request from MG to GC-A for this three parcel development to accommodate additional commercial uses in keeping with the community needs and corridor growth. Current MG zoning restricts a variety of business uses and sizes...specifically retail and day care.

Property Owner's Signature: 

Raymond K. Cooper, II - President

Name Typed: The Myers Y. Cooper Company

Address: 9301 Montgomery Rd., Suite 2B, Cinti., OH 45242 Phone: 513-248-8350

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



803 Compton Road, Suite A  
Cincinnati, Ohio 45231-3819  
(513) 521-4760  
Fax (513) 521-2439  
bobtrenkamp@tgraham.com

June 30, 2021


Legal Description: Zone Change  
MG to CG-A (2.569 Acres)

Situated in Section 16, Town 4, Range 2, Miami Purchase, City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows:

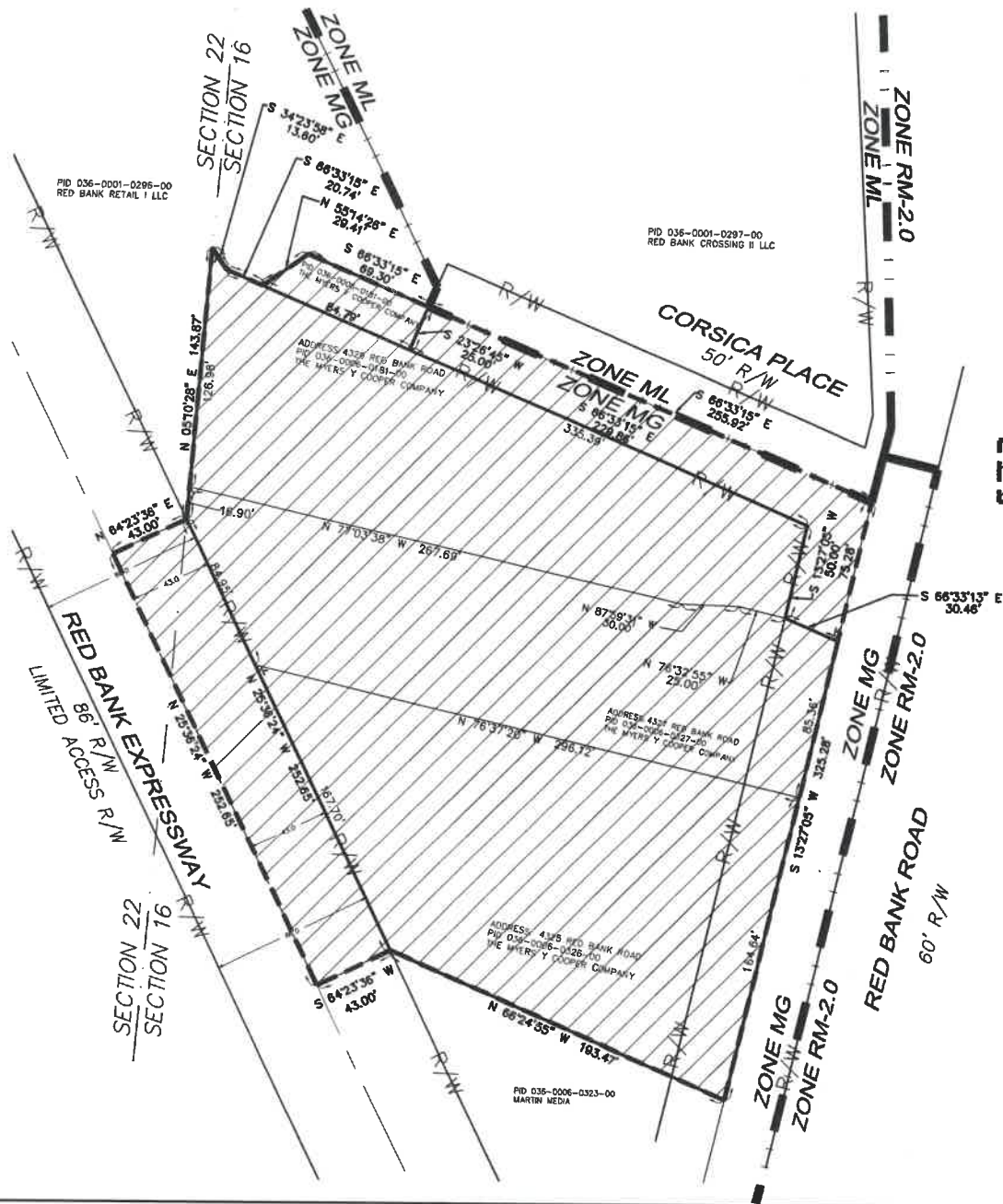
Beginning at the centerline intersection of Red Bank Road and Corsica Place, thence with the centerline of Red Bank Road, South 13° 27' 05" West, 325.28 feet; thence departing the said centerline of Red Bank Road, North 66° 24' 55" West, 193.47 feet to the existing East right-of-way line of Red Bank Expressway, thence departing the said existing East right-of-way of Red Bank Expressway, South 64° 23' 36" West, 43.00 feet to the centerline of Red Bank Expressway; thence with the said centerline of Red Bank Expressway, North 25° 36' 24" West, 252.65 feet; thence departing the said centerline of Red Bank Expressway, North 64° 23' 36" East, 43.00 feet to the existing East right-of-way of Red Bank Expressway and the East line of Section 16, thence departing the said existing East right-of-way of Red Bank Expressway with the said East line of Section 16, North 05° 10' 28" East, 143.87 feet; thence departing the said East line of Section 16, South 34° 23' 58" East, 13.60 feet; thence South 66° 33' 15" East, 20.74 feet; thence North 55° 14' 26" East, 29.41 feet; thence South 66° 33' 15" East, 69.30 feet to the West terminus of the right of way and the centerline of Corsica Place; thence departing the said West terminus of right of way with the centerline of Corsica Place, South 66° 33' 15" East, 255.92 feet to the centerline intersection of Red Bank Road and Corsica Place and the point of beginning. The above-described tract contains 2.569 acres of land and is subject to all easements and restrictions of record.

This description was prepared from existing records and is not the result of a field survey. This description is to be used for rezoning purposes only.

I hereby certify that this description of the property to be rezoned is a complete, proper, and legal description thereof.

  
Jason L. Kaffenberger, Professional Surveyor #8428 in Ohio





**VICINITY MAP**  
 NOT TO SCALE  
 TOTAL AREA OWNED BY MYERS Y. COOPER COMPANY  
 GROSS AREA 2.138 ACRES - AREA IN R/W 0.172 ACRES = NET AREA 1.966 ACRES

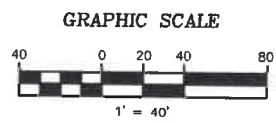
MG ZONE DISTRICT TO CG-A ZONE DISTRICT  
 TOTAL AREA TO BE RE-ZONED = 2.569 ACRES

EXISTING ZONE LINE

**BASIS OF BEARINGS**  
 BEARINGS BASED ON PLAT OF SURVEY  
 RECORDED IN PLAT BOOK 274, PAGE 2  
 HAMILTON COUNTY RECORDER'S OFFICE

**DEED REFERENCE**  
 D.B. 5040 PG. 1587  
 HAMILTON COUNTY RECORDER'S OFFICE  
 P.B. 274 PAGE 2  
 HAMILTON COUNTY RECORDER'S OFFICE

**SHEET INDEX**  
 1 ZONE PLAT  
 2 SITE PLAN



**tga**  
**THOMAS GRAHAM ASSOCIATES, INC.**  
 • Engineers  
 • Surveyors

803 Compton Road  
 Cincinnati, Ohio 45231  
 513-521-4760  
 Fax # 521-2439

Date: JUNE 30, 2021

Scale: 1" = 40'

Job No: 7520

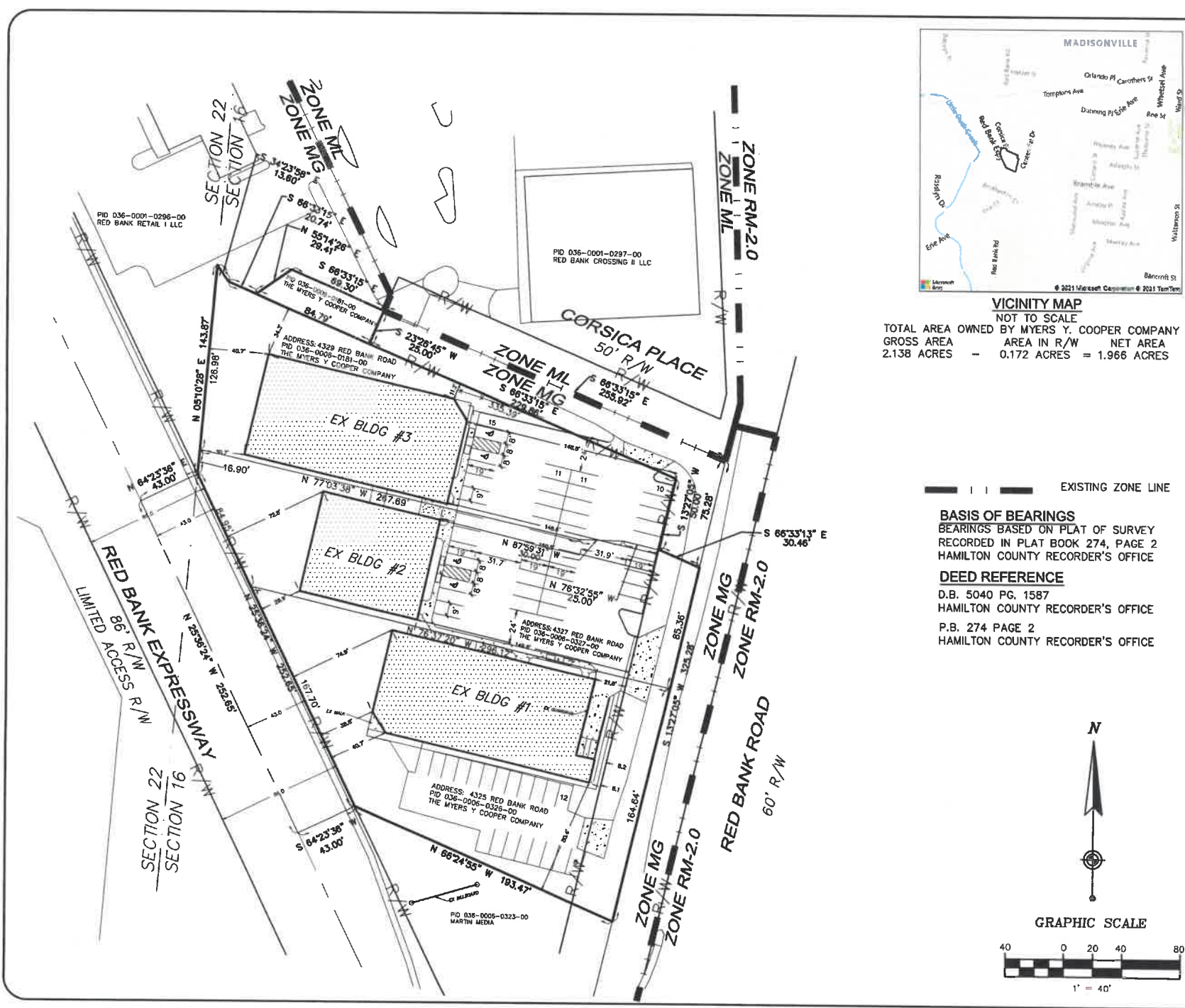
Revisions	
No.	Date

**ZONE PLAT**  
 SECTION 16 TOWN 4 RANGE 2  
 MIAMI PURCHASE  
 CITY OF CINCINNATI  
 COUNTY OF HAMILTON  
 STATE OF OHIO



*Jason L. Kaffenberger*  
 1 OF 2  
 Drawn By: *J.KAFFENBERG*  
 Job No: 7520-2021

20\_ZONE.DWG  
**EXHIBIT D**

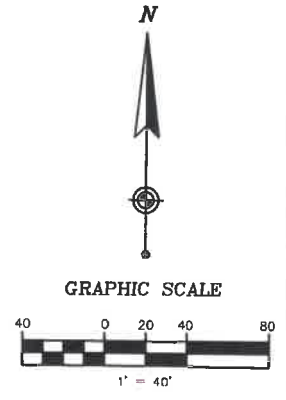


**VICINITY MAP**  
 NOT TO SCALE  
 TOTAL AREA OWNED BY MYERS Y. COOPER COMPANY  
 GROSS AREA            AREA IN R/W            NET AREA  
 2.138 ACRES        -        0.172 ACRES        = 1.966 ACRES

— — — — — EXISTING ZONE LINE

**BASIS OF BEARINGS**  
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**tga**  
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803 Compton Road  
 Cincinnati, Ohio 45231  
 513-521-4760  
 Fax # 521-2439

Date: JUNE 30, 2021

Scale: 1" = 40'

Job No: 7520

Revisions	
No.	Date

**SITE PLAN**

SECTION 16 TOWN 4 RANGE 2  
 MIAMI PURCHASE  
 CITY OF CINCINNATI  
 COUNTY OF HAMILTON  
 STATE OF OHIO

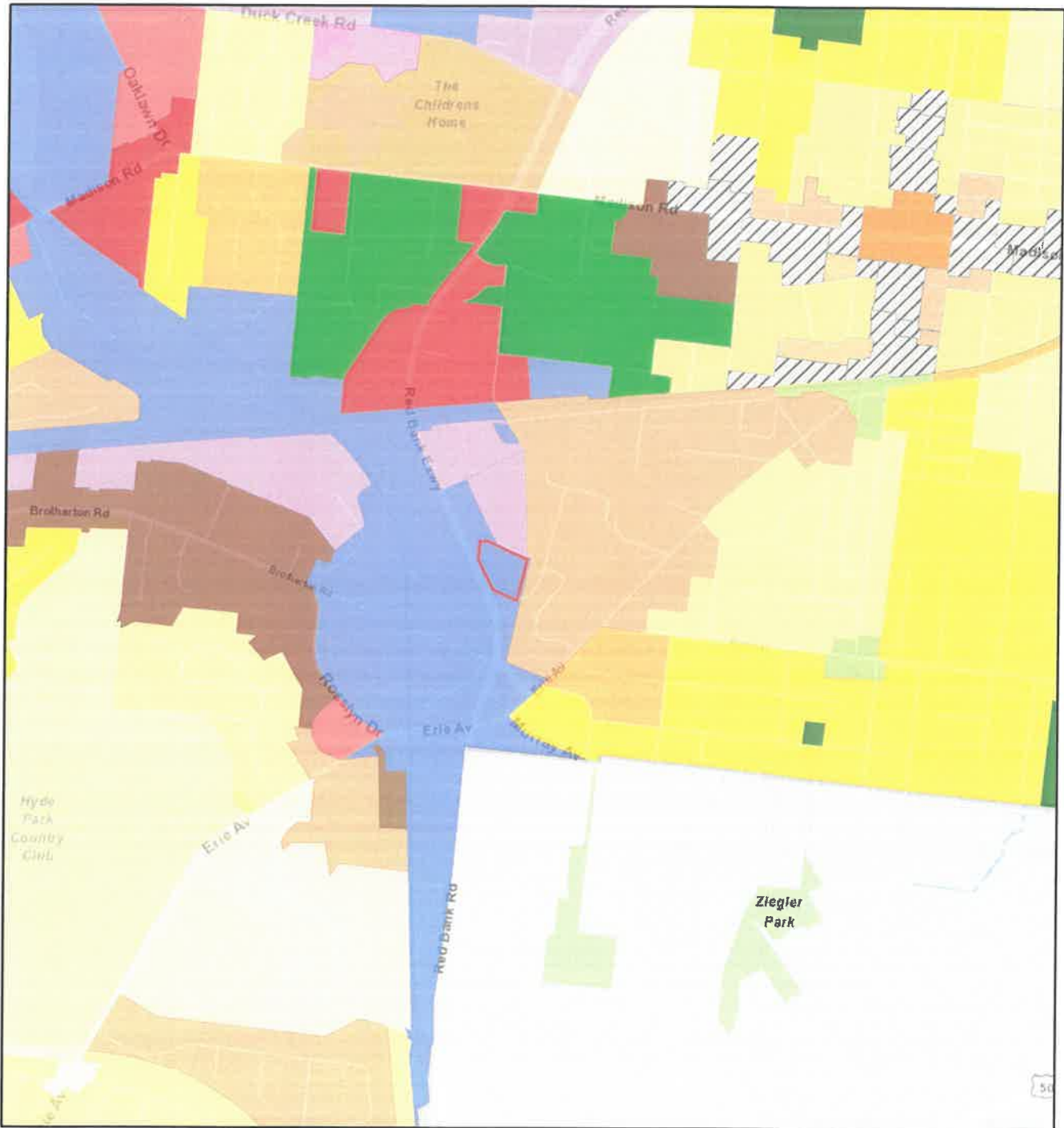
STATE OF OHIO  
 JASON L. KAFFENBERGER  
 8428  
 REGISTERED PROFESSIONAL SURVEYOR

*Jason L. Kaffenberger*  
**2 OF 2**  
 Drawn By: **J. KAFFENBERGER**  
 Job No: **7520-2021**

ACAD FILENAME: 7520\_ZONE.DWG



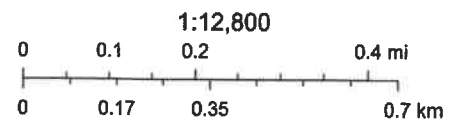
# Zoning Map



6/24/2021, 10:27:40 AM

- Override 1
- Zoning Designation (Cincinnati Only)
- CC-A Commercial Community - Auto
- CC-M Commercial Community- Mixed
- CG-A Commercial General
- CN-M Commercial Neighborhood - Mixed
- CN-P Commercial Neighborhood - Pedestrian

- MG Manufacturing General
- ML Manufacturing Limited
- OL Office Limited



CAGIS



July 8, 2021

Mr. Jeff Baumgarth  
The Myers Y. Cooper Company  
9301 Montgomery Road, Suite 2B  
Cincinnati, Ohio 45242

Re: 4325, 4327 & 4329 Red Bank Road | Merchants of Red Bank (P) – (CPRE210061) Initial Comments and Recommendations

Dear Mr. Baumgarth,

This **Preliminary Design Review** letter is to inform you that our Advisory-TEAM has reviewed your proposed project located at **4325, 4327 & 4329 Red Bank Road** in the Community of Madisonville. This project may need to be returned to us for either a Development Design Review or Technical Design Review due to the need for a zone change. Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

**City Planning and Engagement Department**

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

1. **A Zone Change from the existing Manufacturing General (MG) zoning district will be required to move the project forward. The applicant has already submitted an application for the zone change.**

**Requirements to obtain Permits:**

1. Zone Change must be approved prior to applying for permits.

**Recommendations:**

1. The Department of City Planning and Engagement recommends that the applicant engage with the Madisonville Community Council to discuss the project.

**Contact:**

- **Ashlee Dingler-Marshall** | City Planning and Engagement |513-352-4854 | [ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)

**Buildings & Inspections – Zoning**

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

1. What are the existing uses on the site? Analysis of the existing uses needs to be performed to determine if the existing uses would be non-conforming under the proposed zoning district.

**Requirements to obtain Permits:**

1. Note that future change of uses would be required to conform to parking requirements.

**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 forward with project:**

- None at this time

**Requirements to obtain Permits:**

- None at this time

**Recommendations:**

- None at this time

**Contact:**

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

**Stormwater Management Utility (SMU)**

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

- None at this time

**Requirements to obtain Permits:**

- None at this time

**Recommendation:**

- None at this time

**Contact:**

- **Rob Goodpaster** | SMU | 513-581-0893 | [robert.goodpaster@cincinnati-oh.gov](mailto:robert.goodpaster@cincinnati-oh.gov)

**Water Works**

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

- None

**Requirements to obtain Permits:**

- None

**Recommendations:**

- None

**Contact:**

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

**Fire Department**

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

1. None. Hydrants closest to property are:
  - 4321 Red Bank Rd.
  - 4410 Red Bank Rd.
  - 4403 Corsica Pl.

**Requirements to obtain Permits:**

- None

**Recommendations:**

1. No further recommendations needed at this time, as the project develops the Cincinnati Fire Department reserves the right to make additional recommendations per the Ohio Fire Code, NFPA, or the Cincinnati Fire Prevention Code.

**Contact:**

- **Maurice Byrd** | Fire Dept. | 513-806-9403 | [maurice.byrd@cincinnati-oh.gov](mailto:maurice.byrd@cincinnati-oh.gov)



**Office of Environmental Sustainability (OES)**

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

- None

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

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

**Parks Department (Urban Forestry)**

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

- None

**Requirements to obtain Permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Robin Hunt** | Urban Forestry. | 513-861-9070 | [robin.hunt@cincinnati-oh.gov](mailto:robin.hunt@cincinnati-oh.gov)

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

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

- None

**Requirements to obtain Permits:**

1. DOTE will need to review and approve any future development of the site.
2. Addresses need to be posted on each building, or individual commercial space, and be visible from Red Bank Rd. Contact [DTEaddress@cincinnati-oh.gov](mailto:DTEaddress@cincinnati-oh.gov) for any questions.

**Recommendations:**

- None

**Contact:**

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

**Buildings & Inspections – Buildings**

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

- None

**Requirements to obtain Permits:**

1. Obtain a wrecking permit for each structure removed
2. The lots will need to be consolidated for new construction over existing property lines.

**Recommendations:**

- None

**Contact:**

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

**Law Department**

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

- 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 forward with project:**

- 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 forward with project:**

- 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 forward with project:**

- None at this time.

**Requirements to obtain Permits:**

- No comments.

**Recommendations:**

- None

**Contact:**

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

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

Sincerely,



**Rodney D. Ringer,**  
**Development Manager**

RDR: rdr





6111 Madison Road | Cincinnati, OH 45227  
(513) 271-2495 | [www.mcurc.org](http://www.mcurc.org)

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July 21, 2021

To: City Planning Department  
Two Centennial Plaza  
805 Central Avenue, Seventh Floor  
Cincinnati, Ohio 45202

Cc: Meyers Y Cooper Company

Re: Letter of Support

Planning Staff,

I am writing this letter to offer MCURC's support for Meyers Y Cooper Company's request for zone change for their properties located at 4325-4329 Red Bank Road. Their request is for a zone change from MG to GC-A which will allow them to accommodate additional commercial businesses in their existing structures and support the continued growth and development of the Red Bank Road Business Corridor keeping in line with the desires of the Madisonville neighborhood.

MCURC appreciates your consideration of our support as you work to make staff recommendations regarding this zone change. The Meyers Y Cooper Company has thoughtfully engaged with the community throughout this process, and this request reflects their commitment to having a positive impact on the community.

Thank you,

*Elishia Chamberlain*

Elishia Chamberlain, MPA  
Executive Director

EXHIBIT H



CHRIST HOSPITAL THE  
2139 AUBURN AVE Suite 304  
CINCINNATI, OH 45219

DUKE ENERGY OHIO INC  
C/O TAX DEPARTMENT  
550 TRYON ST P.O. Box 1321  
CHARLOTTE, NC 28201

JARU REALTY INC  
5639 MACEY AVE  
CINCINNATI, OH 45227

MARTIN MEDIA  
1260 EDISON DR  
CINCINNATI, OH 45216

MYERS Y COOPER CO THE  
9301 MONTGOMERY RD Suite 2B  
CINCINNATI, OH 45242

NAP ERIE LLC  
212 E 3RD ST Suite 300  
CINCINNATI, OH 45202

RED BANK CROSSING LTD  
2135 DANA AVE Suite 200  
CINCINNATI, OH 45207

SUNSHINE PLUS INC  
4220 ORDERS RD  
GROVE CITY, OH 43123

SUTTON HOLLAND M  
& ROSEMARIE S  
4239 ERIE AVE  
CINCINNATI, OH 45227

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

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