

**Honorable City Planning Commission
Cincinnati, Ohio**

**ITEM 4
March 21, 2025**

SUBJECT: A report and recommendation on a proposed zone change from Manufacturing Light – Transportation (ML-T) to Residential Multi-family - 0.7 - Transportation (RM-0.7-T) for the property located at 2846 May Street in Walnut Hills.

GENERAL INFORMATION:

Location: 2846 May Street, Cincinnati OH, 45206

Petitioner: Chinedum Ndukwe, Kingsley + Co.
PO Box 19967, Cincinnati, OH 45219

Property Owner: May Street Land Development, LLC.
5710 Wooster Pike, Suite 320, Cincinnati, OH 45227

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Site Photos & Historical Uses Review
- Exhibit C – Zone Change Application
- Exhibit D – Zone Change Plat
- Exhibit E – Legal Description
- Exhibit F – Site Plan and Elevations
- Exhibit G – Coordinated Site Review (CSR) Letter CPRE240068
- Exhibit H – Adjacent Business Owner Correspondence
- Exhibit I – Noise Tests
- Exhibit J – Applicant Community Engagement Documentation
- Exhibit K – WHAC Letter of Support and Updated Recommendation Support

BACKGROUND:

The petitioner, Chinedum Ndukwe, on behalf of Kingsley + Co., requested a zone change at 2846 May Street in Walnut Hills from Manufacturing Limited – Transportation (ML-T) to Residential Multi-family-0.7-Transportation (RM-0.7-T). The subject property is approximately 3.85 acres. Historically, the site had low-density residential buildings, as shown in Exhibit B. All structures have been cleared and the site has been vacant for several decades. The applicant wishes to change the zoning to facilitate the proposed construction of two mid-rise multi-family buildings with 180 residential apartments, indoor and outdoor community amenity spaces, and 130 parking spaces. Residential is only permitted in an ML-T zone when it is abutting an existing residential use. Therefore, a zone change is needed to permit the residential use on the site.

ADJACENT LAND USE AND ZONING:

The property is currently zoned Manufacturing Limited – Transportation (ML-T). The adjacent zoning and land uses are as follows (also see Exhibit A):

North:

Zoning: Manufacturing Limited - Transportation (ML-T)
Use: Industrial and commercial warehouse, a municipal storage building, and public worship.

South:

Zoning: Manufacturing Limited – Middle Housing (ML-MH) and Residential Mixed-Use – Middle Housing (RMX-MH)
Use: Industrial warehouse and storage, public worship, multi-family apartments and single-family.

East:

Zoning: Manufacturing Limited – Middle Housing (ML-MH)
Use: Industrial warehouse and storage.

West:

Zoning: Manufacturing Limited - Transportation (ML-T)
Use: Right-of-way (May Street and Interstate-71).

COORDINATED SITE REVIEW:

The proposed project was reviewed by City departments through the Coordinated Site Review process. No departments had major concerns about the proposed project, except to ensure utility coordination. The Department of City Planning and Engagement – Zoning Division had specific comments related to variances needed if a zone change to RM-0.7-T was approved. All department comments are included in Exhibit G.

PUBLIC COMMENT AND NOTIFICATION:

A virtual Public Staff Conference was held on Tuesday, November 17, 2024 to discuss the proposed zone change. Notice of the Public Staff Conference and the City Planning Commission meeting were sent to all property owners within 400 feet of the property, the Walnut Hills Area Council (WHAC), and the Walnut Hills Redevelopment Foundation (WHRF). Staff from the Department of City Planning and Engagement and the applicant team were present, along with three members of the public, two of which are members of the WHAC. All members of the public voiced support and the community council representatives highlighted the thorough engagement the applicant conducted over the two years developing the project. One concern was voiced about insufficient parking and existing pedestrian safety issues at the nearby intersection of May Street and Oak Street.

Additional correspondence was received from an adjacent business owner of the Huseman Group, which operates several manufacturing facilities to the north and east of the site. The business owner stated they had no objections to the project, but wanted the applicant to be aware of manufacturing-related noise that could impact future residents of the proposed development (Exhibit H). Additional information related to this concern can be found in the Noise Considerations section of this report.

Applicant Engagement

The applicant participated in 15 engagements with the Walnut Hills Area Council (WHAC) and the surrounding residents since March 10th, 2022, as outlined in Exhibit J. Over the two years of engagement with the community, the applicant revised their original concept twice based on feedback received. The WHAC voted in favor of the project and provided a letter of support (Exhibit K). No additional

correspondence was received.

NOISE CONSIDERATIONS:

As mentioned above, concerns were shared by an adjacent property owner related to noise limits. The Cincinnati Municipal Code Section 909-3 sets maximum permissible sound levels for certain zoning districts. The maximum permissible sound levels are for the receiving or affected property within certain zoning districts. Therefore, if noise levels generated by a property adjacent caused sound levels higher than the limits for an adjacent receiving or affected property zoning district, then the property causing the violation would be guilty of a minor misdemeanor and responsible for mitigating the noise violation. This provision remains in effect regardless of whether a receiving property was established after a noise-violating property.

The maximum permissible sound levels for Residential Multi-Family (RM) Districts are:

Table 1 Sunday through Wednesday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Sunday through Wednesday	Sunday through Wednesday	Sunday through Thursday
Noise Level	60 dB	55 dB	55 dB

Table 2 Thursday			
Times	7 a.m. to 7 p.m.	7 p.m. to Midnight	Midnight to 7 a.m.
Day	Thursday	Thursday	Friday
Noise Level	60 dB	55 dB	55 dB

Table 3 Friday through Saturday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Friday through Saturday	Friday through Saturday	Saturday through Sunday
Noise Level	65 dB	60 dB	60 dB

Although DCPE staff initially recommended a zone change to RM-0.7-T through the Coordinated Site Review process, a zone change to RM-0.7-T could not be supported without understanding the existing noise levels. The applicant hired Ketchum and Walton to conduct two sound tests on Thursday, December 26, 2024 and on Thursday, January 16, 2025. The tests showed noise levels were higher than the proposed RM-0.7-T would allow (Exhibit I). The average sound levels for both tests were between 64 dB and 76 dB. Those levels are above the maximum permissible sound levels for residential districts. One detail of note is that there are higher noise levels on the freeway side of the site than on the manufacturing side of the site, indicating Interstate-71 may be a greater noise generator than the adjacent manufacturing businesses. If it was determined that a noise violation was created by the Interstate and not an adjacent property, there would be no ordinance violation.

The applicant agreed to work with their architect to incorporate noise mitigation through building design elements to mitigate some of the higher noise levels. Despite noise mitigation efforts, staff cannot support a zone change to RM-0.7-T because it would result in neighboring properties being in violation of the noise ordinance. Staff reviewed several alternative zoning districts that allowed similar uses and development standards to the requested RM-0.7-T zone but with higher noise limits that have precedent for a residential use. Ultimately, Urban Mix-Transportation (UM-T) was identified as an alternative zoning district that allows mid-scale residential and other compatible uses with similar development standards. Below is a summary of key development standards of ML-T, RM-0.7-T, and UM-T.

Existing and Proposed Zoning Districts			
Zoning District	Manufacturing Limited – Transportation (ML-T)	Residential Multi-Family – 0.7 – Transportation (RM-0.7-T)	Urban Mix – Transportation (UM-T)
Uses Allowed	Limited industrial, commercial, and agriculture	Low-high density residential, institutional, limited commercial	Low-high density residential, institutional, limited commercial and retail, and limited industrial
Development Standards	57 feet tall, 20-foot minimum front setback	57 foot height, 5-foot minimum front setback	57 feet tall, 0–10-foot front setback

Additionally, the average noise levels of neighboring properties are below the UM-T sound limits. The maximum permissible sound levels for UM Districts are:

Table 1 Sunday through Wednesday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Sunday through Wednesday	Sunday through Wednesday	Sunday through Thursday
Noise Level	70 dB	65 dB	65 dB

Table 2 Thursday			
Times	7 a.m. to 7 p.m.	7 p.m. to Midnight	Midnight to 7 a.m.
Day	Thursday	Thursday	Friday
Noise Level	No limit	No limit	No limit

Table 3 Friday through Saturday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Friday through Saturday	Friday through Saturday	Saturday through Sunday
Noise Level	No limit	No limit	No limit

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

A proposed zone change to UM-T is consistent with the Live Initiative Area of *Plan Cincinnati (2012)* and the goal to “provide a full spectrum of housing options and improve housing quality and affordability” (p. 164), in the strategy to “to provide quality healthy housing for all income levels” (p. 165) and the focus area to “improve the quality and number of moderate to high-income rental and homeowner units” (p. 165). The project is proposing to provide new rental housing on an underutilized site, which aligns it to *Plan Cincinnati*.

Walnut Hills Reinvestment Plan (2017)

A proposed zone change to UM-T is consistent with the *Walnut Hills Reinvestment Plan (2017)* Action Item 1 to “Invest in people, places, and homes” (p.42) which calls to “Update the zoning map to support the neighborhood and reinvestment plan.” More specifically, Action Item 1 states “that “future land use policy should focus on permitting midscale office, hospitality, commercial, and residential uses that address streets.” (p. 42). Lastly, the Plan identifies the subject property as an ‘Interstate Transition’ area with guiding design principals such as encouraging mid-scale development and to “use bulk to shield

interstate” with the explanation that “well designed existing and new structures can help block noise and views from the interstate” (p. 43). A zone change to UM-T would allow for a mix of uses that exist in the area, as well as future uses the community plan envisioned, including higher-density residential. It would also allow for a balanced range of noise restrictions that respect a residential neighborhood but also allow low-intensity manufacturing and commercial uses to continue operating.

ANALYSIS

The original zone change request from ML-T to RM-0.7-T, was in line with the initial DCPE staff recommendation during the Coordinated Site Review process. The RM-0.7-T zone would allow for the proposed residential buildings, which were not permitted in the ML-T zone. After concerns were shared with regard to the community noise ordinance and the intended zone change to RM-0.7-T, staff is now proposing an alternative zone change recommendation from ML-T to UM-T. The UM-T zone is similar to the RM-0.7-T zone in several important ways. Both zones have similar development standards in height and setback, and both allow medium and high-density residential uses. The key difference is the higher maximum permissible sound levels the UM-T zone allows, while still having precedent residential uses. For these reasons, staff analysis will evaluate the appropriateness of the proposed zone change to UM-T.

Zone Change to Urban Mix-Transportation (UM-T)

The context of the site is an urban neighborhood with a mix of industrial, commercial, and mixed-density residential uses surrounding it. The UM-T zoning district is appropriate within this context as it allows a similar and compatible mix of uses. There are no environmental contamination concerns, as determined through a historical aerial review which found single family homes have been the exclusive previous use. Additionally, the adjacent ML-T zoning district is compatible with a residential use because it restricts manufacturing uses to low-impact manufacturing activities and supporting commercial uses. Any high-impact manufacturing uses would need to meet specific performance standards that are buffered from residential areas.

Lastly, the proposed zone change to UM-T aligns with *Plan Cincinnati* and the *Walnut Hills Reinvestment Plan* goals and has garnered community support after two years of community engagement with the Walnut Hills Area Council, the Walnut Hills Redevelopment Foundation, and surrounding neighbors. The applicant made changes to their proposed development in response to community feedback. The proposed development would add 180 units of housing, which could help support and stabilize the existing neighborhood business district. WHAC remains supportive of staff’s updated recommendation for a zone change to UM-T (Exhibit K).

CONCLUSION

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

1. The proposed zone (UM-T) is compatible in intensity and use to the surrounding area zoning.
2. The proposed zone (UM-T) is more appropriate than the original zone applied for by the applicant (RM-0.7-T) due to the noise standards of UM-T zones.
3. The proposed development is consistent with Plan Cincinnati’s Live Initiative Areas, as well as the Walnut Hills Reinvestment Plan.

4. The proposed development will benefit the neighborhood's local businesses and provide needed housing, including affordable housing.

RECOMMENDATION:

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

DENY the proposed zone change from Manufacturing Limited – Transportation (ML-T) to Residential Multi-family – 0.7 – Transportation (RM-0.7-T) located at 2846 May Street in Walnut Hills.

APPROVE a zone change from Manufacturing Limited – Transportation (ML-T) to Urban Mix – Transportation (UM-T) located at 2846 May Street in Walnut Hills.

Respectfully submitted:



Maria Dienger, Senior City Planner
Department of City Planning and Engagement

Approved:



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

Proposed Zone Change from ML-T to RM-O.7-T at 2846 May St

Exhibit A

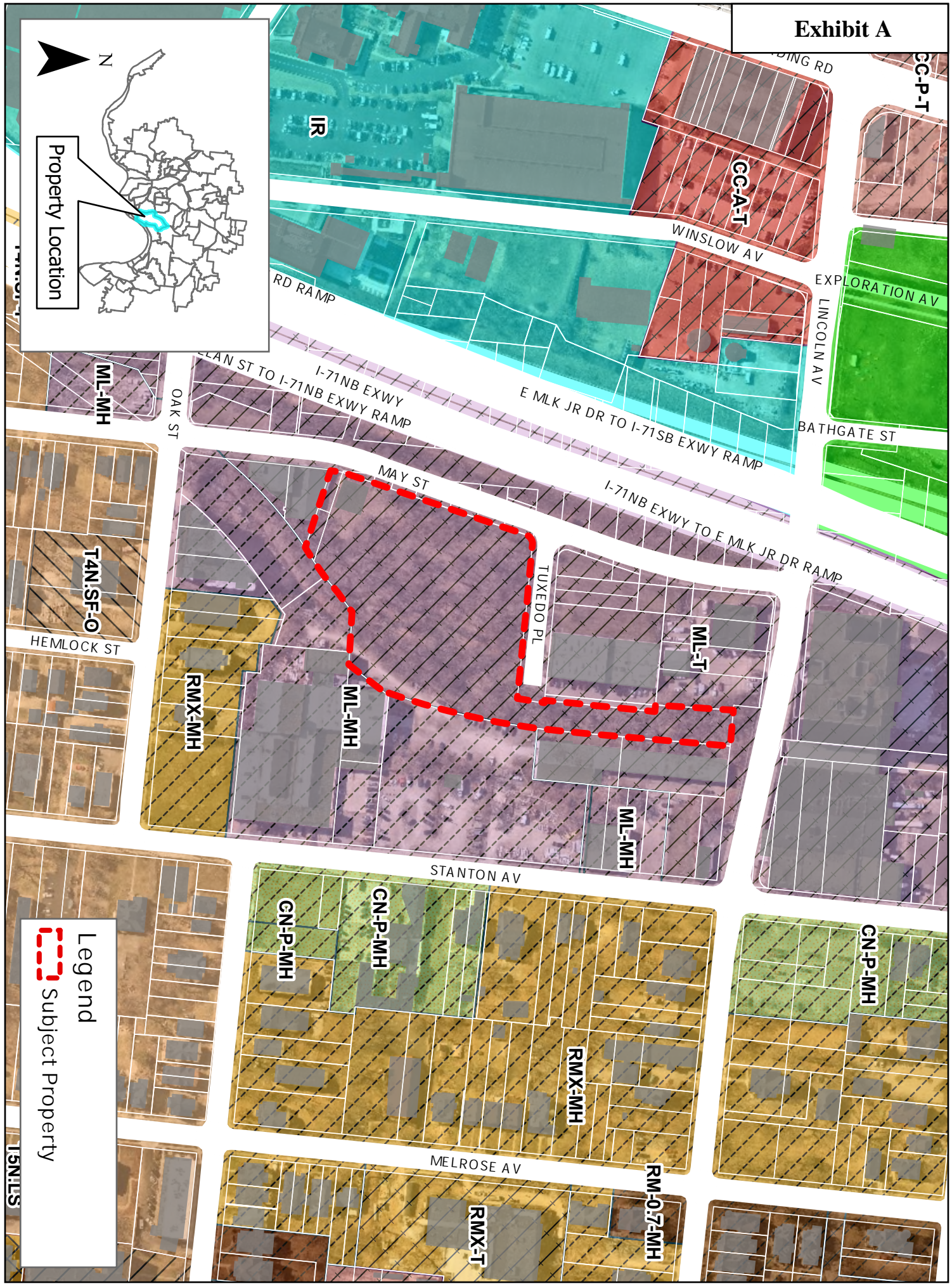
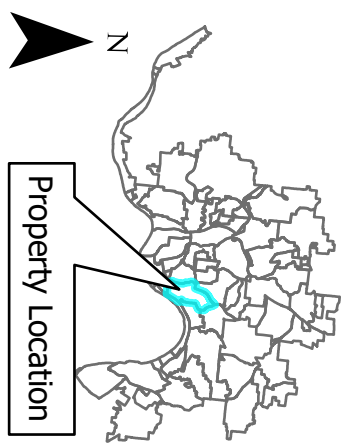


Exhibit B



7

Northwest looking Southeast



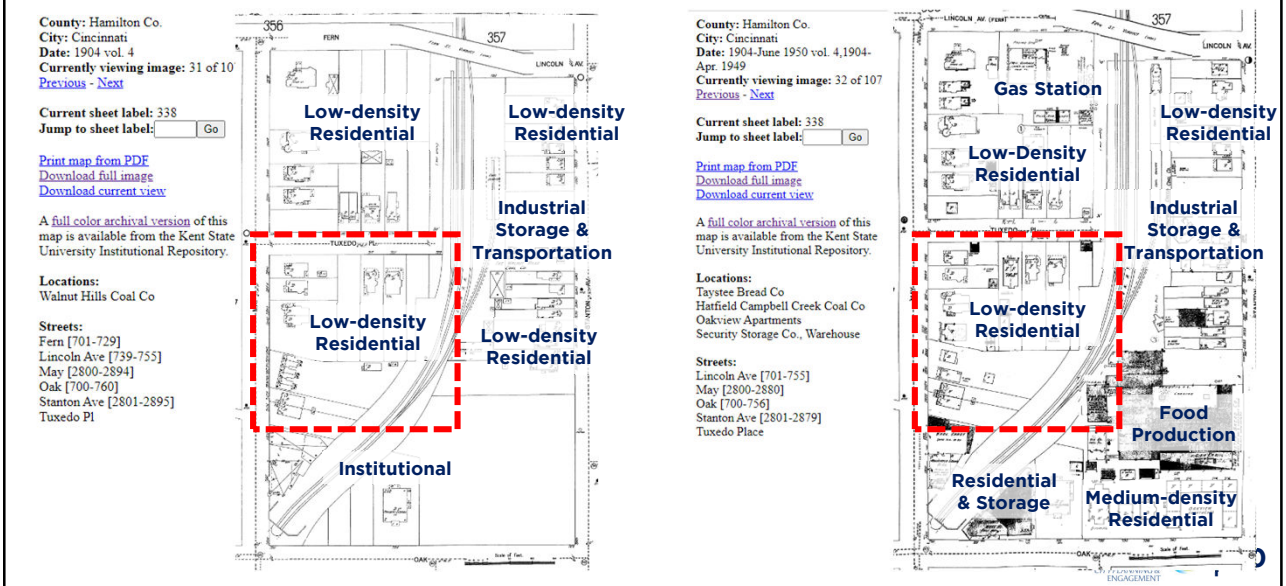
8

Southwest looking Northeast



9

Historical Uses – Residential



10

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

Exhibit C

To: The Honorable Council of the City of Cincinnati

Date: 9/20/2024

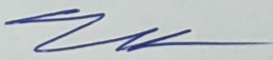
I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the ML Zone District to the RM-0.7-T Zone District.

Location of Property (Street Address): 2825-2846 May Street Cincinnati, OH 45206

Area Contained in Property (Excluding Streets): 3.8468 acres

Present Use of Property: Vacant land

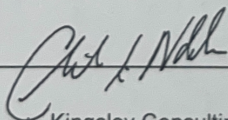
Proposed Use of Property & Reason for Change: 180-units of multi-family housing with a mix of 1-BR, 2-BR, and 3-BR units.

Property Owner's Signature: 

Name Typed: May Street Land Development LLC

Address: 5710 Wooster Pike, Suite 320, Cincinnati, OH 45227

Phone: 513-221-1854

Agent Signature: 

Name Typed: Kingsley Consulting, LLC dba Kingsley + Co.

Address: PO Box 19967 Cincinnati, OH 45219

Phone: 513-903-7019

Please Check if the Following Items are Attached

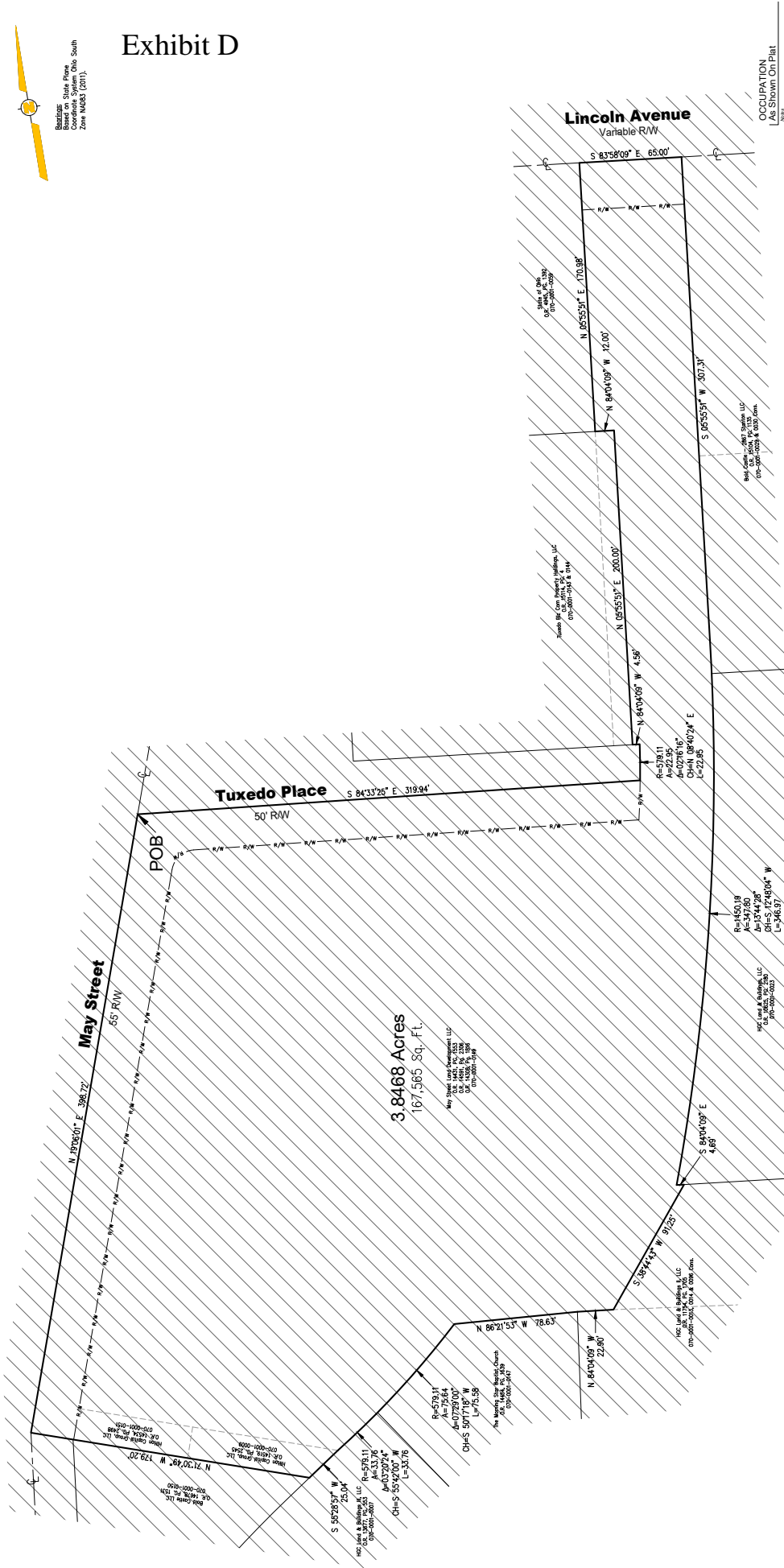
Application Fee x

Copies of Plat x

Copies of Metes and Bounds x



Exhibit D



3.8468 ACRES AREA
TO BE RECLASSIFIED



CURRENTLY
ZONED ML



Area to be Reclassified 3.8468 Acres



Gerard J. Berding
Gerard J. Berding, S.S. - 6880
berding@berdingsurveying.com
05/15/2024
Date



OCCUPATION
As Shown On Plat

Zone Change Plat

Survey Type

Kingsley

Lincoln Street

Section 8, Town 3, R. 2

City of Cincinnati

Hamilton County, Ohio

MMAL | QJUR | T" = 30"

Survey Date

05/15/2024

Page Number

21230.10



Berding Surveying

GPS Surveying • 3D Laser Scanning

741 Main Street | Middletown, OH 45042 | www.berdingsurveying.com

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GPS Surveying • 3D Laser Scanning

3.8468 Acres – Area to be Reclassified

Situated in Section 8, Town 3 Fraction Range 2, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the centerlines of May Street and Tuxedo Place;

Thence with said centerline of Tuxedo Place, South $84^{\circ}33'25''$ East, 319.94 feet;

Thence leaving said centerline of Tuxedo Place, along a curve deflecting to the left, having a radius of 579.11 feet, an arc length of 22.95 feet, a delta angle of $02^{\circ}16'16''$ and being subtended by a chord bearing North $08^{\circ}40'24''$ East, 22.95 feet;

Thence North $84^{\circ}04'09''$ West, 4.56 feet;

Thence North $05^{\circ}55'51''$ East, 200.00 feet;

Thence North $84^{\circ}04'09''$ West, 12.00 feet;

Thence North $05^{\circ}55'51''$ East, 170.98 feet to the centerline of Lincoln Avenue;

Thence with said centerline of Lincoln Avenue, South $83^{\circ}58'09''$ East, 65.00 feet;

Thence leaving said centerline of Lincoln Avenue, South $05^{\circ}55'51''$ West, 307.31 feet;

Thence along a curve deflecting to the right, having a radius of 1450.19 feet, an arc length of 347.80 feet, a delta angle of $13^{\circ}44'28''$ and being subtended by a chord bearing South $12^{\circ}48'04''$ West, 346.97 feet;

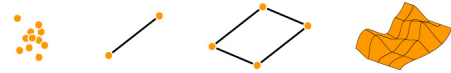
Thence South $84^{\circ}04'09''$ East, 4.69 feet;

Thence South $38^{\circ}44'43''$ West, 91.25 feet;

Thence North $84^{\circ}04'09''$ West, 22.90 feet;

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com



Page 2

3.8468 Acres – Area to be Reclassified

Thence North $86^{\circ}21'53''$ West, 78.63 feet;

Thence along a curve deflecting to the right, having a radius of 579.11 feet, an arc length of 75.64 feet, a delta angle of $07^{\circ}29'00''$ and being subtended by a chord bearing South $50^{\circ}17'18''$ West, 75.58 feet;

Thence along a curve deflecting to the right, having a radius of 579.11 feet, an arc length of 33.76 feet, a delta angle of $03^{\circ}20'24''$ and being subtended by a chord bearing South $55^{\circ}42'00''$ West, 33.76 feet;

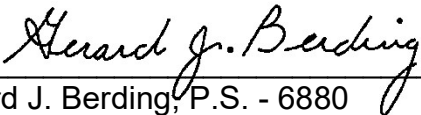
Thence South $55^{\circ}28'57''$ West, 25.04 feet;

Thence North $71^{\circ}30'49''$ West, 179.20 feet to the centerline of aforesaid May Street;

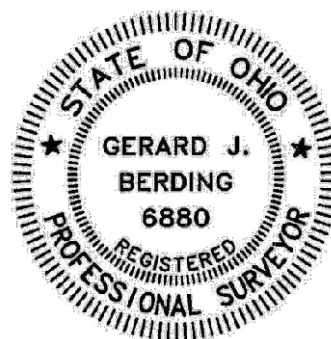
Thence with said centerline of May Street, North $19^{\circ}06'01''$ East, 398.72 feet to the **POINT OF BEGINNING**.

Containing 3.8468 Acres to be reclassified.

Bearings are based on State Plane Coordinate System Ohio South Zone NAD83 (2011).


Gerard J. Berding, P.S. - 6880

05/15/2024
Date



G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com

2828 MAY
2828 MAY STREET
CINCINNATI, OH 45206
JUNE 06, 2024
NR PROJECT NUMBER: 24-011

NEW CONSTRUCTION
HOUSING
2828 MAY

01 SITE PLAN



A horizontal rectangle representing a 120-foot long area. It is divided into four sections by three vertical lines. The sections are labeled from left to right as 30', 60', 30', and 120'.

SITE PLAN
SCALE: 1" = 60'-0"



PROJECT SUMMARY

BLOCK - 5 Stories			BLOCK - 4 Stories + Basement		
	1st FLOOR	TYP FLOOR	BSMT	TYP FLOOR	
1-BR	10	12	5	8	5
2-BR	7	7	2	6	26
3-BR	2	2	1	3	14
	19	21/1#	9	17/1#	77

<u>PROJECT TOTALS</u>	
1-BR	95
2-BR	61
3-BR	24
<u>UNIT TOTAL</u>	
	~180 UNITS TOTAL
	~799 SF PER UNIT
<u>SITE</u>	
	~3.3 ACRES
	EXISTING ZONING- ML
<u>PARKING</u>	
PARKING LOT	~130 SPACES TOTAL
ON STREET	100 SPACES
	30 SPACES
	0.72 SPACES/UNIT

September 6, 2024

Mr. Daniel Buchenroth
Kingsley Consulting, LLC
PO Box 19967
Cincinnati, Ohio 45219

Re: 2825-2846 May Street | May Street Residential (D) – **(CPRE240068)** Final
Recommendations

Dear Mr. Buchenroth,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your development of 180 mixed-income units in the Walnut Hills neighborhood. The units will be a mix of 1BR, 2BR and 3BR units. The project will cater to individuals earning between 30-80% of the area median income. The project will have 130 parking spaces on site for residents of the building. The development will also feature amenity spaces such as a community room, fitness center, and outdoor green space. 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 **Microsoft Teams conference call meeting** with you on **September 10, 2024 @ 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. A zone change is needed to build residential on this site. Based on the Zoning Division review, Planning staff recommends a zone change to RM-0.7-T. Please set up a meeting with Planning and Zoning staff to discuss the zone change.
 - Any variances would need to happen after a zone change is approved and has taken effect.

Requirements to obtain permits:

- None

Recommendations:

1. The Department of City Planning and Engagement recommends that the applicant team meet with the Walnut Hills Area Council and surrounding stakeholders for each phase of the project. Contact information for the community council can be found here: <https://bit.ly/CommunityCouncilContacts>

Contact:

- **Maria Dienger** | City Planning | 513-352-4840 | maria.dienger@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Work with City Planning on a Zone Change to RM-0.7-T.
2. Additional zoning relief would be required upon approval of the zone change to develop the project as proposed:
3. Zoning Code 1400-23 requires 1 principal structure per lot. A variance would be required to permit 2 structures per lot.
4. Zoning Code 1405-07 requires a rear yard setback of 26.8ft for this site. A variance would be required to permit a rear yard setback of 20ft.
5. Zoning code 1421-35 requires landscaping on 3 sides of the dumpster, excluding the access point. Please show additional landscaping around the dumpster. Or, a variance would be required.
6. Zoning code 1425-29 requires that parking lots larger than ¼ acre be broken up into smaller sections with a 15ft wide landscape barrier between them. Please show additional landscaping with the parking area. Or, a variance would be required.

Requirements to obtain permits:

- None

Recommendations:

1. Note: The new connected communities regulations eliminate density limits and parking requirements for this project, but add new landscaping requirements within parking lots. Work with staff to meet landscaping requirements where feasible.
2. Schedule a pre-development meeting with Zoning staff and City Planning staff.

Contact:

- **Matt Lascheid** | ZPE | 513-352-3964 | matthew.lascheid@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The existing sewers are combined. Any new sewers you may build on the site will be separated.
2. There is a 10-clay pipe in Tuxedo Pl and an 18" concrete pipe in May St.
3. You will need to submit a Request for Availability of Sewer Service to determine whether there will be any required upgrades to the system. Go to MSDGC.org/development and apply online.
4. Stormwater detention will be required per MSD Rules Section 303..

Recommendations

- None

Contact:

- **Rob Kern** | MSD | 513-244-5588 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
 - If detention is required by MSD, provide SMU with a copy of the follow items:
Approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
 - Calculations for storm water conveyance system, major storm calculations / flood routing.
3. Utility Plan
 - Label all pipes materials.
 - In the public R/W, pipes to be DIP or RCP.
 - Show Top & Invert elevations for all Appurtenances.
 - Show slopes for all pipes.
 - Show how downspouts tie to the underground sewer system.
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
 - Tie into Curb inlets are NOT PERMITTED.
4. Grading Plan
 - Grading must show existing and proposed contours.
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
 - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
5. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
6. SMU Standards Plans Notes is required. Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - State Plane Coordinates (N,E) for all MH's and Catch Basins.
 - Inverts and Top elevations for all MHs and Catch Basins.
 - Slopes, sizes and materials for all storm lines.

Recommendation:

- None

Contact:

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

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A stamped and recorded consolidation plat is required before any building permits are approved, or water service branches sold or a water service branch easement will be required. It is not clear whether the following parcels 70-1-151 and 70-1-9 are associated with this development.
2. Water service branches cannot cross parcel lines.
3. The subject development has active and inactive water service lines at the following property:

Address	Branch #	Size	Meter #	Size	Notes
2830 May St	H-232761	2"			Curb Only
2826 May St	H-33156	3/4"	041190	5/8"	*Lead on private side
2828 May St	H-34008	3/4"	123821	5/8"	*Lead on private side
3 Tuxedo Pl	H-36802	5/8" - FOD**			*Lead on public and private side

*Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing private side of the active and inactive water service lines (H-33156, and H-34008) and the existing public and private side of the active water service line (H-36802) at this site is a Lead Service line. In accordance with CMC Chapter 401 Division M, the public and private side must be replaced with copper service line if the water lines are to remain.

** FOD - this inactive branch cannot be repurchased.

4. A Deferred Tap-In Charge (DEFR000929) of \$698.00 will need to be paid in full at the time the branch(es) are sold.
5. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
6. If the existing water service branch(es) for this project are not to be used for this development, they must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov.

Recommendations:

1. There is a 6" to 4" public water main In Tuxedo Place and an 8" public water main in May Street.
2. For flow test information please email GCWW Engineering Records (Records.Request@gcww.cincinnati-oh.gov).
3. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
4. The Owner(s)/Developer(s) must have a licensed fire protection company and 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.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@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. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
4. Dead-end fire apparatus access roads more than 150' in length shall be provided with an approved area for turning around fire apparatus.
5. Must be 120 hammerhead or 60 foot "Y" or 96-foot diameter cul-de-sac.
6. The Site Plan needs to show the location of the FDC and the distance in feet from the closest Fire Hydrant. FDC's are to be located within 50 feet of a Fire Hydrant.
7. Buildings equipped with a standpipe system installed shall have a fire hydrant within 100 feet of the fire department connections.
8. 5 stories or greater require 2 ½" Cincinnati Special FDCs since our larger hoses are not tested or rated for the increased pressure.
9. Two fire department connections shall be provided for each zone, located either on opposite corners of the building where fire department apparatus access is provided or, where not possible, physically separated to the greatest extent possible for the following:
 - o Buildings or multiple attached buildings exceeding 900 ft (274.3 m) perimeter distance.
10. Emergency Responder Bidirectional Antenna radio testing is required in your building.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Elton Britton** | Fire Dept. | 513-357-7596 | 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 site plans require excavation or fill of quantities above 500 cy, an environmental review will be required by OES. When completing the excavation and fill permit, identify the disposal and borrow site locations for all material. "TBD" will not be accepted. Specify if fill material will be soil or engineered fill, such as sand or gravel.
3. If offsite sourced fill is to be placed onsite which exceeds 500 cy, then it must receive OES environmental approval as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.

Recommendations:

1. The proposed site buildings in this residential development are within 500 feet of Interstate 71. All 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.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies and help to achieve the goals of the Green Cincinnati Plan:
 - 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.
 - g. Landscape design should consider the use of native species.
 - h. The use of heat reflective surfaces in paved parking areas should be considered to reduce the heat-island effect.

Contact:

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

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Doug Fritsch** | Urban Forestry | 513-861-9070 | doug.fritsch@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. 10' of right of way is needed around the site. Sidewalk is 5' wide with a 5' tree lawn.
2. A Traffic Analysis is needed for trip generation and distribution. Contact DOTE for details.
3. Bump outs need to be 6' from the curb.
 - a. What is the intended purpose of the bump outs?
 - b. They should be placed center to the door.
 - c. More details will be needed before approval. Submit plans to DOTE for review.
4. Any non-standard material or objects in the right of way will need a Revocable Street Privilege.
5. No steps are to be located in the right of way.
6. The driveway and apron are to meet City standards.
7. All work in the public right-of-way will require a separate DOTE permit.
8. The assigned addresses for the two proposed building are 2846 MAY STREET (Building A) and 675 TUXEDO PLACE (Building B). Per the Ohio Fire Code and Cincinnati Municipal Code, once the buildings are constructed, each address number must be posted and visible from the road it is on. Contact DTEaddress@cincinnati-oh.gov with questions.

Recommendations:

- None

Contact:

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

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The building will require a fire suppression system, per Chapter 9.
2. A geo-technical report will be required at the time of permit submission.
3. To build a five-story building of an R2 use, the minimum construction type is type IIIA with a full NFPA 13 sprinkler system.
4. If the May Street parking is under private control, an additional 180 parking space is required.

5. The project must also comply with Chapter 11 of the OBC.
6. A fire alarm & fire standpipe system is required.
7. Verify that the “basement” of building B does not qualify as a story above grade.
8. Any cut & fill permit and special inspections.
9. The following permits are required from B&I.
 - Construction permit
 - Mechanical permit
 - Electrical permit (Through IBI)
 - Plumbing permit
 - Cut & fill permit
 - Sprinkler permit
 - Fire Alarm permit

Note: The estimated time for initial review is 15 working days.

10. A code analysis will be required at time of permit submission.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No requirement at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Renee Bunch** | Law | 513-352-3338 | renee.bunch@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:

- **Marc VonAllmen** | DCED | 513-352-6109 | marc.vonallmen@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- No Need for Health to review project as proposed.

Recommendations:

- None

Contact:

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

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

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

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

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

Sincerely,


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


Rodney D. Ringer,
Development Manager

AD:RDR:hs

Re: [External Email] Zone Change 2828 May St.

From Mike Huseman <mhuseman@husemangroup.com>

Date Tue 12/17/2024 12:00 PM

To Dienger, Maria <maria.dienger@cincinnati-oh.gov>

 1 attachment (239 KB)

Outlook-qip3rpm5;

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

We operate out of 2831 stanton avenue and 2843/67 stanton avenue. these properties are to the east of Kingsley's project. We have a smaller building at 2820 May street which does not generate that much noise, but it is a commercial space so you never know.

My awareness of the noise/activity issues stems from my time on the city of milford's planning commission. If an issue arose, it was typically due to commercial activities abutting residential uses.

thx
mike

Mike Huseman
Chief Executive Officer



**HUSEMAN
GROUP**

Office: 513-861-8866

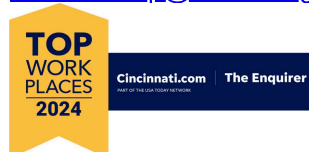
mhuseman@husemangroup.com

www.husemangroup.com

Executive Assistant: Elizabeth Kruetzkamp

Office: 513-861-8866, EXT: 198

ekruetzkamp@husemangroup.com



From: Dienger, Maria <maria.dienger@cincinnati-oh.gov>

Sent: Tuesday, December 17, 2024 11:20 AM

To: Mike Huseman <mhuseman@husemangroup.com>

Subject: Re: [External Email] Zone Change 2828 May St.

[EXTERNAL]

Hi Mike,

Thank you for reaching out about this. Which buildings do you operate out of with these activities? It looks like there might be multiple buildings under the Huseman Group in that area.

Best,
Maria

Maria Dienger | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 Cincinnati, OH 45202

(p): 513.352.4840 | (f): 513.352.4853 | [Website](#) | [Facebook](#) | [Twitter](#) | [Plan Cincinnati](#)

Pronouns: she, her, hers



From: Mike Huseman <mhuseman@husemangroup.com>

Sent: Monday, December 16, 2024 11:49 AM

To: Dienger, Maria <maria.dienger@cincinnati-oh.gov>

Subject: [External Email] Zone Change 2828 May St.

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

External Email Communication

Hi Maria-

We don't have any objections to the proposed zone change as to it impacting on our adjacent properties. There could be an issue for future residents in the apartments due to noise generated from our manufacturing and business operations. Back up beepers from vehicles and equipment are pretty routine. Also our dust control systems generate noise and if we are operating larger millwork equipment it can be noisy. Sometimes we run two shifts when we're busy.

thanks
mike

Mike Huseman
Chief Executive Officer



Office: 513-861-8866

mhuseman@husemangroup.com

www.husemangroup.com

Executive Assistant: Elizabeth Kruetzkamp

Office: 513-861-8866, EXT: 198

ekruetzkamp@husemangroup.com





Exhibit I

2831 East Kemper Road
Cincinnati OH 45040

Sound Test

December 27, 2024

Client: Kingsley and Company

Attn: Chinedum Ndukwe, ck@kingsleyandcompany.com

Project: 2828 May Street Noise Study:
(180) unit apartment complex

Report: We visited the location for the upcoming apartment complex and performed (3) 6-minute decibel readings between 3:30p.m. and 4:20p.m. on Thursday, December 26, 2024. The traffic on Interstate 75 was light for that time of day. There was no traffic on May Street during the tests.

The average of the (3) dB readings:

- **Lowest dB: 69.25**
- **Max dB: 96.84**
- **Avg dB: 76.74**

Please reach out for further assistance and recommendations.

Respectfully,

Debra Gunter & Mark Mehicic



Debra Gunter

Ketchum & Walton Company

Cell: 513-635-1862 (Talk or Text)

Email: dgunter@kwcompany.com

2831 E. Kemper Road
Cincinnati, OH 45241

Mark Mehicic

Ketchum & Walton Company

Cell: 513-500-6262 (Talk or Text)

Email: mmehicic@kwcompany.com

2831 E. Kemper Road
Cincinnati, OH 45241



2831 East Kemper Road
Cincinnati OH 45040

Sound Test

Client: Kingsley and Company

January 16, 2024

Attn: Daniel Buchenroth
Chinedum Ndukwe

Project: 2828 May Street Noise Study:
(180) unit apartment complex

Report: We visited the location for the upcoming apartment complex and performed (2) 6-minute decibel readings at different spots around the property. Please see details of (2) of the locations below.

1. Freeway side of the property – moderate to heavy traffic, (3) cars passed on May Street:
 - a. Test performed between 7:47a.m. and 8:02a.m.
Lowest dB: 60
Max dB: 92.41
Avg dB: 76.67
2. Tuxedo Street – in the bend in the road, edge of the backside of the property
 - a. Test performed between 8:06a.m. and 8:18a.m.
Lowest dB: 61
Max dB: 67.71
Avg dB: 64.08

Please reach out for further assistance and recommendations.

Respectfully,

Debra Gunter & Mark Mehicic



Mark Mehicic

Ketchum & Walton Company

Cell: 513-500-6262 (Talk or Text)

Email: mmehicic@kwcompany.com

2831 E. Kemper Road
Cincinnati, OH 45241

Debra Gunter

Ketchum & Walton Company

Cell: 513-635-1862 (Talk or Text)

Email: dgunter@kwcompany.com

2831 E. Kemper Road
Cincinnati, OH 45241

Exhibit J (Updated March 20, 2025)

2846 May Street Kingsley + Co. Community Engagement Summary

- March 10, 2022: Kingsley + Co. attends WHAC meeting
- May 2, 2022: Kingsley + Co. attends WHAC board meeting
- May 5, 2022: Kingsley + Co. attends Planning + Development Committee meeting
- November 3, 2022: Kingsley + Co. attends a WHAC Planning and Development meeting
- November 10, 2022: Kingsley + Co. attends WHAC meeting
- January 31, 2024: Walnut Hills Working Group Presentation
- February 8, 2024 :WHAC Presentation/Q&A Session
- February 22, 2024: Walnut Hills Business Group Presentation/Q&A Session
- February 29, 2024: City Planning & Engagement Department Presentation/Q&A Session
- Week of March 4, 2024: Door-to-door visits and distribution of informational flyer to surrounding residents on May St., Hemlock St., Stanton Ave., June St., and Oak St.
- March 7, 2024: WHAC Planning & Economic Development Committee Presentation/Q&A Session
- March 13, 2024: City Department of Community and Economic Development (DCED) Meeting
- March 14, 2024: WHAC Presentation/Q&A Session & Letter of Support Vote
- March 28, 2024: Walnut Hills Business Group Presentation/Q&A Session & Letter of Support Vote
- May 2, 2024: Community Engagement/Stakeholder Session #1 at Walnut Hills library
- May 30, 2024: Community Engagement/Stakeholder Session #2 at Walnut Hills library
- June/July 2024: Engagement with the Huseman Group
- October 17, 2024: Presentation to the Walnut Hills Working Group
- November 14, 2024: Walnut Hills Area Council Presentation
- November 17, 2024: City Virtual Public Staff Conference
- December 5, 2024: Planning, Development, and Transportation Presentation
- December 12, 2024: WHAC Area Council Presentation & Vote to support the project
- December 17, 2024: Letter of Support received from WHAC
- December 2024/January 2025: Engagement with the Huseman Group



2828 MAY STREET | 11.2024

Next Step...

Letter of Support for **Rezoning to RM 0.7-T.**

Goals



Address the need for quality, diverse housing in Cincinnati and Walnut Hills



Decrease blight in the neighborhoods and increase quality of life



Increase parking opportunities through creation of new parking lots



Harmonize with the unique Walnut Hills neighborhood fabric



Minimize Environmental Impact

....All in Alignment with City of Cincinnati and Walnut Hills goals, as outlined in Plan Cincinnati, Walnut Hills Reinvestment Plan, the Walnut Hills Redevelopment Foundation Equitable Development Scorecard and Connected Communities.

Timeline

3/10/2022: K + Co. attends WHAC Meeting

5/2/2022: K + Co. attends WHAC board meeting

5/5/2022: K + Co. attends Planning + Development Committee meeting

11/3/2022: K + Co. attends WHAC Planning and Development

11/10/2022: K + Co. attends WHAC Meeting

1/31/2024: K + Co. attends Walnut Hills Working Group Presentation

2/8/2024: K + Co. WHAC Presentation/Q&A Session

2/22/2024 – Walnut Hills Business Group Presentation/Q&A Session

2/29/2024 – City Planning & Engagement Department Presentation/Q&A Session

Week of 3/4/2024 – K + Co. conducts door-to-door visits and distribution of informational flyer to surrounding residents on May St., Hemlock St., Stanton Ave., June St., and Oak St.

3/7/2024 – WHAC Planning & Economic Development Committee Presentation/Q&A Session

3/13/2024 – City Department of Community and Economic Development (DCED) Meeting

3/14/2024 – WHAC Presentation/Q&A Session & First Letter of Support Vote

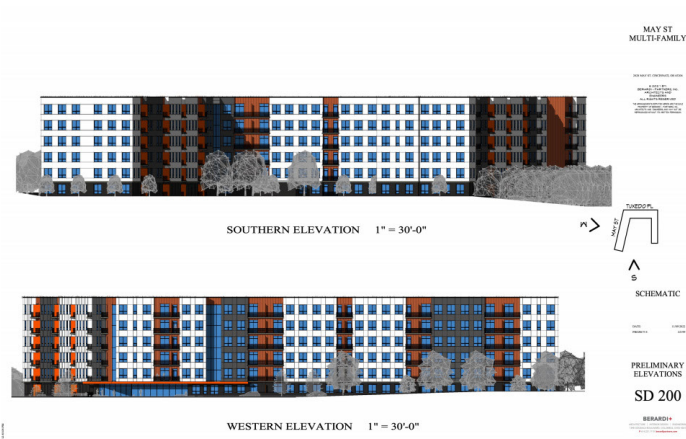
3/21/2024 – Walnut Hills Working Group Meeting & Feedback on Additional Steps for Community Engagement

3/28/2024 – Walnut Hills Business Group Meeting

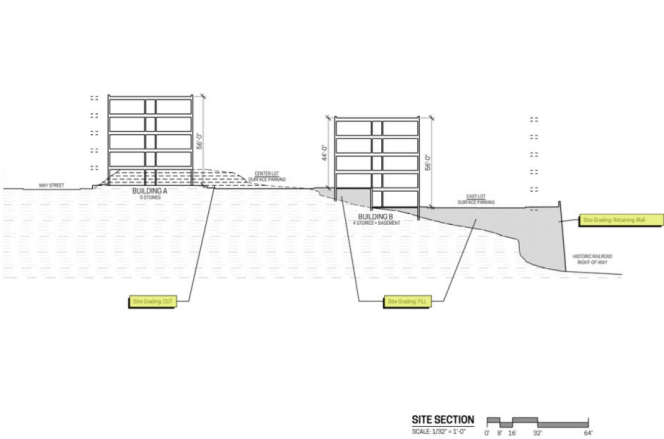
2023



2023



2024



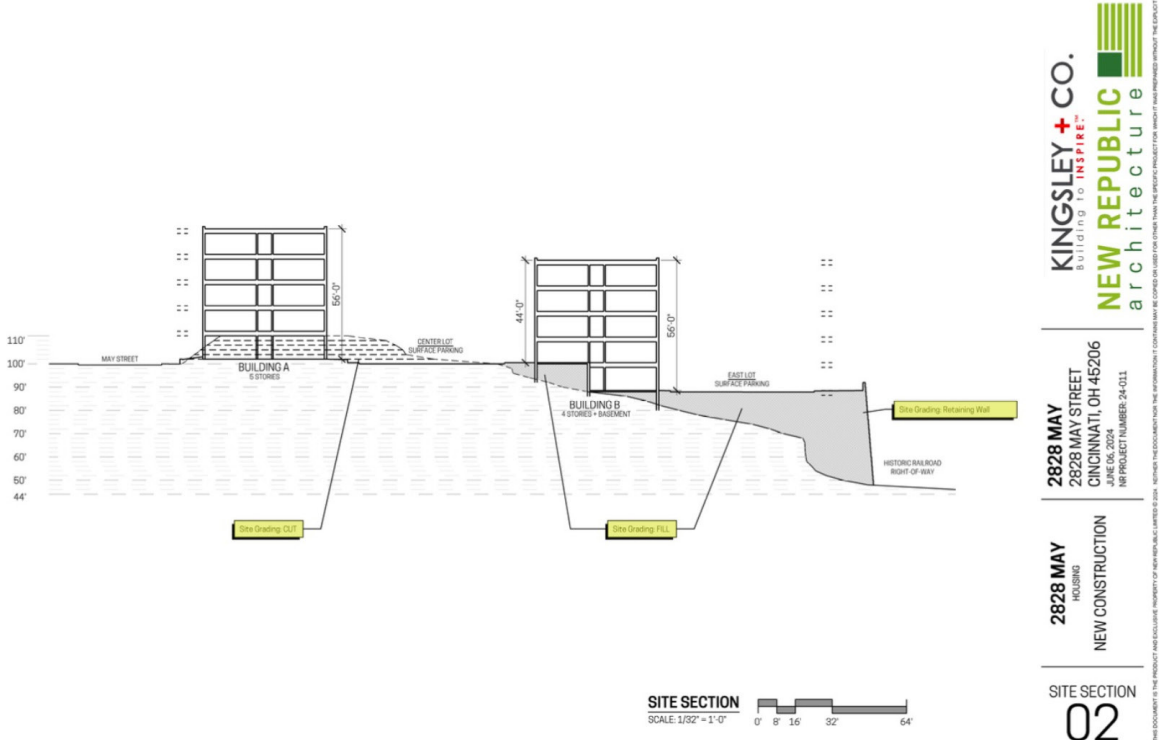


KINGSLEY + CO.
BUILDING TO INSPIRE™
NEW REPUBLIC
architecture

2828 MAY
2828 MAY STREET
CINCINNATI, OH 45206
JUNE 06, 2024
NH PROJECT NUMBER: 24-011

2828 MAY
HOUSING
NEW CONSTRUCTION

SITE PLAN
01

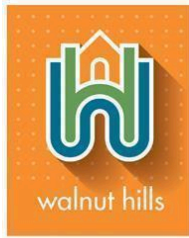


KINGSLEY + CO.
BUILDING TO INSPIRE™
NEW REPUBLIC
architecture

2828 MAY
2828 MAY STREET
CINCINNATI, OH 45206
JUNE 06, 2024
NH PROJECT NUMBER: 24-011

2828 MAY
HOUSING
NEW CONSTRUCTION

SITE SECTION
02



area
council

Exhibit K

2640 kemper lane
cincinnati ohio 45206

www.wearewalnuthills.org

December 13, 2024

Ms. Maria Dienger, Senior City Planner
City of Cincinnati, Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

Dear Ms. Dienger,

On behalf of the Walnut Hills Area Council (WHAC), I am writing this letter to express support for the proposed zoning change located at 2828 May Street, Cincinnati, Ohio 45206. We support the following request submitted by Kingsley and Company for their proposed multi-family development which includes two multi-family buildings with approximately 180 units:

- Zone change from ML-T (Manufacturing Light-Transportation) to RM-0.7-T (Residential Multifamily-0.7-Transportation)

After considering the applicant's zoning request and their desire to build truly affordable housing which is so desperately needed in our city, we believe that the redevelopment of the site into multi-family housing is in the best interest of Walnut Hills.

We do have some concerns which are not reflective at all of the request for the zoning change by Kingsley and Company, but rather how the recent policy reforms of Connected Communities affect the current residents that live near the proposed project site. Due to the proximity of this project to our business district, the minimum parking requirements have been reduced. Residents have expressed concern that parking will become an issue. Earlier this year, WHAC submitted a request for pedestrian safety and traffic calming at the corner of May Street and Oak Street which was denied. We kindly ask that this request be reconsidered given the proposed project.

Should you require any further information, I am more than happy to provide additional details in support of their application. Feel free to contact me at president@wearewalnuthills.org.

Sincerely,

Mona M. Jenkins
President, Walnut Hills Area Council

[External Email] Re: Updated Recommendation on 2846 May Street Zone Change

From WHAC President <president@wearewalnuthills.org>

Date Mon 3/3/2025 1:31 PM

To Dienger, Maria <maria.dienger@cincinnati-oh.gov>

Cc kgardette@prestigeav.com <kgardette@prestigeav.com>; samantha@walnuthillsrf.org <samantha@walnuthillsrf.org>; daniel@kingsleyandcompany.com <daniel@kingsleyandcompany.com>; ck@kingsleyandcompany.com <ck@kingsleyandcompany.com>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>

External Email Communication

Maria,

Thanks for the update. We will share this information during our next WHAC meeting so that the rest of the community is aware. Please let us know if there is anything we need to do on our end to keep this project moving along in a timely manner.

Sincerely,
Mona M. Jenkins
President, Walnut Hills Area Council
214-277-3015

On Mon, Mar 3, 2025, 11:38AM Dienger, Maria <maria.dienger@cincinnati-oh.gov> wrote:
Mona, Kathrynne, and Samantha,

I hope you all have been staying warm this winter! I am emailing to update you on the proposed Zone Change at 2846 May Street.

An owner of The Huseman Group, which operates several of the surrounding manufacturing/construction businesses, emailed me after the public staff conference that they were supportive of the development but made us aware of a potential noise issue that could impact their manufacturing businesses near the site. The City Municipal Code has a Noise Ordinance ([Sec. 909-3. - Loud noise](#)) adopted in 2010 that sets noise decibel limits for certain zoning districts. We have not run into this issue before and did not catch it earlier in our review.

The way the noise ordinance is written, if a manufacturing business or zoning district is located next to a residential district and produces noise louder than the set limits allow then the manufacturing business (or the property responsible for the noise violation) would then be in violation of the ordinance and would be responsible for mitigating the excess noise. This is the case even if a residential district was established after a manufacturing district or other noise generating zone was established before it.

We did not feel we could support the zone change without understanding the existing noise levels and asked Kingsley to hire a sound engineer to conduct a noise test. They hired Ketchum and Walton to conduct two sound tests on Thursday, December 26th and on Thursday, January 16th

and showed noise levels were higher than the proposed RM-0.7-T would allow (attached). The allowable range for residential districts is between **55-60 dB** (weekdays) and **60-65dB** (weekends). The average levels for both tests were between **64 dB** and **76 dB**. One thing we noted was the lower levels on the interior edge of the property than the freeway-side, which seems to indicate the I-71 may be causing higher sound levels.

Kingsley agreed to work with their architect to incorporate noise mitigation through building design elements to mitigate some of the higher levels. Even with noise mitigation, we still couldn't support a zone change to RM-0.7-T because of the underlying noise ordinance for sound coming from the manufacturing businesses. We know there is community support for the project and the original zone change recommendation, so we took another look at some other residential zones to see if there were any alternative zones that allow similar uses and development standards to RM-0.6-T but had higher noise limits with precedent in a residential district. We found that the Urban Mix-Transportation (UM-T) is similar or compatible uses and development standards (height/density, etc.) and also has sounds limits between 65-70 dB, which the levels on the manufacturing adjacent side of the property fall within.

We feel comfortable with making a recommendation for a zone change to UM-T, as it seems to still meet many of the key components of the RM-0.7-T zone and has been used as a residential zone with slightly higher sound limits. We have scheduled the zone change for the March 21st City Planning Commission meeting to give us time to update you all. If you have any questions or concerns, I am happy to hop on the phone to discuss or clarify anything.

Thanks,
Maria

Maria Dienger | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | [805 Central Avenue, Suite 720 Cincinnati, OH 45202](#)

(p): 513.352.4840 | (f): 513.352.4853 | [Website](#) | [Facebook](#) | [Twitter](#) | [Plan Cincinnati](#)

Pronouns: she, her, hers



2856 STANTON AVE LLC
P O BOX 9422 C/O VICI CINCINNATI
LLC
CINCINNATI OH 45209

2863 STANTON PARTNERS LLC
334 LOOKOUT DR
CINCINNATI OH 45206

713 OAK LLC
713 OAK ST
CINCINNATI OH 45206

809 LINCOLN LLC
PO BOX 9626
CINCINNATI OH 45209

ALPHA V PROPERTIES LLC
812 CENTINELA AVE
SANTA MONICA CA 90403

BOLD CASTLE 2867 STANTON LLC
2814 STANTON AVE
CINCINNATI OH 45206

BROTHERS III SONS AND
DAUGHTERS MAKE READY AND C
1999 SUTTER STE 205
CINCINNATI OH 45225

CHILDRENS HOSPITAL MEDICAL
CENER
3333 BURNET AVE ATTN REAL
ESTATE ML 8000
CINCINNATI OH 45229

CHILDRENS HOSPITAL MEDICAL
CENTER
3333 BURNET AVE ATTN REAL
ESTATE ML 8000
CINCINNATI OH 45229

CINCINNATI CITY OF
801 PLUM ST ROOM 122
CINCINNATI OH 45202-5704

DETERS DONALD
2810 MAY ST
CINCINNATI OH 45206

G & C PROPERTY GROUP LLC
4120 DOUGLAS BLVD SUITE 306-197
GRANITE BAY CA 95746

HGC LAND & BUILDING II LLC
2814 STANTON AVE
CINCINNATI OH 45206

HILTON CAPITAL GROUP LLC
5710 WOOSTER PK #320
CINCINNATI OH 45231

JEBRIL NIDAL & DEANDRA
2923 GILBERT AVE
CINCINNATI OH 45206

JENKINS MONA MARIA
2722 MAY ST
CINCINNATI OH 45206

JENKINS MONA MARIA
2724 MAY ST
CINCINNATI OH 45206

JUST RIGHT CONSTRUCTION &
PROPERTIES LLC
7671 COLERAIN AVE UNIT #E
CINCINNATI OH 45239

LE NOIR LLC
2830 STANTON AVE
CINCINNATI OH 45206

MAY STREET LAND DEVELOPEMENT
LLC
5710 WOOSTER PIKE SUITE 320
CINCINNATI OH 45227

MCHENRY LLC
PO BOX 9626
CINCINNATI OH 45209

MISHRA MANISH B
735 OAK ST
CINCINNATI OH 45206

MORNING STAR BAPTIST CHURCH
PO BOX 6235
CINCINNATI OH 45206

NGCRE INVESTMENT XIII LLC
39510 PASEO PADRE PKWY STE 310
FREMONT CA 94538

PEAK ONE HOLDINGS LLC
3000 READING RD
CINCINNATI OH 45206

RICHBURG WILLIE
1135 INNER CIRCLE DR
CINCINNATI OH 45240

ROCK STONE PROPERTIES LLC
5911 WAYMONT LN
CINCINNATI OH 45224

SOUTHERN PROPERTIES LLC
411 OAK ST
CINCINNATI OH 45219

WILLIAMS ROSA
733 OAK ST
CINCINNATI OH 45206-1643

THE MORNING STAR BAPTIST
CHURCH
PO BOX 6235
CINCINNATI OH 45206

TUXEDO BIZ COM PROPERTY
HOLDINGS LLC
682 TUXEDO PLACE
CINCINNATI OH 45206

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CINCINNATI OH 45221-0186

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PO BOX 19709
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WASHINGTON HERBERT@5
5495 HILL & DALE DR %HERBERT
WASHINGTON
CINCINNATI OH 45213

Walnut Hills Area Council
2640 Kemper Lane
Cincinnati, Ohio 45206

Walnut Hills Redevelopment
Foundation
PO Box 6363
Cincinnati, OH 45206