City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised

Equitable Growth & Housing

Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan

Tuesday, December 17, 2024 | **1:00 PM** | **Council Chambers, Room 300**

PRESENTATIONS

Proposed Zone Change at 4710-4722 Madison Road in Madisonville

Sophia Ferries-Rowe, City Planner

Modular and Manufactured Housing Construction

Tamara Sullivan, COO, InnovaLab Ohio

AGENDA

Start of Public Hearing

1. 202402411 **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 11/20/2024, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 4710-4722 Madison Road in the Madisonville neighborhood from the MG-T, "Manufacturing General - Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented - Transportation Corridor," zoning district to facilitate the construction of three new commercial buildings for day care center, retail, and restaurant uses.

Sponsors: City Manager

Attachments: Transmittal
Ordinance
Attachment I
Attachment II
Legislative Record
CPC Memo to Clerk

2. 202402490 **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 12/17/2024, regarding a zone change located at 4710-4722 Madison Road in

the Madisonville neighborhood from the MG-T, “Manufacturing General - Transportation Corridor,” zoning district to the CG-A-T, “Commercial General - Auto-Oriented - Transportation Corridor,” zoning district to facilitate the development of a childcare facility, retail sales, and a restaurant.

Sponsors: City Manager

Attachments: Transmittal

Presentation

End of Public Hearing

3. 202402534 **MOTION**, submitted by Councilmember Jeffreys, **WE MOVE** that the Administration issue a Request for Proposal (RFP) for a modular or manufactured commercial apartment housing development to be piloted on a city-owned surface parking lot in Downtown. (BALANCE ON FILE IN THE CLERK’S OFFICE) (STATEMENT ATTACHED)

Sponsors: Jeffreys

Attachments: 202402534

4. 202402541 **MOTION**, submitted by Councilmember Owens, **WE MOVE** that the administration review the recently completed zoning diagnostic report prepared for the Camp Washington Urban Redevelopment Corporation (CWURC) to identify the best course of action for the revitalization of the Camp Washington neighborhood. (BALANCE ON FILE IN THE CLERK’S OFFICE) (STATEMENT ATTACHED).

Sponsors: Owens

Attachments: 202402541

5. 202402557 **MOTION**, submitted by Councilmembers Cramerding, Jeffreys and Owens, **WE MOVE** that the administration provide a report on homeless encampments in Cincinnati. (BALANCE ON FILE IN THE CLERK’S OFFICE)

Sponsors: Cramerding, Jeffreys and Owens

Attachments: 202402557

6. 202402578 **PRESENTATION**, dated 12/16/2004, submitted by Councilmember Jeffreys, from InnovaLab, regarding Modular & Manufactured Housing Construction.

Sponsors: Jeffreys

Attachments: Presentation

ADJOURNMENT

city of CINCINNATI
Interdepartment Correspondence Sheet

November 20, 2024

To: Mayor and Members of City Council

202402411

From: Sheryl M. M. Long, City Manager

Subject: Ordinance for the Rezoning of 4710-4722 Madison Road in Madisonville

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Transmitted is an Ordinance captioned:

> **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 4710-4722 Madison Road in the Madisonville neighborhood from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district to facilitate the construction of three new commercial buildings for day care center, retail, and restaurant uses.

The City Planning Commission recommended approval of the designation at its November 15, 2024, meeting.

Summary:
The petitioner, Oakley Capital Partners 2, LLC, requests a zone change for the property located at 4710-4722 Madison Road in Madisonville. The current zoning is Manufacturing General – Transportation Corridor (MG-T), and the applicant is pursuing the change to Commercial General-Auto Oriented – Transportation Corridor (CG-A-T). The property is currently vacant and is 3.98 acres in size. The surrounding properties include manufacturing businesses, commercial businesses, and a health facility. It is adjacent to a railroad.

This proposed zone change will allow the applicant to include a day care facility, restaurant, and retail uses on the site. The daycare facility is expected to have around 200 children enrolled, and there are 230 parking spaces.

The City Planning Commission recommended the following on November 15, 2024, to City Council:

> **APPROVE** the proposed zone change from Manufacturing General – Transportation Corridor (MG-T) to Commercial General-Auto Oriented – Transportation Corridor (CG-A-T) at 4710-4722 Madison Road in Madisonville.

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

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 4710-4722 Madison Road in the Madisonville neighborhood from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district to facilitate the construction of three new commercial buildings for day care center, retail, and restaurant uses.

WHEREAS, Oakley Capital Partners 2, LLC ("Petitioner"), has petitioned to rezone the real property located at 4710-4722 Madison Road in the Madisonville neighborhood ("Property") from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district; and

WHEREAS, the Property currently consists of three vacant parcels totaling 3.97 acres and is surrounded by a mix of medium manufacturing and retail uses; and

WHEREAS, rezoning the Property from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district would facilitate the construction of three new commercial buildings for day care, retail, and restaurant uses ("Project"); and

WHEREAS, the current MG-T, "Manufacturing General – Transportation Corridor," zoning district for the Property does not permit the day care center use and limits the size of retail spaces to less than 10,000 square feet; and

WHEREAS, the proposed development meets the demand for day care centers in the area and is consistent with the nature and density of adjacent land uses; and

WHEREAS, the proposed zone change is in accordance with the "Live" initiative area action step to "[p]rovide high-quality pre-school through 12th grade school options" and with the "Compete" initiative area goal to "[f]ocus development of modern office spaces and retail/light industrial sites in the Madison Road corridor to complement a high-density, walkable redevelopment" as described on pages 62 and 80 of Plan Cincinnati (2012); and

WHEREAS, at its regularly scheduled meeting on November 15, 2024, the City Planning Commission determined that the proposed zone change is in the interest of the public's health, safety, morals, and general welfare, and it recommended rezoning the Property from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 4710-4722 Madison Road in the Madisonville neighborhood, shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated herein by reference, is hereby amended from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district.

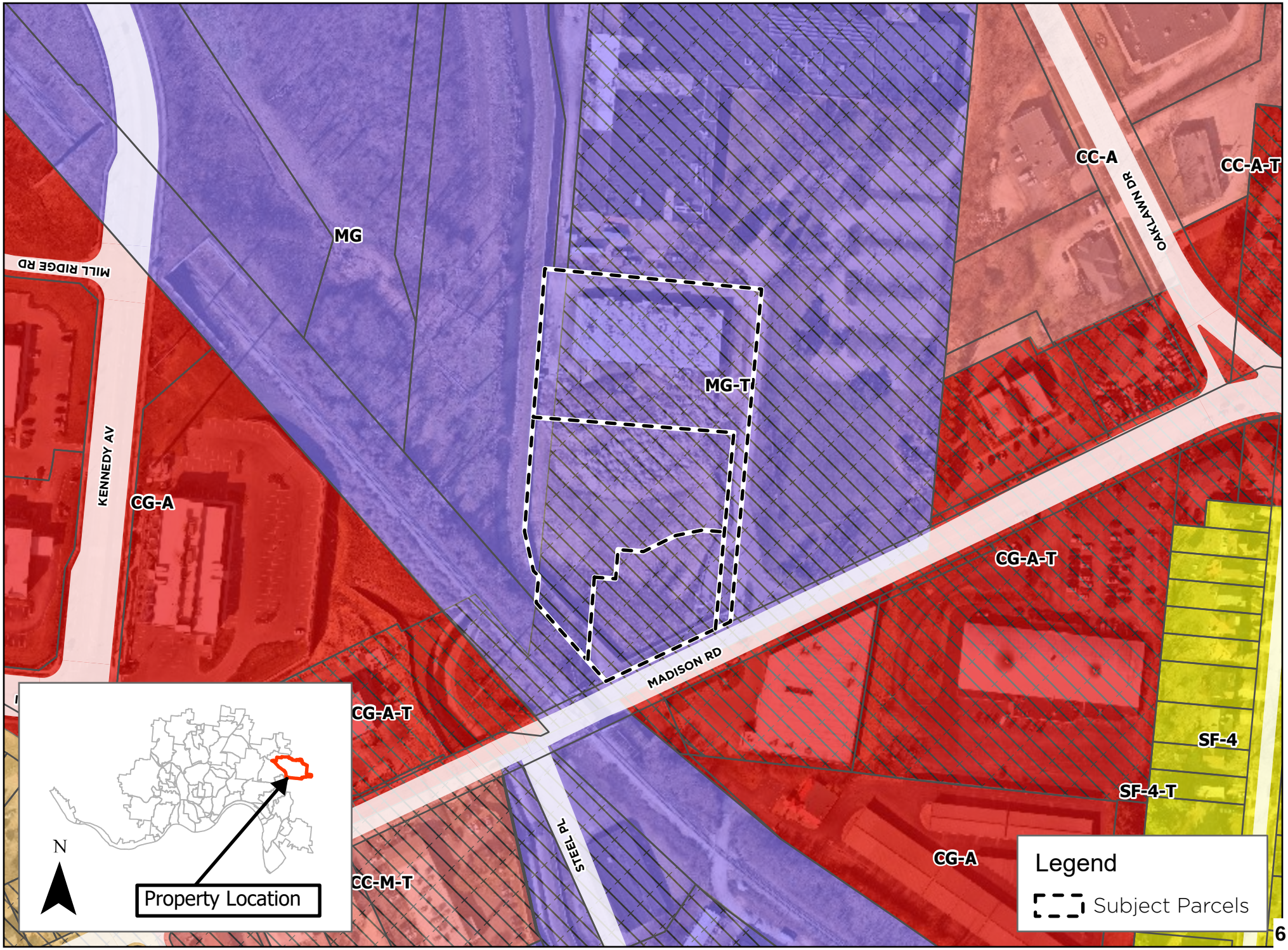
Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed:_____, 2024

_____
Aftab Pureval, Mayor

Attest:_____
Clerk

Proposed Zone Change from MG-T to CG-A-T at 4710-4722 Madison Road in Madisonville



LEGAL DESCRIPTION
3.9768 ACRES

Situated in Section 22, Town 4, Fractional Range 2, B.T.M., City of Cincinnati, Hamilton County, Ohio being all of the tracts of land conveyed to Oakley Capital Partners 2, LLC by deed recorded in O.R. 15065 Pg. 1481 and O.R. 15218 Pg.1698, and also in O.R. 15227 Pg. 1496 . The boundary of which is more particularly described as follows:

BEGINNING at the intersection of the centerline of Madison Road and the east right of way line of the Southwest Ohio Regional Transit Authority right of way (O.R. 6507 Pg. 257);

Thence along the lines of the grantor the following eight (8) courses:

1. North 41°38’09” West a distance of 148.64 feet to a point;
2. North 41°17’09” West a distance of 36.45 feet to a point;
3. North 05°21’51” East a distance of 38.90 feet to a point;
4. North 44°07’53” West a distance of 11.09 feet to a point;
5. North 12°53’23” West a distance of 59.29 feet to a point;
6. North 04°26’27” East a distance of 386.29 feet to a point;
7. South 84°38’09” East a distance of 319.23 feet to a point;
8. South 05°21’51” West a distance of 524.74 feet to a point in the centerline of Madison Road;

Thence along said centerline, South 64°26’51” West a distance of 175.76 feet to the **POINT OF BEGINNING**;

Containing 3.9768 acres of land more or less and being subject to all easements and restrictions of record.

Bearings are based on the Ohio State Plane coordinate system, South Zone (NAD 83) per GPS Observation utilizing the Ohio Department of Transportation’s virtual reference stationing.

This description is solely for the purpose of rezoning the above described land including existing right of way that has been previously dedicated.

This description was written by Jeffrey C. Thompson P.S. Ohio Professional Surveyor Number S-7362 for Cardinal Engineering Corporation and is based on a field survey performed by Cardinal Engineering Corporation under the direct supervision of Daniel K. York, P.S. Ohio Professional Surveyor Number S-8729.

ITEM 6

Honorable City Planning Commission **November 15, 2024**
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed zone change from MG-T (Manufacturing General – Transportation Corridor) to CG-A-T (Commercial General-Auto Oriented – Transportation Corridor) located at 4710-4722 Madison Road in Madisonville.

GENERAL INFORMATION:

Location: 4710-4722 Madison Road, Cincinnati, OH 45227

Petitioner: Christopher R. Hildebrant, Manager of Oakley Capital Partners 2, LLC
9370 Fields Ertel Road, #498428
Cincinnati, OH 45249

Property Owner: Oakley Capital Partners 2, LLC
9378 South Mason Montgomery Rd. Suite 115
Mason, OH 45040

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Application
- Exhibit C Zone Change Plat
- Exhibit D Legal Description
- Exhibit E Proposed Development
- Exhibit F Coordinated Site Review Letter
- Exhibit G Community Engagement Summary
- Exhibit H Letter of Support
- Exhibit I Additional Correspondence

BACKGROUND:

The petitioner, Christopher R. Hildebrant, manager of Oakley Capital Partners 2, LLC, requests a zone change located at 4710-4722 Madison Road in Madisonville from MG-T (Manufacturing General-Transportation Corridor) to CG-A-T (Commercial General-Auto Oriented-Transportation Corridor). The proposed development involves the construction of three buildings for day care, retail, and restaurant uses. The buildings are permitted under the existing MG-T zoning, as well as the retail and restaurant uses, but rezoning the property is necessary to permit a day care use on this site. Currently, the subject property consists of three parcels that will be consolidated into a single parcel consisting of 3.85 acres to be reclassified.

The existing zoning (MG-T) does permit day care centers, but only as accessories to permitted uses. It also permits retail sales if the use occupies less than 10,000 square feet. Full-service and limited restaurants are permitted. The proposed zoning (CG-A-T) permits day care centers, retail, and restaurants without size limitations.

ADJACENT LAND USE AND ZONING:

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

North:

Zoning:	MG-T – Manufacturing General – Transportation Corridor
Existing Use:	Medium manufacturing ILSCO Corporation

East:

Zoning:	MG-T – Manufacturing General – Transportation Corridor
Existing Use:	Medium manufacturing & greenspace ILSCO Corporation

South:

Zoning:	CG-A-T – Commercial General-Auto Oriented – Transportation Corridor
Existing Use:	iStorage facility, Madison Bowl recreational facility

West:

Zoning:	MG – Manufacturing General
Existing Use:	Duck Creek, railroad, vacant lots, medium manufacturing ILSCO Corporation
Zoning:	CG-A-T – Commercial General-Auto Oriented – Transportation Corridor
Existing Use:	Vacant land, retail

PROPOSED DEVELOPMENT:

The proposed zone change will allow for expanded uses on the site including a day care. One building (3,700 square feet) will be developed on the south side of the property and will have frontage along Madison Road, while two buildings (12,856 square feet each) will be on the western side of the property parallel to Duck Creek. Parking will be located behind and in the side yard of the southernmost building along Madison Road.

Permits have already been issued under the current MG-T zoning regulations for the parking lot and two multi-tenant buildings on the west side of the property. However, if the zone change is approved, future construction will need to conform to the development regulations set forth in the Cincinnati Zoning Code in the CG-A-T – Commercial General-Auto Oriented-Transportation Corridor zone.

COORDINATED SITE REVIEW:

The proposed project was reviewed by City departments through the Coordinated Site Review process in May 2023. The applicant inquired about whether the site would need to be rezoned to develop a day care facility and if so, what zoning designation would be most appropriate. Staff of the Department of City Planning and Engagement – Zoning Division recommended a zone change to CC-A or CG-A, which permit all proposed uses. They also noted that variances would be needed for the dumpster location and to allow multiple principal structures on the same parcel.

Many departments included requirements to obtain permits in their comments on the Coordinated Site Review, but did not have any immediate requirements to move forward. The Cincinnati Fire Department identified the need to have two readily accessible fire hydrants within 400 feet of all sides of the project and the Department of Transportation and Engineering (DOTE) required a Traffic Impact Study. The applicant is working with the appropriate departments to address these requirements.

PUBLIC COMMENT AND NOTIFICATION:

The applicant team engaged the Madisonville Community Council (MCC) prior to submitting the zone change application. At a special MCC meeting on August 2, 2024, the applicant team presented their zone change request. MCC wrote a letter of support for the zone change and requested that no drive-through establishment be constructed (Exhibit H).

A public staff conference was held on October 15, 2024. Notice was sent to all property owners within 400 feet of the subject property, the Madisonville Community Council, Madisonville Community Urban Redevelopment Corporation, and Oakley Community Council. The summary of community engagement (Exhibit G) shows there were four members of the applicant team, two staff members from the Department of City Planning and Engagement (DCPE), and two members from the Madisonville Community Council present at the staff conference. Questions related to easements for the Army Corps of Engineers to maintain the floodwall on the west side of the property were raised.

Additional correspondence (Exhibit I) was received from an Oakley resident with prior experience in reviewing zone changes similar to this proposal. The resident's personal recommendation to the Madisonville Community Council was to consider approving a CC-P or CC-M zoning district, so the community would have more avenues for input regarding design decisions on the site.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with Plan Cincinnati's Live Initiative Area, specifically the Action step to "provide high-quality pre-school through 12th grade school options" and long-range goal to "develop future new/renovated schools in locations that help to strengthen communities (p. 62). Changing the zoning designation to allow for day care uses will make it possible to create new early education opportunities.

This zone change is also consistent with the Compete Initiative Area, specifically the short-range goal to "focus development of modern office spaces and retail/light industrial sites in the Madison Road corridor to complement a high-density, walkable redevelopment" (p. 118). Allowing for more retail opportunities along the corridor helps achieve that vision.

This request is in keeping with the Guiding Geographic Principles section of *Plan Cincinnati* based on the principles to, "Focus revitalization on existing centers of activity" (p. 86), as the plan identifies Madisonville as a Traditional Neighborhood with a 'Transform Neighborhood Center Degree of Change' (p. 90). The objective of the Transform neighborhood centers is to completely change the character to emphasize walkability, infill, redevelopment, and public improvements (p. 90). Though the site is not within the neighborhood district, this development does activate a vacant parcel through infill development.

In the Geographic Principles section of *Plan Cincinnati*, the intersection of Ridge Avenue and Madison Road is identified as a Preliminary Opportunity for Future Mixed-Use Development or Neighborhood Center (p. 95). This site is about 0.33 miles away from that intersection, so increased activity and development in this area is in keeping with the plan.

GO Cincinnati: Growth and Opportunities Study for the City of Cincinnati (2009)
In the GO Cincinnati Report, Madison Road is identified as a corridor that offers strong opportunities "to capture growth in office and supporting retail demand (p. 3). It was recommended that "walkable urban development and drivable suburban development" be developed along Madison Road (p. 4); this zone change from a manufacturing to commercial district will make it possible to develop uses more compatible with drivable environments.

ANALYSIS:
In determining which zoning district would be most appropriate for this site, Staff considered several potential districts that would permit the proposed uses. The current zoning district MG-T is intended to support commercial and manufacturing establishments that may generate off-site impacts, including heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar and related supporting uses. Sites within this district typically have good transportation access to facilitate efficient transport of goods but are not pedestrian-friendly. The MG-T zoning district allows retail uses up to 10,000 square feet but does not permit daycare centers, which is a proposed use in the development that is supported by the community.

All Commercial Districts permit day care centers. The Commercial Community (CC) commercial subdistrict is intended to create areas suitable for a mix of uses ranging from larger-scale commercial uses to residential uses. The Pedestrian (P) community character is intended for areas with traditional urban character with small setbacks and significant pedestrian activity. The Mixed (M) community character is intended to create a mix of auto-oriented and pedestrian-oriented buildings.

Because the surrounding uses are all auto-oriented with limited pedestrian accessibility, the Auto-oriented (A) character, specifically the CG-A-T zoning district, was determined to be most suitable for the uses proposed and site design of this development. The purpose of the Commercial General district is to maintain, support, and create areas with a mix of commercial, office, recreation, and entertainment and arts uses. Day care centers, restaurants, and retail sales are all permitted in this zone. The auto-oriented character of this district creates areas that provide for easy automobile access characterized by large buildings with parking out front, which is consistent with the corridor's existing built form.

Because the site is located within the Transportation Corridor district per the Connected Communities ordinance, minimum off-street parking regulations do not apply but parking facilities must be in the rear yard. Permit applications for this proposed development were submitted before Connected Communities went into effect, so they were not required to be consistent with the Transportation Corridor parking regulations. However, future development on the site would need to comply with the Connected Communities development regulations.

This zone change will allow the reactivation of vacant property through planned development of a day care facility, retail sales, and a restaurant. The construction of a building with frontage on Madison Road will create a visual presence of the development along the corridor. Additionally, the change of zoning designation from MG-T to CG-A-T is consistent with existing surrounding zoning districts and the built environment. There are existing commercial uses across from the site (iStorage and Madison Bowl) as well as on the other side of Duck Creek along Madison Road (Oakley Kitchen, AFC Urgent Care, Starbucks, etc.).

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

1. The proposed zone is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. It is consistent with *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the goal to "Implement the GO Cincinnati Plan recommendations in the Madison Road, South Mill Creek, and Reading Road corridors."
3. This development will activate a vacant property, create desperately needed day care opportunities, and increase density along the Madison Road corridor.

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 MG-T (Manufacturing General – Transportation Corridor) to CG-A-T (Commercial General – Auto-Oriented – Transportation Corridor) located at 4710-4722 Madison Road in Madisonville.

Respectfully submitted:

Sophia Ferries-Rowe

Sophia Ferries-Rowe, City Planner
Department of City Planning and Engagement

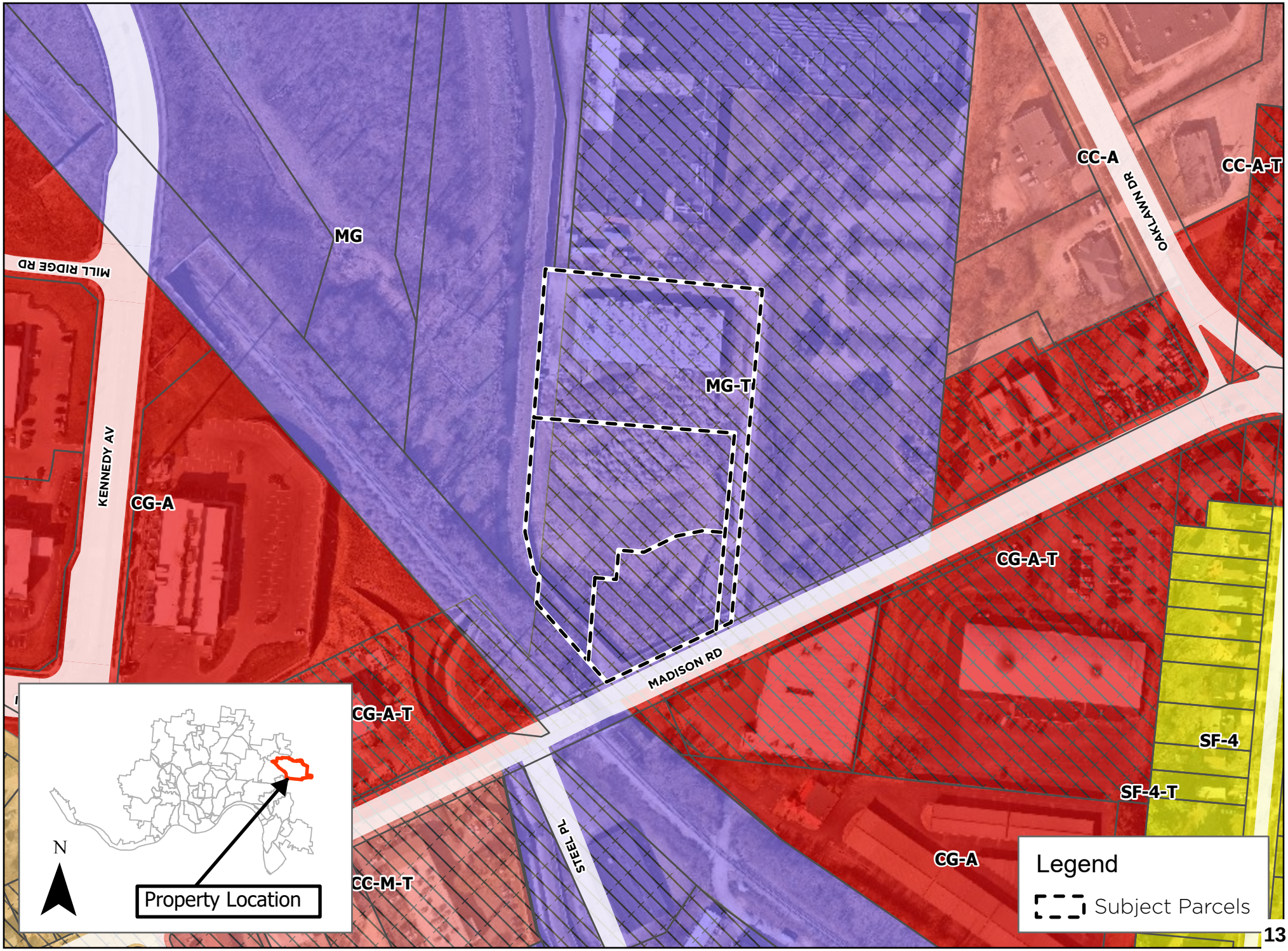
Approved:

Katherine Keough-Jurs

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

Proposed Zone Change from MG-T to CG-A-T at 4710-4722 Madison Road in Madisonville

Exhibit A



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

To: The Honorable Council of the City of Cincinnati Date: August 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 MG-T Zone District to the CG-A-T Zone District.

Location of Property (Street Address): 4710-4722 Madison Road, Cincinnati, Ohio 45227
Hamilton County, Ohio Auditor's Parcel ID Nos. 51-0007-0087, -0086 and -0080.

Area Contained in Property (Excluding Streets): Approximately 3.8466 acres

Present Use of Property: Vacant manufacturing

Proposed Use of Property & Reason for Change: Daycare and restaurant /retail use

Property Owner's Signature: _____

Name Typed: Christopher R. Hildebrant, Manager of Oakley Capital Partners 2, LLC

Address: 9370 Fields Ertel Road, #498428, Cincinnati, OH 45249 Phone: 513-469-1500

Agent Signature: Betsy Emmert

Name Typed: Betsy Emmert, Attorney for Property Owner

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, OH 45202 Phone: 513-832-5460

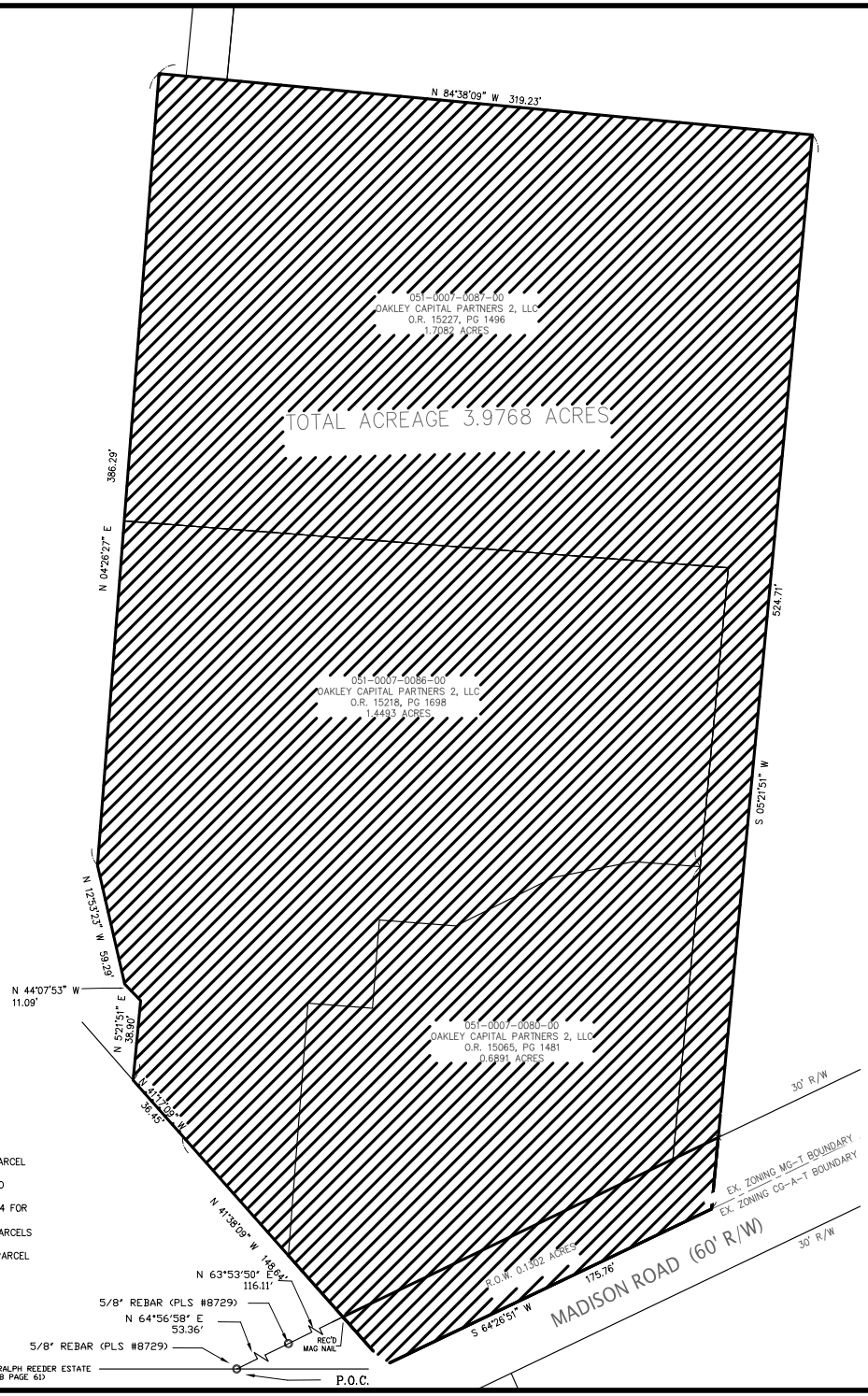
Please Check if the Following Items are Attached

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

REZONING PLAT

SECTION 22, TOWN 4, FRACTIONAL RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011)



= AREA TO BE REZONED (3.9768 ACRES)

PARCELS ARE CURRENTLY ZONED "MG-T"
THE REQUESTED CHANGE IS TO "CG-A-T"

REFERENCE DOCUMENTS:

1. SURVEY BY CARL D. WALKER DATED 12/05/00 FOR PARCEL 051-0007-0042-00 & 051-0007-0072-00.
2. SURVEY BY BRIAN C. FICK DATED 04/21/20 FOR ILSCO CORPORATION.
3. SURVEY BY AMERICAN LAND SURVEYS DATED 07/19/84 FOR BARDES/ILSCO CORPORATION.
4. SURVEY BY J.T. KING & CO. INC. DATED 11/85 FOR PARCELS 51-7-49, 65, 66.
5. SURVEY BY ROBERT J. BROWN DATED 06/11/10 FOR PARCEL 51-7-73.
6. SUBJECT TO ALL EXISITNG EASEMENTS OF RECORD.

I, JEFFREY C.THOMPSON,(S-7362) A REGISTERED LAND SURVEYOR IN THE STATE OF OHIO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED FOR CARDINAL ENGINEERING UNDER MY DIRECT SUPERVISION. THE ORIGINAL BOUNDARY SURVEY WAS PERFORMED BY CARDINAL ENGINEERING CORPORATION UNDER THE DIRECT SUPERVISION OF JOSEPH C. KRAMER (S-8227) A REGISTERED LAND SURVEYOR IN THE STATE OF OHIOIN ACCORDANCE WITH O.R.C.4733-37,AND THAT THE MONUMENTS HAVE BEEN FOUND OR SET AS NOTED.

DATE

CABINET
SLIDE
GROUP

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600

WEBSITE: http://www.cardinalengineering.net

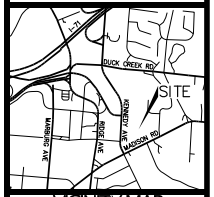
OWNER
OAKLEY CAPITAL PARTNERS 2 LLC
8600 GOVERNORS HILL DRIVE
CINCINNATI, OHIO 45249

CLIENT
MORELIA GROUP
8600 GOVERNORS HILL DRIVE
CINCINNAIT, OHIO 45249

LEGEND

- SET 5/8" REBAR WITH CAP stamped "JGK S-8227"
- SET NOTCH IN CONCRETE
- FOUND IRON PIN
- x—x— EXIST FENCE
- FOUND R/W MARKER

GRAPHIC SCALE
0 40 60 80
(IN FEET)
1 inch = 40 ft.



VICINITY MAP
N.T.S.

PROJECT NO. 23-088

SEAL
STATE OF OHIO
Jeffrey C. Thompson
S-7362
REGISTERED SURVEYOR

SHEET
1 of 1

LEGAL DESCRIPTION
3.9768 ACRES

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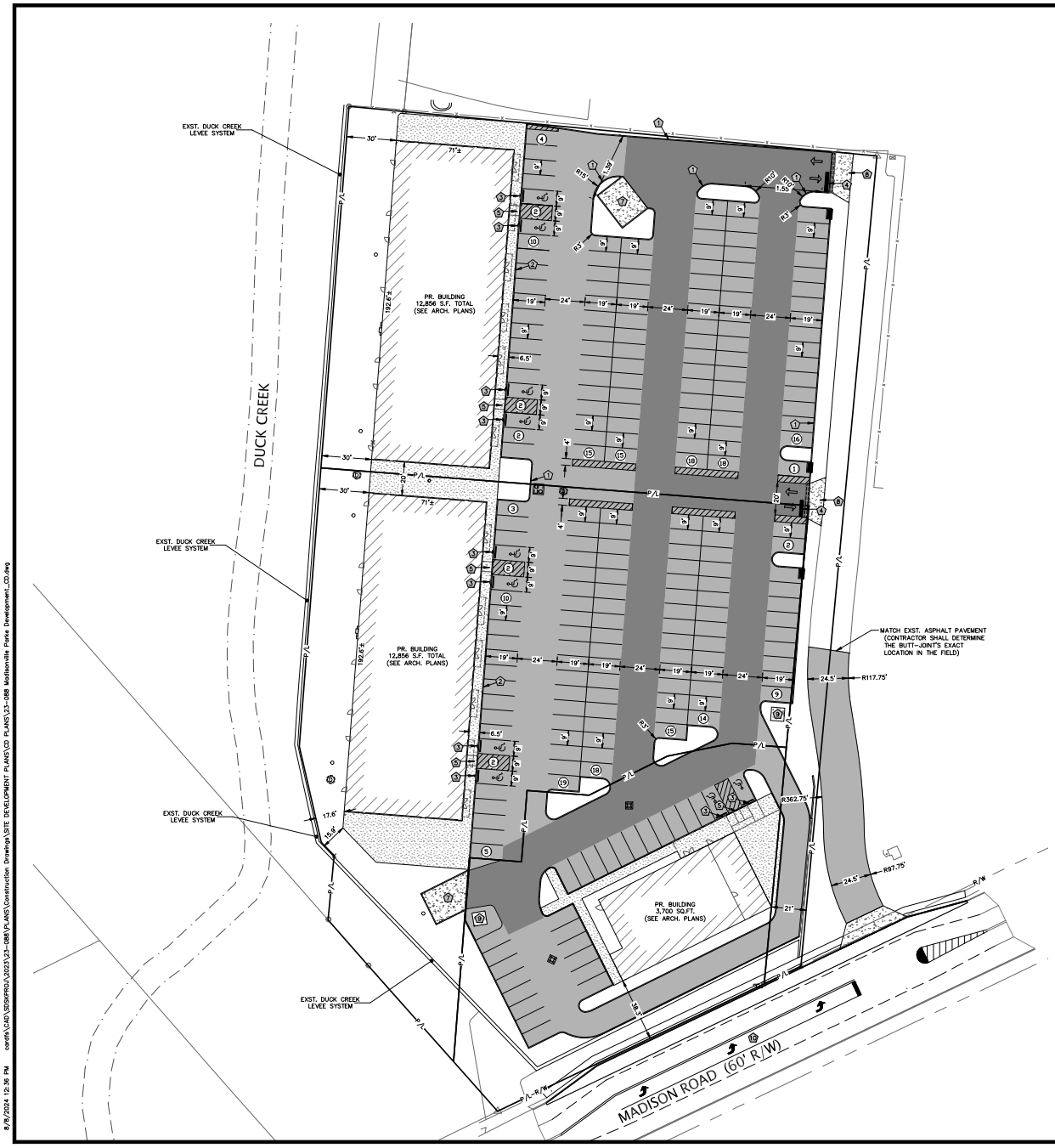

GENERAL NOTES:

1. CURB RADII SHOWN ARE TO FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONING AS SHOWN IS FROM FACE OF WALL, CURB OR OTHER FIXED POINT AND IS FOR SITE LAYOUT AND GENERAL INFORMATION ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DIMENSIONING PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL INCORPORATE CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE PAVEMENT. CONCRETE JOINTS AS PER STANDARD CONSTRUCTION PRACTICES.
4. CONCRETE PAVEMENT EXPANSION JOINTS SHALL BE AT ALL BUILDING/WALK AND WALK/PAVEMENT INTERFACES. ALIGN CONTROL JOINTS WITH COLUMNS AND BUILDING ROJECTIONS AND EVENLY DISTRIBUTE SAID CONTROL JOINTS IN BETWEEN.
5. THE CONTACTOR WILL PROVIDE DIGITAL PICTURES OF CONDITIONS BEFORE, DURING, AND AFTER CONSTRUCTION NEAR THE FLOODWALL. THESE PHOTOS ARE TO BE SUBMITTED TO BOTH THE LEVEE SPONSOR AND THE USACE LEVEE SAFETY AREA REPRESENTATIVE, ANDREW BROOKS (ANDREW.T.BROOKS@USACE.ARMY.MIL), WITHIN 30 DAYS OF COMPLETION OF THE APPROVED PROJECT.
6. THE CONTRACTOR SHALL COMPLETE AS-BUILT DRAWINGS OF ALL FINAL FEATURES WITHIN 50 FEET OF THE FLOODWALL CENTERLINE WHERE CONSTRUCTION ACTIVITIES WILL OCCUR AND PROVIDE THEM TO BOTH THE LEVEE SPONSOR AND THE USACE LEVEE SAFETY AREA REPRESENTATIVE, ANDREW BROOKS AT (ANDREW.T.BROOKS@USACE.ARMY.MIL) WITHIN 30 DAYS OF COMPLETION OF THE APPROVED PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING FLOODWALL OR LEVEE DURING CONSTRUCTION. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE. IF DAMAGES BEYOND THE APPROVED SCOPE OF WORK OCCUR, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE LEVEE SPONSOR AND THE USACE LEVEE SAFETY AREA REPRESENTATIVE, ANDREW BROOKS AT 502-315-6576.
8. PLEASE PROVIDE NOTICE TO USACE AT LEAST ONE WEEK PRIOR TO CONSTRUCTION NEAR THE FLOODWALL AREA TO ALLOW A USACE REPRESENTATIVE THE OPTION TO BE ON SITE. POC IS ANDREW BROOKS AT 502-315-6576.
9. ANY MODIFICATION TO THE APPROVED SUBMITTALS DEEMED NECESSARY DURING THE CONSTRUCTION PHASE OF THE PROJECT MAY REQUIRE ADDITIONAL TECHNICAL REVIEW AND APPROVAL BY THE USACE PRIOR TO CONTINUING CONSTRUCTION. CONSULT THE USACE LEVEE SAFETY AREA REPRESENTATIVE, ANDREW BROOKS, TO DETERMINE IF THIS REVIEW IS NECESSARY.

SITE KEY NOTES:

1. CONCRETE HEADER CURB, REFERENCE DETAIL 7/C-200.
2. TURNED DOWN CONCRETE CURB AND SIDEWALK, REFERENCE DETAIL 10/C-200.
3. HANDICAP PARKING SIGN & POST, REFERENCE DETAIL 9/C-200.
4. PAVEMENT MARKING, STOP BAR, PER OMUTCD.
5. ADA CURB RAMP WITH FLARED SIDES, REFERENCE DETAIL 11/C-200.
6. MONUMENT SIGN (DESIGN BY OTHERS). REFERENCE ARCH. DWGS. FOR MORE INFORMATION AND DETAILS.
7. DUMPSTER ENCLOSURE, REFERENCE DETAIL 10/C-240.
8. CONCRETE APRON W/ TRENCH DRAIN.
9. CONCRETE TRANSFORMER PAD. REFERENCE DETAILS SHEET C-250.
10. FINAL TURN LANE DESIGN TO BE SUBMITTED UNDER SEPARATE PERMIT.

SITE PLAN LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT PER 1/C-240
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT PER 2/C-240
- PROPOSED CONCRETE PAVEMENT REFER TO KEYNOTES, THIS SHEET

0 30 60 90
SCALE: 1" = 30'

REVISIONS

DATE	#	ITEM
07-18-24	1	REV PER SMU
08-08-24	2	REV PER BLDG DEPT REVIEW

CARDINAL ENGINEERING LAND SURVEYING
ONE MEDOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-2000
FAX: (859) 581-9636
WEBSITE: http://www.cardinalengineering.net

PROJECT: CIVIL SITE IMPROVEMENT DRAWINGS
OAKLEY PARKE
4710 MADISON ROAD
CINCINNATI, OHIO

CLIENT: MORELIA GROUP
8600 GOVERNORS HILL DRIVE, SUITE 160
CINCINNATI, OHIO 45249
PH: (513) 469-1500
WWW.MORELIAGROUP.COM

DRAWN BY: BCC
CHECKED BY: ZAC
PROJECT MANAGER: JSF

SEAL: STATE OF OHIO — JEFFREY S. FLAHERTY 82657 — REGISTERED PROFESSIONAL ENGINEER

PROJECT NO.	23-088
SCALE	1" = 30'
DATE	09/22/2023

SITE LAYOUT / DIMENSION PLAN

SHEET C-400

8/8/2024 12:35 PM cardfs\CAD\SDSPROJ\2023\23-088\PLANS\Construction Drawings\SITE DEVELOPMENT PLANS\CD PLANS\23-088 Madisonville Parke Development_C0.dwg

June 16, 2023

Mr. Charles E. Baverman III, Esq.
Dinsmore
255 East Fifth Street, Suite 1900
Cincinnati, Ohio 45202

Re: 4710 & 4722 Madison Road | Oakley Group Mixed-Use (P) - **(CPRE230032)** Initial Comments and Recommendations

Dear Mr. Baverman,

This **Preliminary Design Review** letter is to inform you that our Advisory-TEAM has reviewed your proposed project located at **4710 & 4722 Madison Road** in the Community of Madisonville. It is my understanding that you are proposing to construct a commercial development containing retail, restaurants, and a childcare facility. This project will need to be returned to us as a Development Design Review because of the need for a zone change. Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move forward with project:

1. **The proposed childcare, restaurant and retail uses are not permitted in the Manufacturing General (MG) zoning district. The proposed uses are permitted in the adjacent Commercial General - Auto-Oriented (CG-A) district.**
2. **A zone change would be required for this project. Applications for a zone change should be submitted through the Department of City Planning and Engagement. Information and materials can be found at https://bit.ly/ZoneChangePacket**.
   - Zone change process (approximately):
   - Public Staff Conference - 2-4 weeks
   - City Planning Commission - 4-6 weeks
   - City Council - 4-14 weeks
   - The applicant indicated intent to subdivide the property or create an air lot. More information is required to address this.

Requirements to obtain Permits:

1. All parcels should be consolidated and recorded with Hamilton County prior to submitting for any zone change or permits.

Recommendations:

1. The applicant should meet with the Madisonville and Oakley Community Councils and adjacent property owners to discuss the project. Contact information for the community councils can be found at https://bit.ly/CommunityCouncilContacts
2. Letters of support are encouraged.

Contact:

- **Gabrielle Couch** | City Planning | 513-352-4882 | gabrielle.couch@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move forward with project:

1. **The existing MG zoning does not permit a daycare center- rezoning would be required**.
2. Retail use is permitted in the MG but is limited to 10,000 SF.
3. Restaurant use is permitted in the MG zone.
4. Rezoning to a CC-A or CG-A would allow for unlimited size/use for the proposed daycare, restaurant and retail uses and no setback issues or ground floor transparency requirements.
5. Confirmation of the specific square footage of each use and capacity of the daycare center is needed to evaluate the parking required. 207 spaces are proposed. A 3' landscape area on the perimeter of the parking lot is required and one tree per 10 parking spaces is required as per section 1425-29.
6. The dumpster locations in the front yard requires a variance as per 1421-35. The dumpsters should be re-located to a rear yard or less visible location to avoid zoning variance.
7. If rezoned to a commercial district, no bufferyard is required abutting the MG surrounding the site.
8. Signage would be reviewed as a separate permit from buildings. More information on signage is needed to review.
9. Consolidation of the parcels would then require a variance for multiple principal structures on the same parcel (section 1400-23).

Requirements to obtain Permits:

1. Exterior lights are required to be contained within the fixture and limited to 20' height above the ground.

Recommendations:

- None

Contact:

- **Wes Munzel** | ZPE | 513-352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. An approved site utility plan will be required for each building to receive an approved permit.
2. 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.msdgc.org/customer_care/development_services/index.html Email questions to MSDAvailability@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. Detention is required.
    - Use SMU rules, refer to SMU Rules & Regs, Chapter 12 https://cincinnati-oh.gov/sites/stormwater/assets/File/smu_rules_and_regs(1).pdf
    - Submit the following documents - detention calculations, drainage map, detention control structure with elevations, detentions shop drawings (manufacturer drawing), major storm calculations / flood routing.
2. Utility Plan
    - Verify existing SMU structures.
    - 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.
    - No pipes connections allowed into Public Inlets.
3. 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.
4. NPDESS
    - Site discharges into storm only, require developer to submit NOI from the Ohio EPA
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. As-Built survey is required. 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@gcww.cincinnati-oh.gov

Water Works

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A stamped and recorded consolidation plat is required before any building permits are approved and new water service branches/meters are sold. The current drawing shows a building crossing a parcel line.
2. Each building will be required to have its own water service branch.
3. Owner is encouraged to seek a water service easement from neighboring property owner, so as, not to disturb the flood wall.
   a. If a water service easement is required, it will need to be submitted to Greater Cincinnati Water Works for approval, prior to making application for the water service branch(es)/meter(s).
   b. Submit proposed water service easements to Richard.Roell@gcww.cincinnati-oh.gov.
4. The development is receiving water service from the 16" public water main in Madison Rd. with the following address and branches:

Address	Branch No.	Branch Size	Meter No.	Meter Size
4722 Madison Rd.	H-168745	1"	037970	1"
4710 Madison Rd.	H-173974 - FOD			

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 is not to be used for this development, it 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. Capacity for the site will not be an issue. Currently there is a 16-inch public water main in Madison Road.
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fire protection company to fill out the Online Branch application

https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/ for water service.

Contact:

- **Rick Roell** | Water Works | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

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 Commercial structures: 2,000 gallons/per/minutes (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. 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.
5. Emergency Responder Bidirectional Antenna radio required in your building.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Elton B. Britton** | Fire Dept. | 513-357-7596 | elton.britton@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 1,000 cubic yards as per City Municipal Code Chapters 1101 and 1031.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
    a. Due to the anticipated age of the existing site structure, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to demolition or renovation.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
    a. This property has had a long industrial land use history and is a suspected brownfields site. The development should environmentally evaluate the site for commercial land use suitability including commercial land use with high frequency child exposure.

b. The project site is mapped within a flood hazard zone. Site development precautions should be taken for riparian and flash flooding concerns.
c. The development goal should be to earn at a minimum the LEED Certified rating level.
d. Rooftop solar should be considered in the design as a renewable energy source.
e. Site parking should include charging stations for electric vehicles.
f. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
g. The use of trees in the landscape design should be included to enhance urban forestry.
h. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

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

Parks Department (Urban Forestry)

Immediate Requirements to move forward with project:

1. Urban Forestry has no issues or concerns.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Marianne Prue** | Urban Forestry | 513-861-9070 | marianne.prue@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move forward with project:

1. A Traffic Impact Study, (TIS), is required, contact Bryan Williams at (513) 352-4506 or bryan.williams@cincinnati-oh.gov for TIS requirements.

Requirements to obtain Permits:

1. The adjacent access drive is a private drive, not a City street.
2. The private drive connection to Madison Road will likely require redesign contingent upon Traffic Impact Study results.
3. The City / DOTE does not own or maintain the existing flood wall. It is recommended that the applicant review and confirm wall ownership and restrictions and all floodway easement restrictions prior to making any modifications.
4. All new signage shall be located on private property and not in the public right-of-way.
5. All work in the public right-of-way will require a separate DOTE permit. Prepare dimensioned plans, including all surface items, and all aboveground and underground utility facilities in compliance with DOTE standards as required for permit approval.
6. Before applying for building permits, contact DTEaddress@cincinnati-oh.gov with a site plan to have addresses assigned. Per Ohio Fire Code and Cincinnati Municipal Code, assigned address numbers must be posted and visible from the road. Address numbers may need to be posted both on the buildings and on the monument sign.

Recommendations:

- None

Contact:

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

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Exterior wall ratings and wall openings must comply with OBC Tables 602 and 705.8.
2. Multiple buildings on the same lot must be designed per section 503.1.2.
3. Separate permit applications are required for each building, underground detention, and the parking lot.

Recommendations:

- None

Contact:

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

Law Department

Immediate Requirements to move forward with project:

1. No comments at this time.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | 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:

- **Taylor German** | DCED | 513-352-4546 | taylor.german@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current commercial space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project.

Recommendations:

1. For assistance in determining whether the facility is licensable as an FSO/RFE or not, please contact me.

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | 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
- **Brandon Kyle |** Police Dept. | 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

October 16, 2024

4710-4722 Madison Road Zone Change (MG-T to CG-A-T)

Public Staff Conference Summary

Date: October 15, 2024
Time: 5pm
Attendees:

- Betsy Emmert – Representative from Dinsmore for applicant
- Christina Scavone – Morelia Group (Applicant Team)
- Christopher Hildebrant – Morelia Group (Applicant Team)
- Jeff Flaherty – Cardinal Engineering (Applicant Team)
- Kate Botos – Madisonville Community Council President
- Kerry Devery – Madisonville Community Council Board of Directors – Transportation Committee
- Maria Dienger – City of Cincinnati (Department of City Planning & Engagement)
- Sophia Ferries-Rowe – City of Cincinnati (Department of City Planning & Engagement)

Presentation:

- Background: Seeking zone change from MG-T to CG-A-T to allow for the development of a day care center and restaurant. CG-A-T zone would also permit retail use in case a childcare tenant is not found for the buildings intended to host a day care center.
- Clarification from Betsy: The retail use will be the back up use for the intended day care buildings.
- The applicant worked with the Madisonville community council on the childcare use, and they agree that it is needed and will be an asset to the community. The restaurant will not have a drive-through component as a result of community engagement with the community council.

Questions

- What does the easement for the floodway entail?
    - Jeff Flaherty (Cardinal Engineering): The Army Corp of Engineers has an easement around the floodwall so they can maintain the flood wall. Right now, the easement doesn't have a consistent buffer around the wall. They are proposing to reconfigure a 15-foot easement on either side.
        - Which side of the wall?
            - Currently, there is no easement on the building side of the wall (the dry side). They will give 15' on each side of the wall.

MADISONVILLE
COMMUNITY COUNCIL

Date: August 5th, 2024

To: Dinsmore & Shohl LLP
c/o Betsy Emmert
255 East Fifth Street
Suite 1900
Cincinnati, Ohio 45202

RE: Madison Parke – Zone Change Request

Betsy,

At a special meeting of the Madisonville Community Council on August 2nd, as a representative of Oakley Capital Partners 2, LLC, you requested a Letter of Support for the zone change for the parcel at 4710-4722 Madison Road.

On behalf of the Madisonville Community Council (MCC), I write to you today to share the organization's support for your application on behalf of Oakley Capital Partners 2, LLC, to the City of Cincinnati to re-zone 4710-4722 Madison Road from Manufacturing General to Commercial General Auto.

After much discussion, the MCC General Body passed a motion to support of this zoning change request. It needs to be noted that this motion passed because it was stated by the developer's representative that no establishment with a drive thru requirement is planned for 4710-4722 Madison Road, even though the zoning change would allow for a drive thru type of establishment,

Should you or the City of Cincinnati Planning Staff have any questions or concerns, please contact me by email at president@ourmadisonville.com .

Sincerely,

Kate Botos
Madisonville Community Council President

From: Joe Groh joe.groh@oakleynow.com
To: Sophia Ferries-Rowe sophia.ferries-rowe@cincinnat-oh.gov
Cc: president@ourmadisonville.com; vp@ourmadisonville.com; colleen.reynolds@oakleynow.com; oakleycouncil@oakleynow.com; maria.dienger@cincinnati-oh.gov

Subject: Re: [External Email] Re: Public Staff Conference - 4710 & 4722 Madison Road Zone Change

Hello All,

My apologies, as I got stuck in a lenient call and just now free.

I would like to share that I recommend, based on Oakley's experience with a similar zoning change request, the that Madisonville Community Council consider approving a CC-P or CC-M zoning district, and not CG-A. Doing so gives the community some recourse if the plans or makeup of the businesses/retail options change; consequently, if the developer later wanted to add something like a drive-thru, they would have to seek a variance. This gives the community a voice in that decision/change from what they originally approved.

I know I wish I had this additional knowledge at the time of our vote, as in hindsight, I would not have voted to approve CG-A.

Regards,

--

Joe Groh
Oakley Community Council Vice President
Pedestrian Safety, NSP/NBD Manager

3715 MADISON RD LLC
425 WALNUT ST #1800
CINCINNATI, OH 45202

4538 CAMBERWELL LLC
1730 TENNESSEE AVE
CINCINNATI, OH 45229

4730 MADISON ROAD LLC
4730 MADISON RD
CINCINNATI, OH 45227

CHASE REALTY CO THE
5469 CEDAR VILLAGE #5119
MASON, OH 45040-8976

EKP 3799 MADISON ROAD LLC
2948 PINERIDGE AVE
CINCINNATI, OH 45208

HAMILTON COUNTY BOARD OF MENTAL HEALTH & RECOVERY SERVICES
2350 AUBURN AVE
CINCINNATI, OH 45219

MADI BOWL LLC
PO BOX 8129
CINCINNATI, OH 45208

NLDS PROPERTIES LLC
5041 OAKLAWN DR
CINCINNATI, OH 45227

OAKLEY CROSSINGS HOLDINGS LLC
8600 GOVERNORS HILL DR STE 160
CINCINNATI, OH 45249

PREGNANCY CENTER EAST INC
4760 MADISON RD
CINCINNATI, OH 45227

QUEEN CITY FLATTS LLC
3415 UNIVERSITY AVE
SAINT PAUL, MN 55114

QUEEN CITY GREEN HOLDINGS LLC
4570 STEEL PLACE
CINCINNATI, OH 45209

SOUTHWEST OHIO REGIONAL TRANSIT AUTHORITY
1014 VINE ST SUITE 2000
CINCINNATI, OH 45202-1122

SS MAMNOH LLC
PO BOX 320099 SI # 2020
ALEXANDRIA, VA 22320

SS MAMNOH LLC
8400 E PRENTICE AVE 9TH FL
GREENWOOD VILLAGE, CO 80111

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

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

Oakley Community Council
P.O. Box 9244
Cincinnati, OH 45209

Oakley Capital Partners 2, LLC
9370 Fields Ertel Road, #498428
Cincinnati, OH 45249

Betsy Emmert
255 E. Fifth Street, Suite 1900
Cincinnati, OH 45202

November 20, 2024

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 the real property located at 4710-4722 Madison Road in the Madisonville neighborhood from the MG-T, "Manufacturing General – Transportation Corridor," zoning district to the CG-A-T, "Commercial General-Auto Oriented – Transportation Corridor," zoning district to facilitate the construction of three new commercial buildings for day care center, retail, and restaurant uses.

Summary:
The petitioner, Oakley Capital Partners 2, LLC, requests a zone change for the property located at 4710-4722 Madison Road in Madisonville. The current zoning is Manufacturing General – Transportation Corridor (MG-T), and the applicant is pursuing the change to Commercial General-Auto Oriented – Transportation Corridor (CG-A-T). The property is currently vacant and is 3.98 acres in size. The surrounding properties include manufacturing businesses, commercial businesses, and a health facility. It is adjacent to a railroad.

This proposed zone change will allow the applicant to include a day care facility, restaurant, and retail uses on the site. The daycare facility is expected to have around 200 children enrolled, and there are 230 parking spaces.

The City Planning Commission recommended the following on November 15, 2024, to City Council:

> **APPROVE** the proposed zone change from Manufacturing General – Transportation Corridor (MG-T) to Commercial General-Auto Oriented – Transportation Corridor (CG-A-T) at 4710-4722 Madison Road in Madisonville.

Motion to Approve:	Mr. Samad	Ayes:	Ms. Beltran
Seconded:	Ms. Sesler		Mr. Eby
			Ms. Kearney
			Mr. Samad
			Ms. Sesler
			Mr. Stallworth
			Mr. Weber

THE CITY PLANNING COMMISSION

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

city of CINCINNATI

Interdepartmental Correspondence Sheet

Date: December 11, 2024

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager **202402498**

Subject: **Liquor License – TRFO**

FINAL RECOMMENDATION REPORT

OBJECTIONS: None

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 1550388
PERMIT TYPE: TRFO
CLASS: D5J D6
NAME: CLIFTON ENTERTAINMENT GROUP LLC
DBA: TOP CATS
2820 VINE ST 1ST FLR PATIO & BSMT
CINCINNATI OH 45219

As of today's date, the Buildings and Inspections Department has declined comment on their investigation.

On November 6, 2024, the Corryville Community Council was notified and does not object.

Police Department Approval	David M. Laing, Assistant City Prosecutor Law Department - Recommendation ☐ Objection ☐ No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: December 27, 2024

Proposed Zone Change at 4710-4722 Madison Road in Madisonville

Equitable Growth and Housing Committee
December 17, 2024

1

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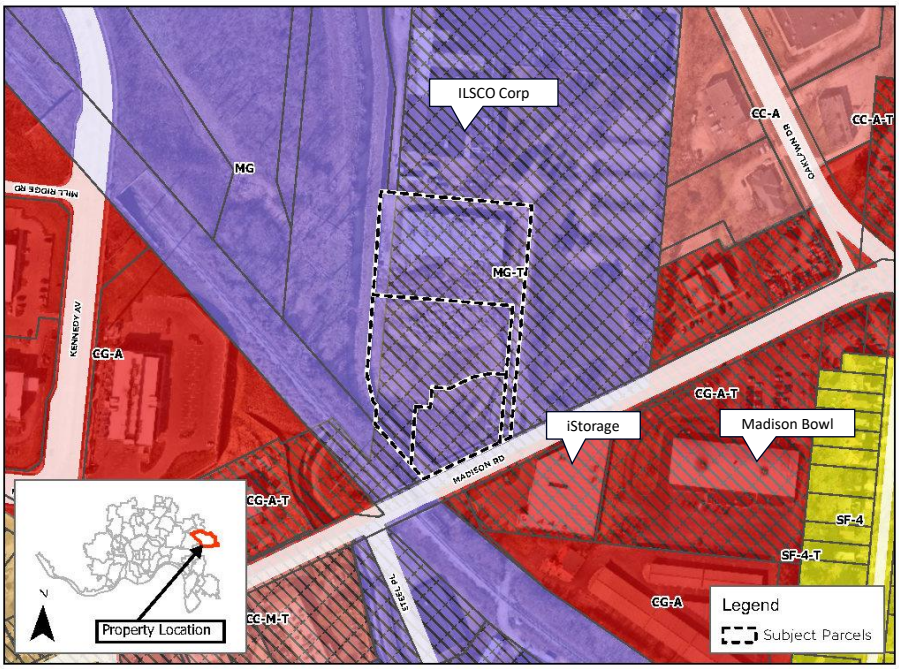
Proposed Zone Change from MG-T to CG-A-T at 4710-4722 Madison Road in Madisonville



Proposed Zone Change

Existing Zoning District:

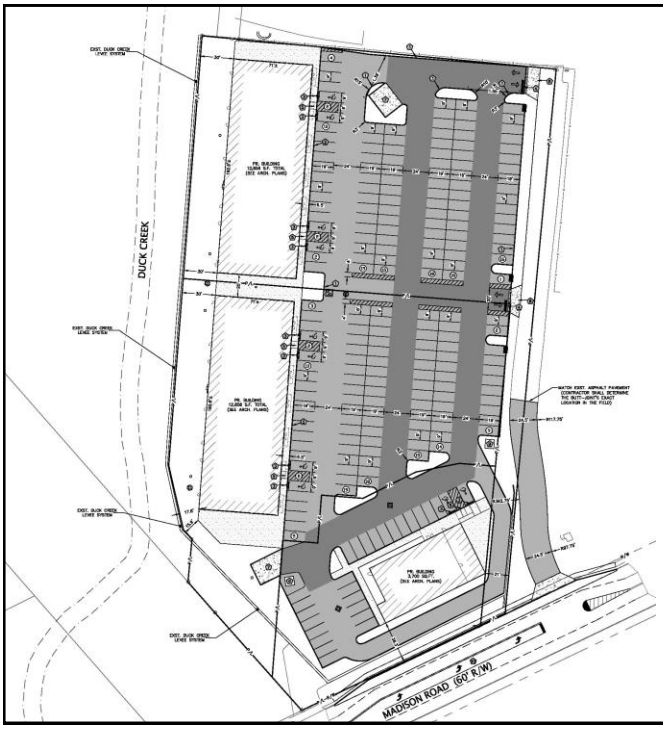
Manufacturing General – Transportation Corridor (MG-T)

*To 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.*

Proposed Zoning District:

Commercial General – Auto-Oriented – Transportation Corridor (CG-A-T)

*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 uses** that reflect the regional importance of the area.*



Proposed Future Development

- **3 Buildings**
  - Building permits issued for two western buildings & pavement
- **Proposed Uses:**
  - Childcare facility (6mos – 6yrs)
  - Retail sales
  - Restaurant

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Zoning District Comparisons

	MG-T (Manufacturing General – Transportation Corridor)	CG-A-T (Commercial General – Auto-Oriented – Transportation Corridor)
Day Care Center	Permitted only as an accessory to a permitted use within the district	Permitted
Restaurant	Permitted	Permitted
Retail Sales	Permitted only if occupying less than 10,000 square feet	Permitted

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Coordinated Site Review

Coordinated Site Review:

- Reviewed May 2023

Items Identified:

- DCPE staff recommended zone change to CC-A or CG-A
- Will need variances for dumpster location & multiple principal structures on one parcel
- DOTE required a Traffic Impact Study
- Cincinnati Fire Department requires 2 fire hydrants within 400 feet of all sides of the project

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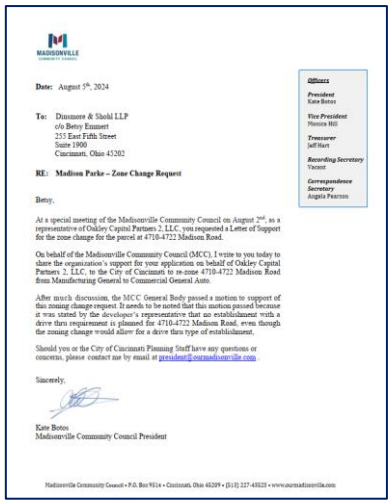
Public Comment

Public Staff Conference:

- October 15, 2024 @ 5 p.m. via Zoom
- Notice to property owners within 400ft, Madisonville & Oakley Community Councils, Madisonville Community Urban Redevelopment Corporation
- Letter of Support from Madisonville Community Council

Additional Correspondence:

- Email from Oakley resident recommending a zone change to CC-P or CC-M instead of CG-A-T



MADISONVILLE COMMUNITY COUNCIL

Date: August 5th, 2024

To: Dinsmore & Shohl LLP
c/o Betsy Emmert
255 East Fifth Street
Suite 1900
Cincinnati, Ohio 45202

RE: Madison Parke – Zone Change Request

Betsy,

At a special meeting of the Madisonville Community Council on August 2nd, as a representative of Oakley Capital Partners 2, LLC, you requested a Letter of Support for the zone change for the parcel at 4710-4722 Madison Road.

On behalf of the Madisonville Community Council (MCC), I write to you today to share the organization's support for your application on behalf of Oakley Capital Partners 2, LLC, to the City of Cincinnati to re-zone 4710-4722 Madison Road from Manufacturing General to Commercial General Auto.

After much discussion, the MCC General Body passed a motion to support of this zoning change request. It needs to be noted that this motion passed because it was stated by the developer's representative that no establishment with a drive thru requirement is planned for 4710-4722 Madison Road, even though the zoning change would allow for a drive thru type of establishment.

Should you or the City of Cincinnati Planning Staff have any questions or concerns, please contact me by email at president@ourmadisonville.com .

Sincerely,

Kate Botos
Madisonville Community Council President

Officers
President
Kate Botos
Vice President
Monica Hill
Treasurer
Jeff Hart
Recording Secretary
Vacant
Correspondence Secretary
Angela Pearson

Madisonville Community Council • P.O. Box 9014 • Cincinnati, Ohio 45209 • (513) 227-4523 • www.ourmadisonville.com

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Consistency with Plans

Plan Cincinnati (2012)

Guiding Principles

- "Focus revitalization on existing centers of activity"(p. 86).

Transform Neighborhood Center

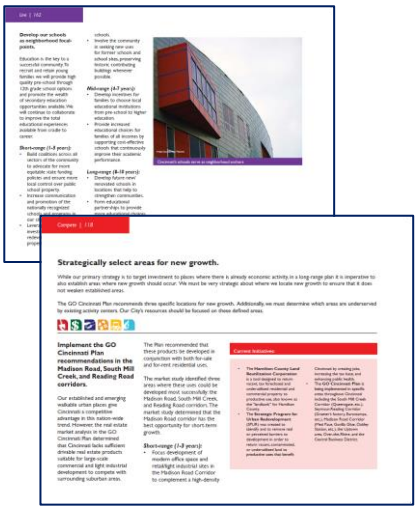
- "Emphasize walkability, infill, redevelopment, and public improvements" (p. 90)

Compete Initiative Area

- "Focus development of modern office spaces and retail/light industrial sites in the Madison Road corridor" (p. 118)

Live Initiative Area

- "Provide high quality pre-school through 12th grade options" and "Develop future new/renovated schools in locations that help to strengthen communities" (p. 162)



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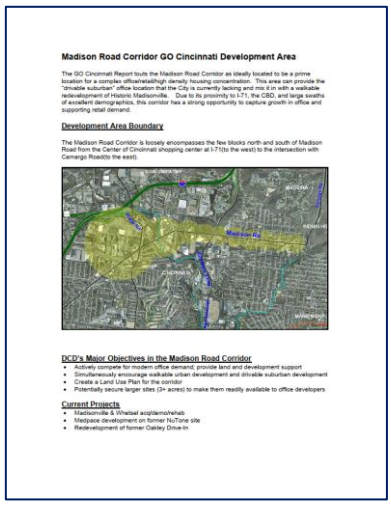
Consistency with Plans

GO Cincinnati: Growth and Opportunities Study for the City of Cincinnati (2009)

- Madison Road identified as strong opportunity to capture growth in office & supporting retail demand (p. 3)
- Recommendation for walkable urban development and drivable suburban development (p. 4)



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Analysis & Conclusion

- CG-A-T zone is in keeping with surrounding land uses
- Permits proposed uses – Day care facility, restaurant, retail sales
- Fulfills goals set in Plan Cincinnati
- The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:
  1. The proposed zone is **consistent with the existing surrounding built environment** with regards to allowable uses, building scale, massing, and adjacent zoning districts.
  2. It is consistent with Plan Cincinnati (2012) within the Live and Compete Initiative Areas as well as Go Cincinnati: Growth and Opportunities Study for the City of Cincinnati (2009).

Staff Recommendation

The City Planning Commission recommends that City Council take the following action:

APPROVE the proposed zone change from Manufacturing General – Transportation Corridor (MG-T) to Commercial General – Auto-Oriented – Transportation Corridor (CG-A-T) at 4710-4722 Madison Road in Madisonville.

City of Cincinnati

801 Plum Street, Suite 346A
Cincinnati, Ohio 45202

Phone: (513) 352-3464
Email: mark.jeffreys@cincinnati-oh.gov
Web: www.cincinnati-oh.gov

202402534

Mark Jeffreys
Councilmember

December 9, 2024

MOTION

Modular/Manufactured Housing Pilot

WE MOVE that the Administration issue a Request for Proposal (RFP) for a modular or manufactured commercial apartment housing development to be piloted on a city-owned surface parking lot in Downtown.

WE FURTHER MOVE that the Administration issue a Request for Proposal (RFP) for a modular or manufactured residential housing development to be piloted on a city-owned lot outside of Downtown.

STATEMENT

The City of Cincinnati is currently facing a housing crisis, and it's crucial for us to explore innovative solutions for housing development. One promising approach is modular and manufactured housing, where 80% to 90% of the structure is prefabricated in a factory setting. This method is gaining traction in cities across the nation, including nearby Columbus. We should test a similar strategy in Cincinnati.

With a surplus of city-owned surface parking and vacant lots, we have a unique opportunity to transform underutilized spaces into much-needed housing. Modular and manufactured housing offers numerous advantages: it can reduce construction costs compared to traditional on-site construction methods and decrease production time, allowing us to swiftly address housing demands.

Additionally, because modular and manufactured homes are constructed in a controlled factory environment, they have a significantly lower environmental impact than conventional building practices. We believe that establishing a modular apartment complex on a city-owned lot not only addresses our immediate housing needs but also serves as a pilot project for innovative, sustainable housing solutions.

Councilmember Mark Jeffreys

DT

CAL 12/11

City of Cincinnati

801 Plum Street, Suite 348
Cincinnati, Ohio 45202

Phone: (513) 352-3466
Email: meeka.owens@cincinnati-oh.gov
Web: www.cincinnati-oh.gov

BO-2410254-1

Meeka D. Owens
Cincinnati City Council

December 10th, 2025

Examination of Camp Washington Zoning Diagnostic

WE MOVE that the administration review the recently completed zoning diagnostic report prepared for the Camp Washington Urban Redevelopment Corporation (CWURC) to identify the best course of action for the revitalization of the Camp Washington neighborhood.

FURTHER WE MOVE that the administration consider the identification of strategies to lessen the impact of tow yard/lots that have arisen in Camp Washington to improve the quality of life for the residents of that neighborhood.

Meeka D. Owens

Councilmember Meeka D. Owens

STATEMENT

Camp Washington is an incredibly historic neighborhood in Cincinnati that has had an ever changing make up. While it has primarily become an industrial neighborhood there are still residents who proudly call 'Camp' home. The neighborhood's Community Development Corporation (CDC), CWURC recently commissioned a zoning diagnostic from Zone Co. to identify better land use practices for the neighborhood.

One of the overwhelming issues and recommendations from the diagnostic is that properties are beginning to see a rise in tow yards/lots in the neighborhood, near residential properties. Identifying strategies to prevent vacant lots becoming tow yards/lots would elevate Camp Washington's quality of life.

There have been countless studies done on what is known as the 'broken window theory' which is when there are visible signs of deterioration of an environment or neighborhood, that encouraging for there to be more deterioration and negative behaviors in those communities.

As of May of 2024, CWURC reported at least 18 tow yards present these are scattered across the neighborhood and are located primarily in Manufacturing General (MG) which is one of the city's most non-restrictive zones, and there are more popping up every month. These areas come close to other residentially zoned areas causing incidental consequences. By identifying solutions to this issue we would be able to curb the consequences of tow yards/lots.

DR
12/9/24
CAL

City of Cincinnati

801 Plum Street, Suite 346B
Cincinnati, Ohio 45202

Phone (513) 352-3640
Email jeff.cramerding@cincinnati-oh.gov
Web www.cincinnati-oh.gov

202402557

Jeff Cramerding
Councilmember

12/10/2024

Motion

WE MOVE that the administration provide a report on homeless encampments in Cincinnati. The report should include the following:

1) Gaps in the current shelter or housing systems that would provide viable alternatives to encampments and identification of city or county resources that would help eliminate the obstacles to fill these gaps

2) Data regarding the rate of homeless encampments in the city and other relevant information that the administration has gathered

3) Proposals to further discourage encampments in parks, recreation sites, and other public spaces to ensure that these spaces can be utilized by all City residents

4) Identification of any additional resources necessary to curtail homeless encampments, including additional resources to ARC (Alternative Response to Crises) teams or the Cincinnati Police Department, potentially reinstating the Cincinnati Parks Police Department (reorganized into the Cincinnati Police Department in the late eighties), or instating a Parks Ranger program.

Background

Homeless encampments are a reality that the City of Cincinnati has encountered for many years. In an attempt to keep public spaces safe and accessible for our residents while also showing compassion and a desire to assist those experiencing homelessness, we are asking the administration to provide a report on actions that can be taken to curb homeless encampments. It is the hope that the people living in these encampments can be moved to a better situation that is safer for both them and parkgoers. With this goal in mind, it is important to know what the current gaps in our system are and possible funding or policy that Council can act on as well as identifying any partners that the city should collaborate with, including Hamilton County.

JEFF CRAMERDING

Councilmember Jeff Cramerding

CAL

MODULAR & MANUFACTURED HOUSING CONSTRUCTION

InnovaLab
CREATIVE HOUSING SOLUTIONS

Tamara Sullivan, COO, InnovaLab Ohio
www.innovalabdevelopment.com

Modular & Manufactured Housing Factory-Built Off-Site Construction A Solution to Easing Supply Crisis

InnovaLab
CREATIVE HOUSING SOLUTIONS

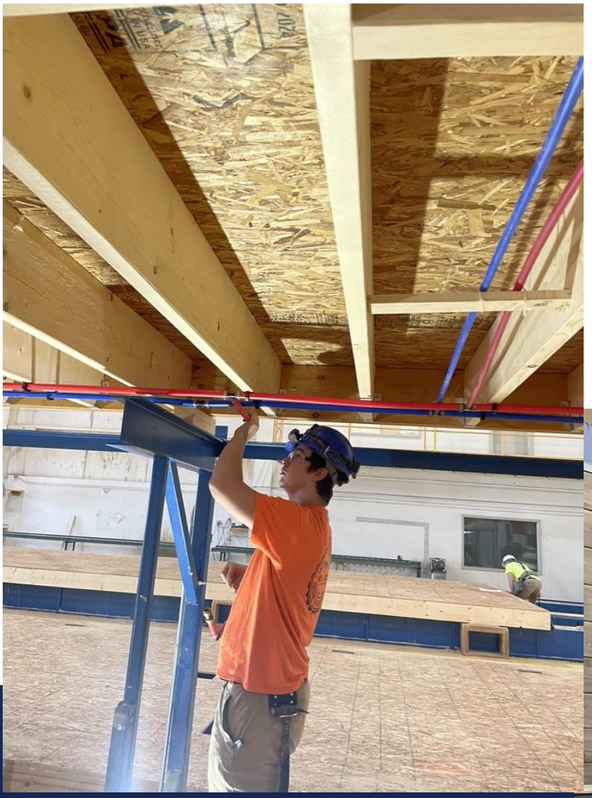
Modular

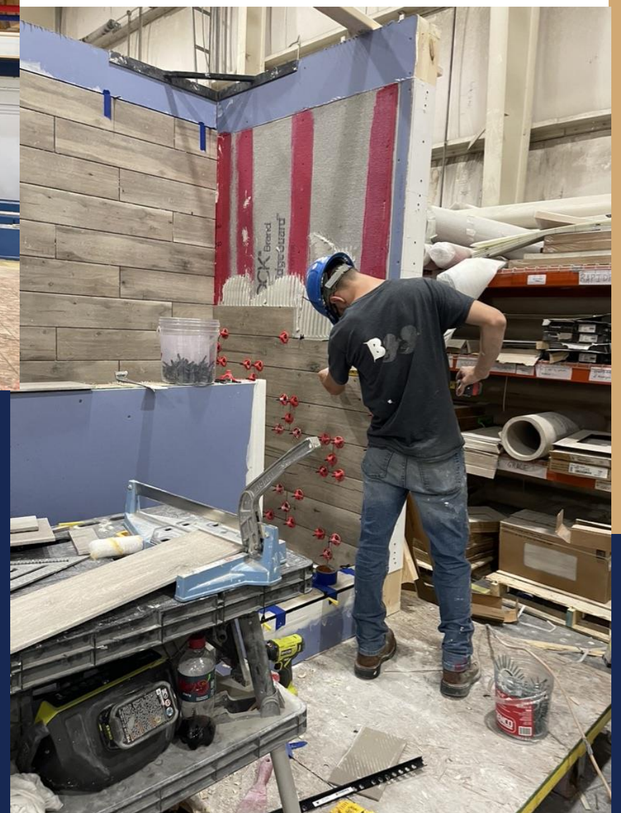
- Built to **International Building Code,** state, local codes
- Homes are built in sections to 80-90 % completion Transported to the site, installed or set with a crane on a traditional crawl space or basement foundation
- All styles of single and multi-family housing can be built with modular boxes

Manufactured

- Built to code set by the **U.S. Department of Housing and Urban Development (HUD)**
- A steel frame home installed on a cement pad or crawl space using either block or cement piers.
- These homes are, a national standard that overrides all local building codes.

InnovaLab
CREATIVE HOUSING SOLUTIONS





01

ADVANTAGES

- Precision engineering & craftsmanship.
- Solution to workforce issues in construction trades.
- Maximize multi-family zoning with modular housing solutions.
- Overcome traditional challenges of urban infill construction.
- Up to 10% cost savings and time savings, which also saves cost.

02

CHALLENGES

- Need to overcome the stigma or image problem for factory-built housing.
- Building plan approval process for modular at the state level in Ohio.
- Financing barriers
- Need to alleviate zoning and building code regulations to build more off-site construction.

InnovaLab
CREATIVE HOUSING SOLUTIONS

MODULAR DEVELOPMENT

- Quality Control
- Stronger, More Durable Construction
- Construction Speed
- Energy Efficiency
- Less Waste
- Neighborhood Friendly
- Extended Warranty
- Replicability

There is no environment more challenging to traditional construction than urban infill.

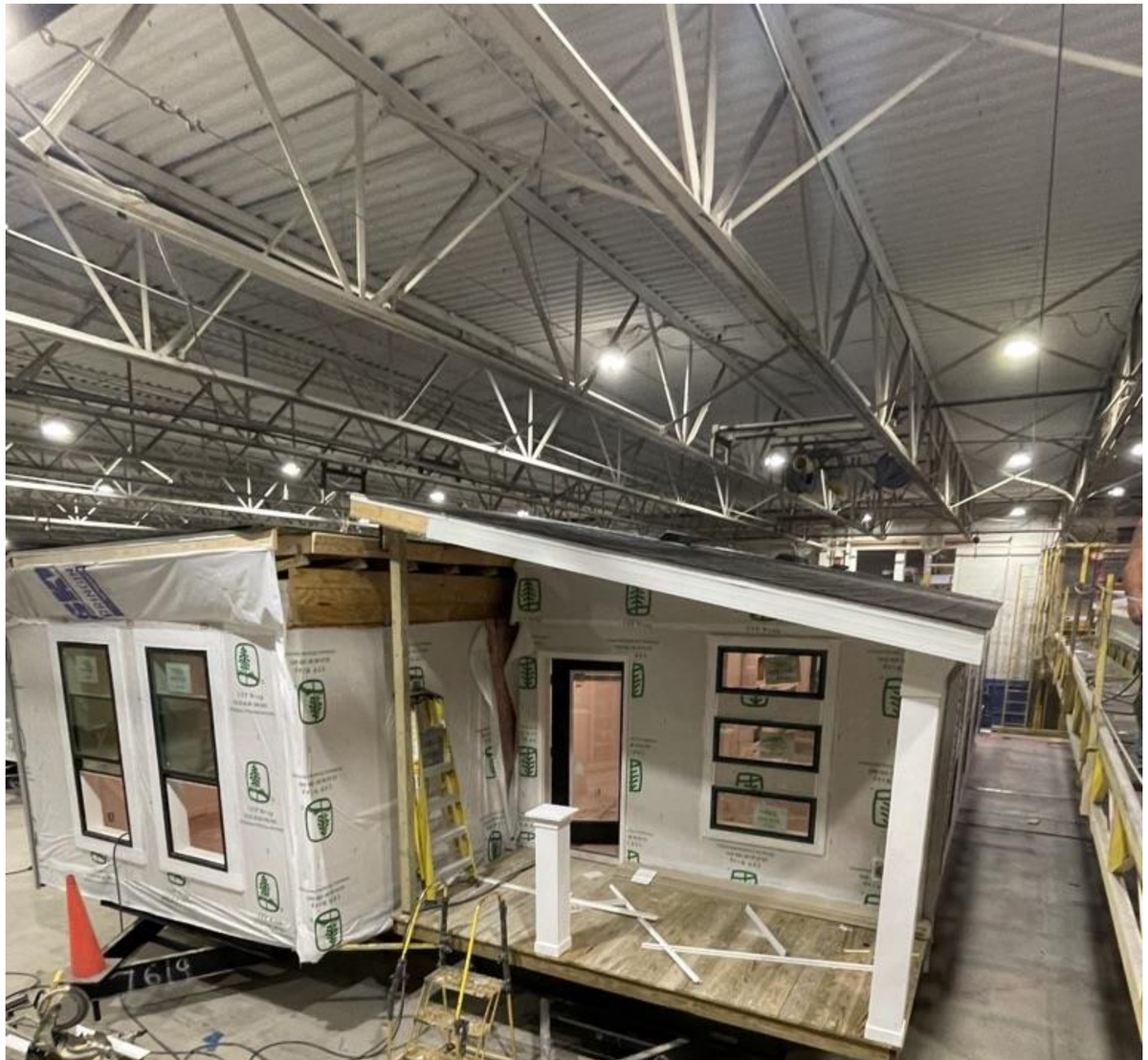
NEIGHBORHOOD FRIENDLY

Specializing in urban infill projects where homes are right next to each other, an InnovaLab home is set on the foundation in one day and finished in no more than 60 days.

Existing Designs

Single and multi-family home designs drawn and engineered provide a high degree of replicability to quickly deliver a volume of much-needed attainable, workforce housing.

InnovaLab
CREATIVE HOUSING SOLUTIONS



Time is Money

CONSTRUCTION SCHEDULE	
Pre-Development, Permitting & Architecture	TBD
Site Prep during Modular Unit Construction	3 months
On-site Finish work	2 months
Total Project Time	**5 months**

The Mills of Carthage

- Began in 2002 with a showcase of nine HUD-coded manufactured homes and six modular homes.
- The Mills were completed in 2005 resulting in 57 affordable single-family homes.
- Situated on four streets Fairpark Ave., West 66th Street, Van Kirk Ave. and Redeagle Way.

St. Ambrose in Evanston

- Located at the site of the former St. Leger Apartments, Model Group developed the site in partnership with the City of Cincinnati, the Port and many others.
- Ribbon cutting on 26 units , including 1- and 2-bedroom apartments and 3-bedroom townhomes was held in 2014

Why Scale Modular Construction Now?

Development of Duplexes & Triplexes in Flint, MI

Set Day in June 2024

InnovaLab
CREATIVE HOUSING SOLUTIONS

The Set Crew

Experienced set crew is worth their weight in gold.

THE CORNER

- Completed in 2019 in Detroit, Michigan
- This project leveraged innovations in modular construction. The units were manufactured in a controlled environment and delivered to the site with interiors fully complete.
- The use of modular design and construction reduces construction time, hazards and logistics challenges.

InnovaLab
CREATIVE HOUSING SOLUTIONS

Gilbert Family Foundation Tomorrow's Housing Innovation Showcase

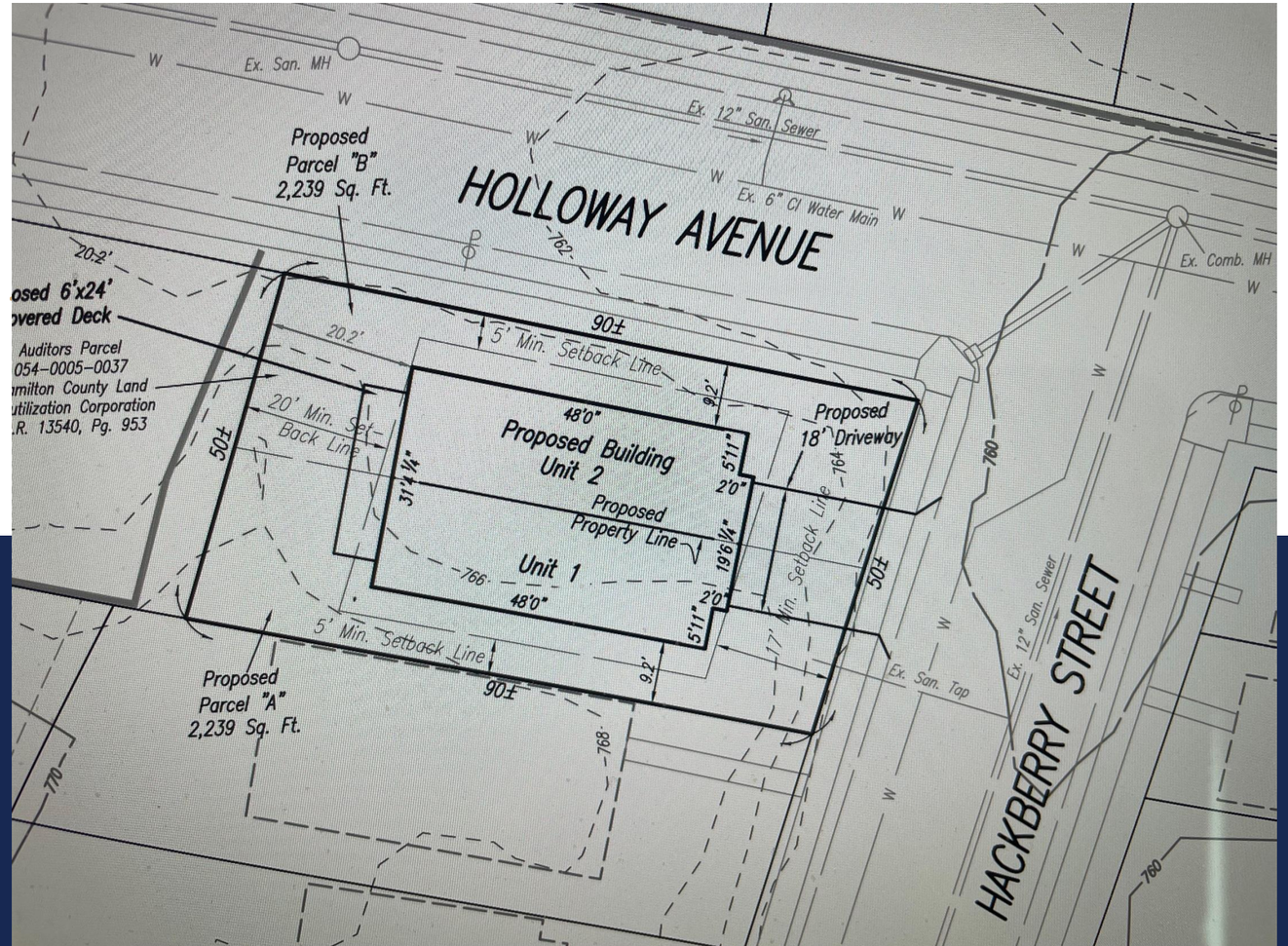
The Future. In February, the Gilbert Foundation announced a special development project of seven factory-built homes, being built in partnership with the North Corktown Neighborhood Association, near Detroit. After a competitive process, InnovaLab was selected to serve as the modular contractor and GC for the homes, which represent six different factories.


16th

InnovaLab
CREATIVE HOUSING SOLUTIONS

EVANSTON TOWNHOMES

Proof of Concept
3331 Hackberry Street



LANDBANK LOT

MINOR SUBDIVISION

MODEL SELECTION TO SUIT MARKET NEEDS

ELEVATION TO MATCH HISTORIC NEIGHBORHOOD

SITE PLAN

InnovaLab
CREATIVE HOUSING SOLUTIONS

E V A N S T O N T O W N H O M E S

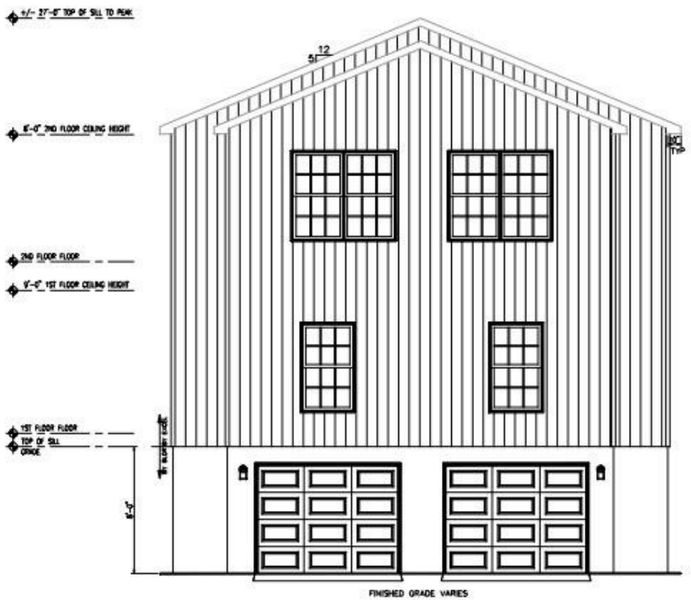
THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

CINCINNATI DUPLEX

3331 HACKBERRY STREET
CINCINNATI, OH ZIP
HAMILTON COUNTY

BUILDER:

INNOVALABS DEVELOPMENT GROUP



FRONT ELEVATION

NOTES:
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

SITE CONDITIONS:

GROUND SNOW LOAD:	20	PSF
WIND SPEED:	115 VULT MPH	
EXPOSURE:	B	
SEISMIC CATEGORY:	-	
USE GROUP:	TWO FAMILY	
CONSTRUCTION TYPE:	VB WOOD FRAME UNPROTECTED	

SQUARE FOOTAGE:

FIRST FLOOR:	772	SQ. FT. PER UNIT
SECOND FLOOR:	772	SQ. FT. PER UNIT
BONUS ROOM:	NA	SQ. FT.
GARAGE:	NA	SQ. FT.
TOTAL:	1,544	SQ. FT. PER UNIT
OVERALL SIZE:	31'-4 1/4"x30'-0"	
MODEL:	2-STORY DUPLEX	

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

3 BR, 2.5 BA

1,550 sf @ $120 sf delivered

OPEN FLOOR PLAN

1-CAR GARAGE

FRONT DOOR PORCH

BACK PATIO & GREEN SPACE

InnovaLab
CREATIVE HOUSING SOLUTIONS

EVANSTON TOWNHOMES

MODERN AMENITIES
MODERN STYLE

Exterior Hardware

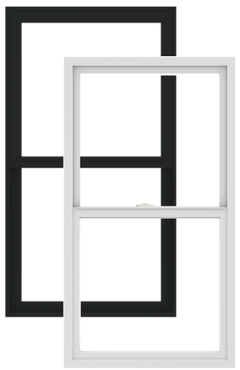
SP122

SL140

Exterior Light

Interior Hardware

Interior Doors



Windows

1x6 Base Trim

1x4 Casing with Bead

Crown Molding

InnovaLab
CREATIVE HOUSING SOLUTIONS

Duplex, Triplex, Townhomes & Rowhomes

A model for every community.

- Built and completed in a factory to adhere to state/local residential building codes (often exceeding fire, safety requirements)
- Built in less time and with less cost than traditional building methods.
- Urban infill models are ideally suited for City of Cincinnati's Connected Communities zoning reform

Energy Efficiency

All models are energy-efficient and include **Energy Star** appliances, vinyl double-hung windows and LED lighting. Options to upgrade to make homes **Zero Energy Ready** are now available.

InnovaLab
CREATIVE HOUSING SOLUTIONS

What’s next? A Vision for Our Region

Rather than being a region, state where innovative building methods, such as modular off-site construction, are so challenging, let’s become the leader!!!

Michigan has shown us the modular building process makes urban infill projects financially viable as the path to revitalizing neighborhoods and increasing density.

Like Michigan, create a pattern book of creative urban infill and multi-family designs that can be built in Ohio.

Building a portfolio of homes that are already approved with State of Ohio stamp to be built anywhere in the state.

CHAMPION HOMES
Ritz-Craft Custom Building Simplified
Commodore Homes
Heckaman Homes Est. 1969
VOLUMOD

Emerging Trend - A New Class of Homes

01

FANNIE MAE

Modular & manufactured homes can be an answer to our nation's growing housing supply crisis.

02

INNOVATION

MH Advantage homes are a hybrid, built on a steel base, using standard building materials. MH Advantage Homes average $25k less than stick built or modular homes.

03

THE TIME IS NOW

America's biggest apartment owner (Greystar) starting to build modular

InnovaLab
CREATIVE HOUSING SOLUTIONS

Homes are where jobs go to sleep at night.

QUESTIONS?