



3

Northwest looking Southeast



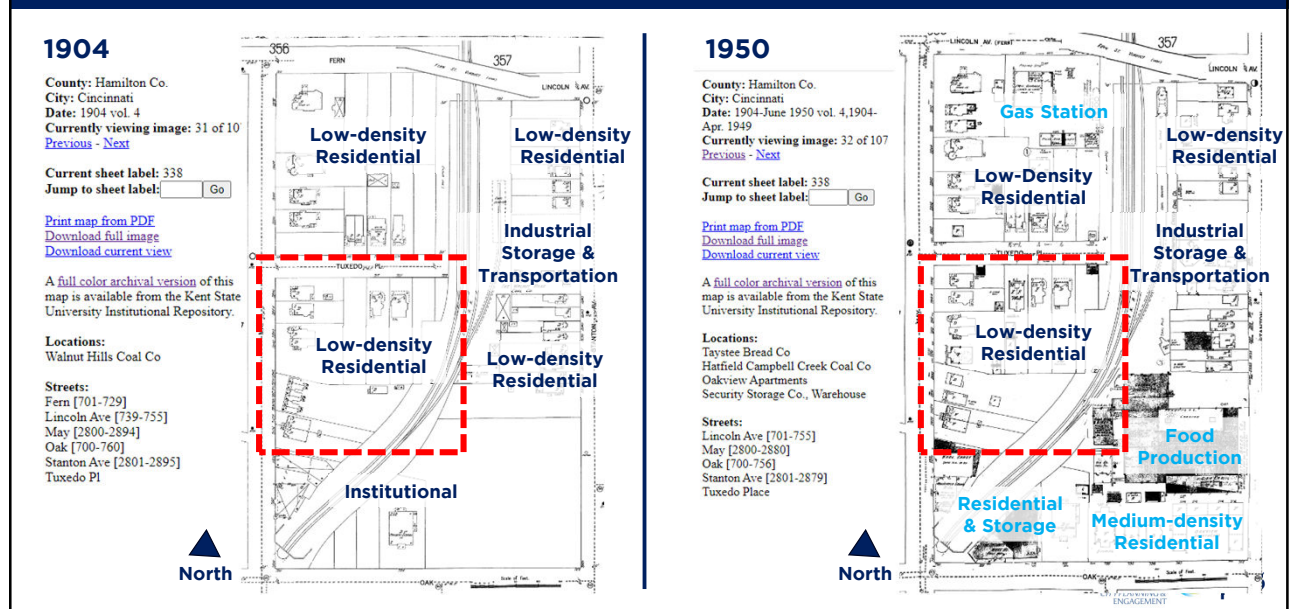
4

Southwest looking Northeast



5

Historical Uses



6

Proposed Zone Change

Existing District

Manufacturing Limited - Transportation (ML-T)

To create, preserve and enhance areas that are appropriate for a range of low-impact manufacturing activities and supporting commercial uses.

Proposed Change

Residential Multi-family - 0.7 - Transportation (RM-0.7-T)

This subdistrict is the most intense residential district and it will normally consist of tall multi-family or condominium structures. The character is intended to be urban and should be used where high intensity residential is needed to provide a residential base for important commercial areas. The minimum land area for every dwelling unit is 700 square feet.

Recommended Change

Urban Mix - Transportation (UM-T)

Preserve, create and enhance pedestrian-oriented streets to encourage retail, entertainment, residential and office vitality and improve the quality of life for district residents, visitors and workers.

7

7

Site Plan (looking west)

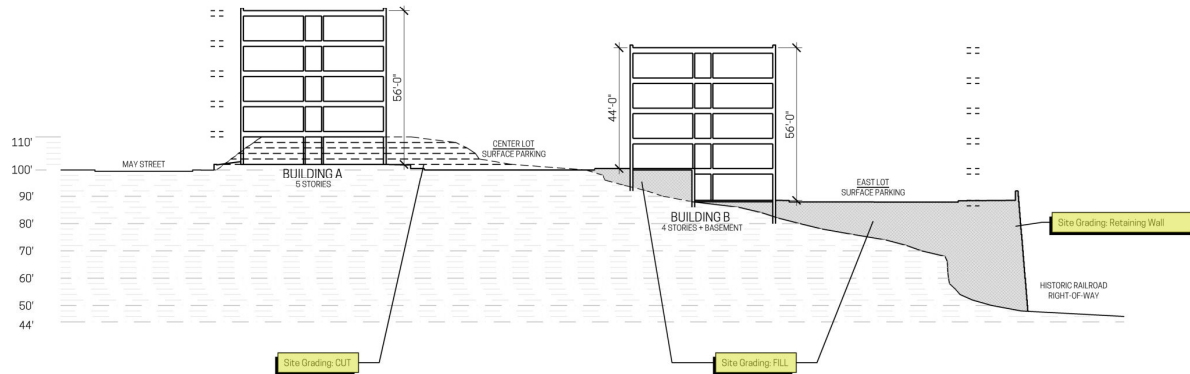
• 2 Buildings

- 180 units
- 130 parking space
- Community room
- Green Space



8

Elevations (looking north)



9

Zoning District Comparisons

Existing and Proposed Zoning Districts			
Zoning District	Manufacturing Limited – Transportation Corridor (ML-T)	Residential Multi-Family – 0.7 – Transportation Corridor (RM-0.7-T)	Urban Mix – Transportation Corridor (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-foot height, 20-foot minimum front setback	57-foot height, 5-foot minimum front setback	57-foot height, 0-10-foot front setback

10

Coordinated Site Review & Engagement

Coordinated Site Review:

- Reviewed December 2024
- Zoning variances needed if zone change approved

Applicant Engagement:

- Over 15 engagements over two years
- Revised concept twice based on feedback
- Received WHAC Letter of Support

Public Comment

Public Staff Conference:

- November 2024
- Notice to property owners within 400ft, Walnut Hills Area Council, Walnut Hills Redevelopment Foundation
- **Attendees:** DCPE staff, applicant team, 3 members of public
- **Feedback:** supportive, one concern of parking and pedestrian safety

Additional Correspondence:

- Email from adjacent business owner of Huseman Group – supportive, but highlighted possible noise concerns

Noise Considerations

CMC Section 909-3 – Loud Noise

- sets sound limits for certain zoning districts
- property creating noise violation for adjacent properties responsible for mitigation, regardless of when zoning established
- 2 noise tests conducted
 - Test #1: 76 dB
 - Test #2:
 - Freeway-side: 76 dB
 - Interior-side: 64 dB



13

Noise Considerations

Findings

- Sound exceeds all limits for RM zones
- Higher sounds from Highway (no violation)
- Sound within limits for UM districts on interior edge
- UM similar uses, intensity, and development standards to RM – 0.7 – T
- UM allows higher sound and precedence with residential uses

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
RM - Noise Limit	60 dB	55 dB	55 dB
UM - Noise Limit	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
RM - Noise Limit	60 dB	55 dB	55 dB
UM - Noise Limit	n/a	n/a	n/a

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
RM - Noise Level	65 dB	60 dB	60 dB
UM - Noise Limit	n/a	n/a	n/a

14

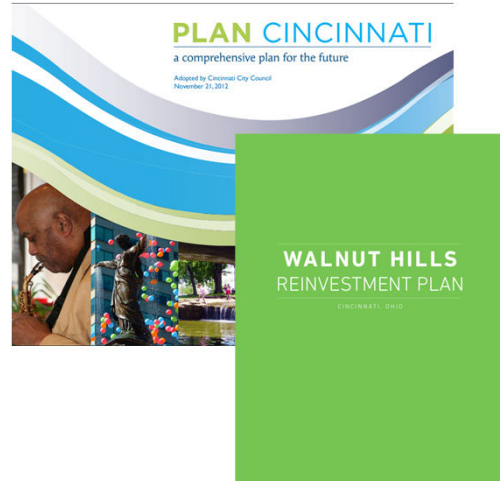
Consistency with Plans

Plan Cincinnati (2012)

- Live Initiative Area
 - “provide a full spectrum of housing options and improve housing quality and affordability” (p. 164)

Walnut Hills Reinvestment Plan (2017)

- Action Item 1
 - “Invest in people, places, and homes” (p.42)



15

Analysis & Conclusion

- UM-T allows residential housing and is similar in use, intensity, and development standards to RM-0.7-T (initially reviewed and supported)
- UM-T compatible with the mix of uses near site, no environmental concerns
- Fulfills goals set in Plan Cincinnati and Walnut Hills Reinvestment Plan
- Responds to community feedback

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

1. Compatible intensity and uses
2. Within noise standards
3. Consistent with plans
4. Benefit to local businesses and provides housing, including affordable

16

Staff Recommendation

The City Planning Commission recommends that the City Council 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.