



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final

### 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*

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Tuesday, April 8, 2025

1:00 PM

Council Chambers, Room 300

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#### PRESENTATIONS

#### Proposed Zone Change at 2846 May Street in Walnut Hills

Maria Dienger, Senior City Planner

#### AGENDA

#### START OF PUBLIC HEARING

1. [202500580](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 4/8/2025, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 2846 May Street in the Walnut Hills neighborhood from the ML-T, "Manufacturing Limited - Transportation Corridor," zoning district to the UM-T, "Urban Mix - Transportation Corridor," zoning district to facilitate the construction of two new mid-rise multi-family residential buildings. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>).

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Attachment I](#)  
[Attachment II](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)

2. [202500633](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 4/8/2025, regarding Presentation - Emergency Ordinance for the Rezoning of 2846 May Street in Walnut Hills.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Presentation](#)

### END OF PUBLIC HEARING

3. [202500578](#) **REPORT**, dated 3/26/2025, submitted Sheryl M. M. Long, City Manager, regarding the Encampment Update and Resources. (Reference Document # 202402557)

**Sponsors:** City Manager

**Attachments:** [Report](#)

4. [202500567](#) **MOTION**, submitted by Councilmembers Nolan, Johnson and Jeffreys, **WE MOVE** that the administration consider operationalizing the Vacant Building Registry to be a data input to connect city property owners with capital resources. **WE FURTHER MOVE** that the administration produces a report within 60 days on existing City programs that are available for rehabilitation of vacant buildings or have the potential to be expanded for that use. (STATEMENT ATTACHED).

**Sponsors:** Nolan, Johnson and Jeffreys

**Attachments:** [Motion](#)

5. [202500632](#) **MOTION**, submitted by Vice Mayor Kearney, **WE MOVE** that the Administration prepare a Report within sixty (60) days concerning the feasibility of an API (Application Program Interface) to scan the web, find apartment listings, and update itself. (BALANCE ON FILE IN THE CLERK'S OFFICE) (STATEMENT ATTACHED)

**Sponsors:** Kearney

**Attachments:** [202500632](#)

6. [202500572](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 3/26/2025, **RENAMING** a portion of Smith Alley to Frazier Alley in the California neighborhood.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Attachment](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)

ADJOURNMENT

April 8, 2025

**To:** Mayor and Members of City Council 202500580  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Emergency Ordinance for the Rezoning of 2846 May Street in Walnut Hills.

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Transmitted is an Emergency Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 2846 May Street in the Walnut Hills neighborhood from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district to facilitate the construction of two new mid-rise multi-family residential buildings.

The City Planning Commission recommended approval of the staff recommended designation at its March 21, 2025, meeting.

**Summary:**

The petitioner, Kingsley and Company, requests a zone change for the property located at 2846 May Street in Walnut Hills. The current zoning is Manufacturing Limited – Transportation Corridor (ML-T). The applicant applied for a zone change to Residential Multi-family – Transportation Corridor (RM-0.7-T). The staff is recommending a zone change to Urban Mix – Transportation Corridor (UM-T). The property is a vacant parcel and is 3.85 acres in size. The surrounding properties include a mixture of construction, storage, manufacturing, public worship, and mixed-density residential uses. This proposed zone change will allow the applicant to construct two mid-rise multi-family buildings which is planned to have approximately 180 residential units, a community room, and a shared greenspace with 130 total parking spaces.

The City Planning Commission recommended the following on March 21, 2025, to City Council:

**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.

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

## EMERGENCY

DBS

- 2025

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 2846 May Street in the Walnut Hills neighborhood from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district to facilitate the construction of two new mid-rise multi-family residential buildings.

WHEREAS, May Street Land Development, LLC (“Owner”) owns the real property located at 2846 May Street in the Walnut Hills neighborhood (“Property”), which property comprises approximately 3.85 acres and is located in the ML-T, “Manufacturing Limited – Transportation Corridor”; and

WHEREAS, the Property formerly contained low-density residential buildings that have been demolished and now consists of vacant land; and

WHEREAS, Kingsley + Co. (“Petitioner”), has petitioned to rezone the Property from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the RM-0.7-T, “Residential Multi-family – Transportation Corridor,” zoning district to facilitate the construction of two new mid-rise multi-family residential buildings with approximately 180 residential apartment units, indoor and outdoor community amenity spaces, and approximately 130 surface parking spaces; and

WHEREAS, the Department of City Planning and Engagement recommends rezoning the Property from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district to facilitate the construction of the proposed project; and

WHEREAS, the Property does not abut a residential zoning district or structure, and the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district does not permit new multi-family residential uses unless a property is abutting an existing residential use or structure; and

WHEREAS, the Department of City Planning and Engagement recommends rezoning the Property from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district because it allows for the construction of the proposed development, provides much needed housing units in the Walnut Hills neighborhood, reactivates vacant land to productive use, and allows for greater compatibility with the existing surrounding development and character of the area; and

WHEREAS, the recommended zone change is consistent with Plan Cincinnati (2012), specifically the goal to “[c]reate a more livable community” (page 156), the goal to “[p]rovide a full spectrum of housing options and improve housing quality and affordability” (page 164), and the strategy to “[t]o provide quality healthy housing for all income levels” (page 165); and

WHEREAS, the recommended zone change is in accordance with Action Item 1 in the Walnut Hills Reinvestment Plan (2017) to “[i]nvest in people, places, and homes” (page 42); and

WHEREAS, at its regularly scheduled meeting on March 21, 2025, the City Planning Commission determined that the recommended zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the recommended 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 ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – 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 2846 May Street in the Walnut Hills 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 ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district.

Section 2. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the zone change to proceed so that the City may receive and enjoy the corresponding benefits at the earliest possible date.

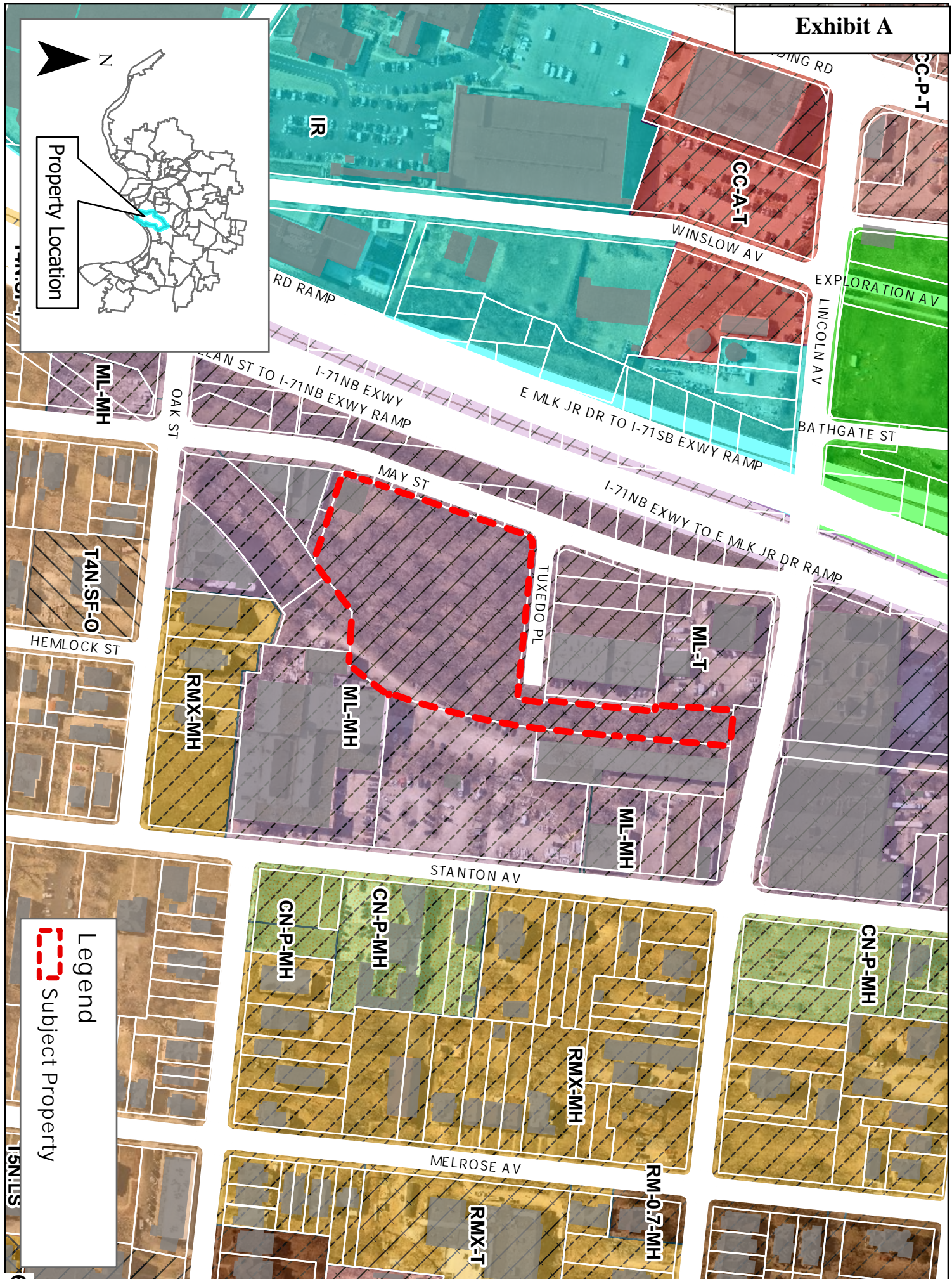
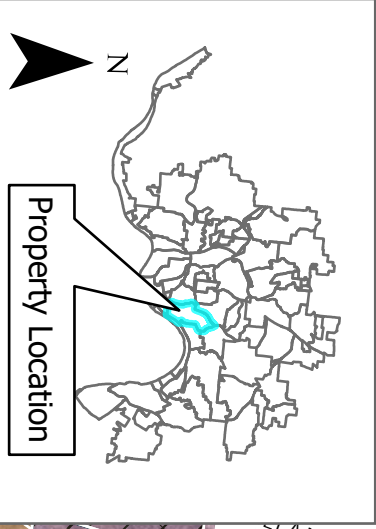
Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

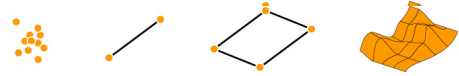
Exhibit A

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



**Legend**

 Subject Property



### 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;

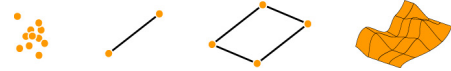
Thence South  $38^{\circ}44'43''$  West, 91.25 feet;

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

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G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • [www.berdingsurveying.com](http://www.berdingsurveying.com)



Page 2  
3.8468 Acres – Area to be Reclassified

Thence North 86°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°29'00" and being subtended by a chord bearing South 50°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°20'24" and being subtended by a chord bearing South 55°42'00" West, 33.76 feet;

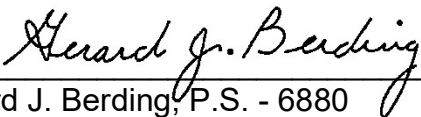
Thence South 55°28'57" West, 25.04 feet;

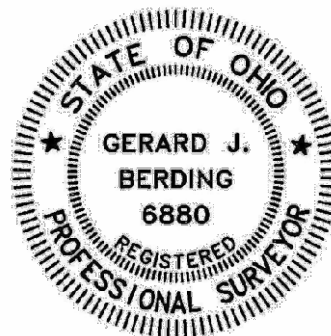
Thence North 71°30'49" West, 179.20 feet to the centerline of aforesaid May Street;

Thence with said centerline of May Street, North 19°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

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**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 10<sup>th</sup>, 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:

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

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

<b>Table 3   Friday through Saturday</b>			
<b>Times</b>	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
<b>Day</b>	Friday through Saturday	Friday through Saturday	Saturday through Sunday
<b>Noise Level</b>	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.

<b>Existing and Proposed Zoning Districts</b>			
<b>Zoning District</b>	Manufacturing Limited – Transportation (ML-T)	Residential Multi-Family – 0.7 – Transportation (RM-0.7-T)	Urban Mix – Transportation (UM-T)
<b>Uses Allowed</b>	Limited industrial, commercial, and agriculture	Low-high density residential, institutional, limited commercial	Low-high density residential, institutional, limited commercial and retail, and limited industrial
<b>Development Standards</b>	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:

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

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

<b>Table 3   Friday through Saturday</b>			
<b>Times</b>	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
<b>Day</b>	Friday through Saturday	Friday through Saturday	Saturday through Sunday
<b>Noise Level</b>	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

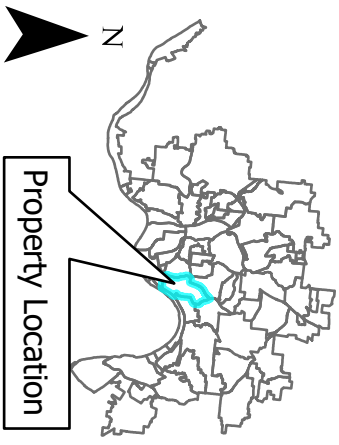
Approved:



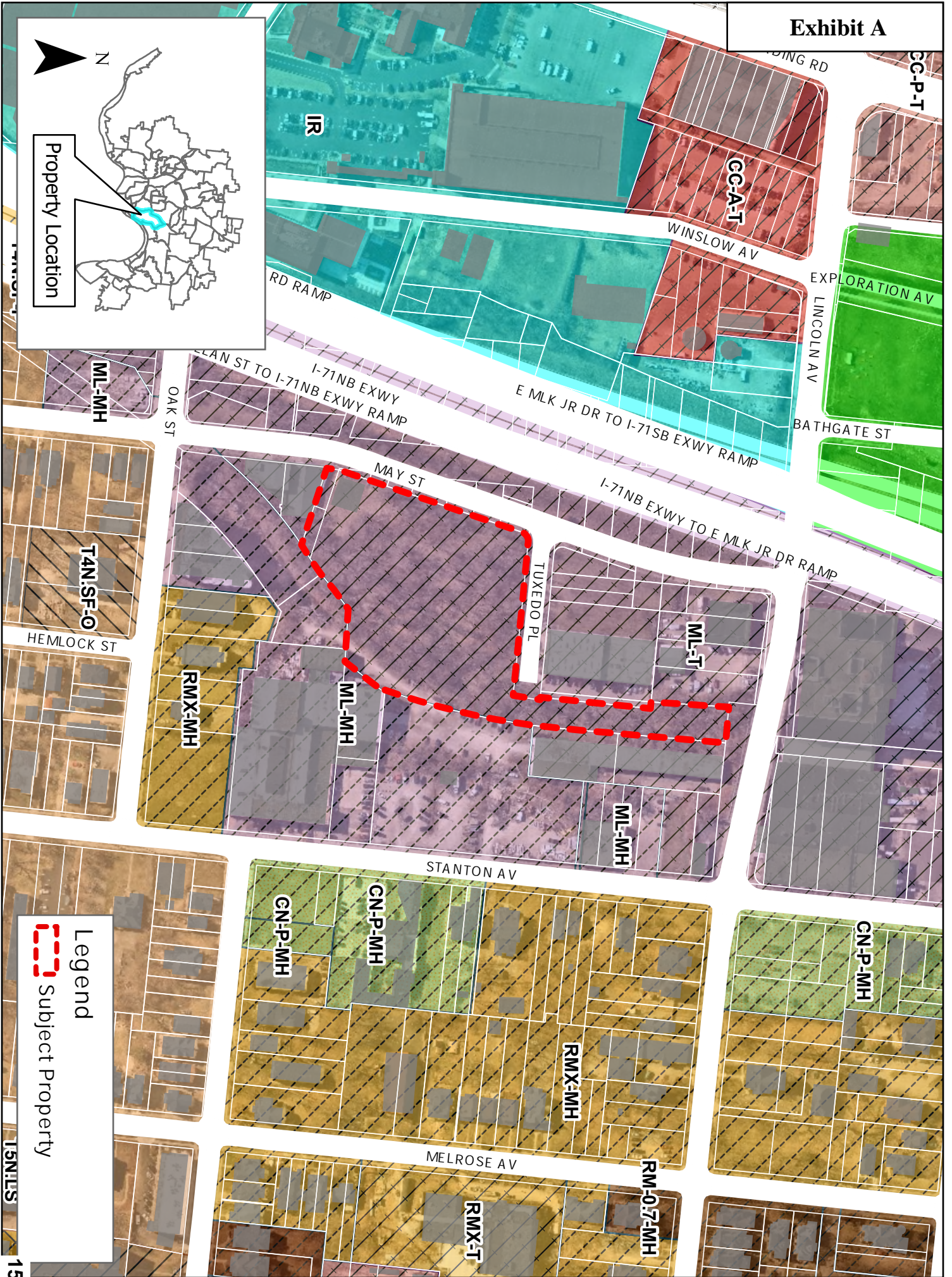
Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement

Exhibit A

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

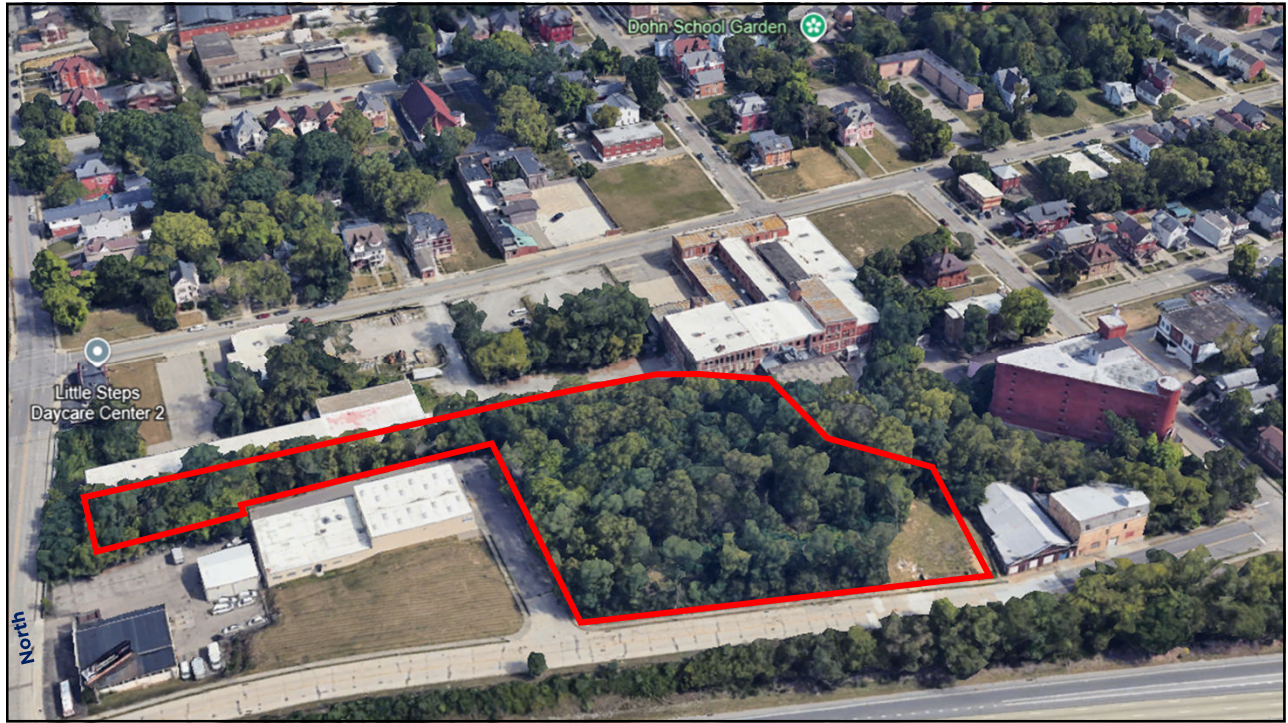


Property Location



Legend  
Subject Property

Exhibit B



7



8



# Southwest looking Northeast



9

# Historical Uses – Residential

County: Hamilton Co.  
 City: Cincinnati  
 Date: 1904 vol. 4  
 Currently viewing image: 31 of 10  
[Previous](#) - [Next](#)

Current sheet label: 338  
 Jump to sheet label:  Go

[Print map from PDF](#)  
[Download full image](#)  
[Download current view](#)

A full color archival version of this map is available from the Kent State University Institutional Repository.

Locations:  
 Walnut Hills Coal Co

Streets:  
 Fern [701-729]  
 Lincoln Ave [739-755]  
 May [2800-2894]  
 Oak [700-760]  
 Stanton Ave [2801-2895]  
 Tuxedo Pl

County: Hamilton Co.  
 City: Cincinnati  
 Date: 1904-June 1950 vol. 4, 1904-Apr. 1949  
 Currently viewing image: 32 of 107  
[Previous](#) - [Next](#)

Current sheet label: 338  
 Jump to sheet label:  Go

[Print map from PDF](#)  
[Download full image](#)  
[Download current view](#)

A full color archival version of this map is available from the Kent State University Institutional Repository.

Locations:  
 Taystee Bread Co  
 Hatfield Campbell Creek Coal Co  
 Oakview Apartments  
 Security Storage Co., Warehouse

Streets:  
 Lincoln Ave [701-755]  
 May [2800-2880]  
 Oak [700-756]  
 Stanton Ave [2801-2879]  
 Tuxedo Place

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

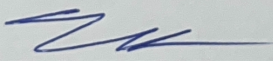
I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the ML Zone District to the RM-0.7-T Zone District.

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

Area Contained in Property (Excluding Streets): 3.8468 acres

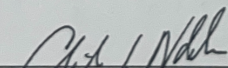
Present Use of Property: Vacant land

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.

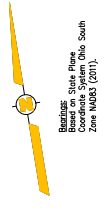
Address: PO Box 19967 Cincinnati, OH 45219 Phone: 513-903-7019

Please Check if the Following Items are Attached

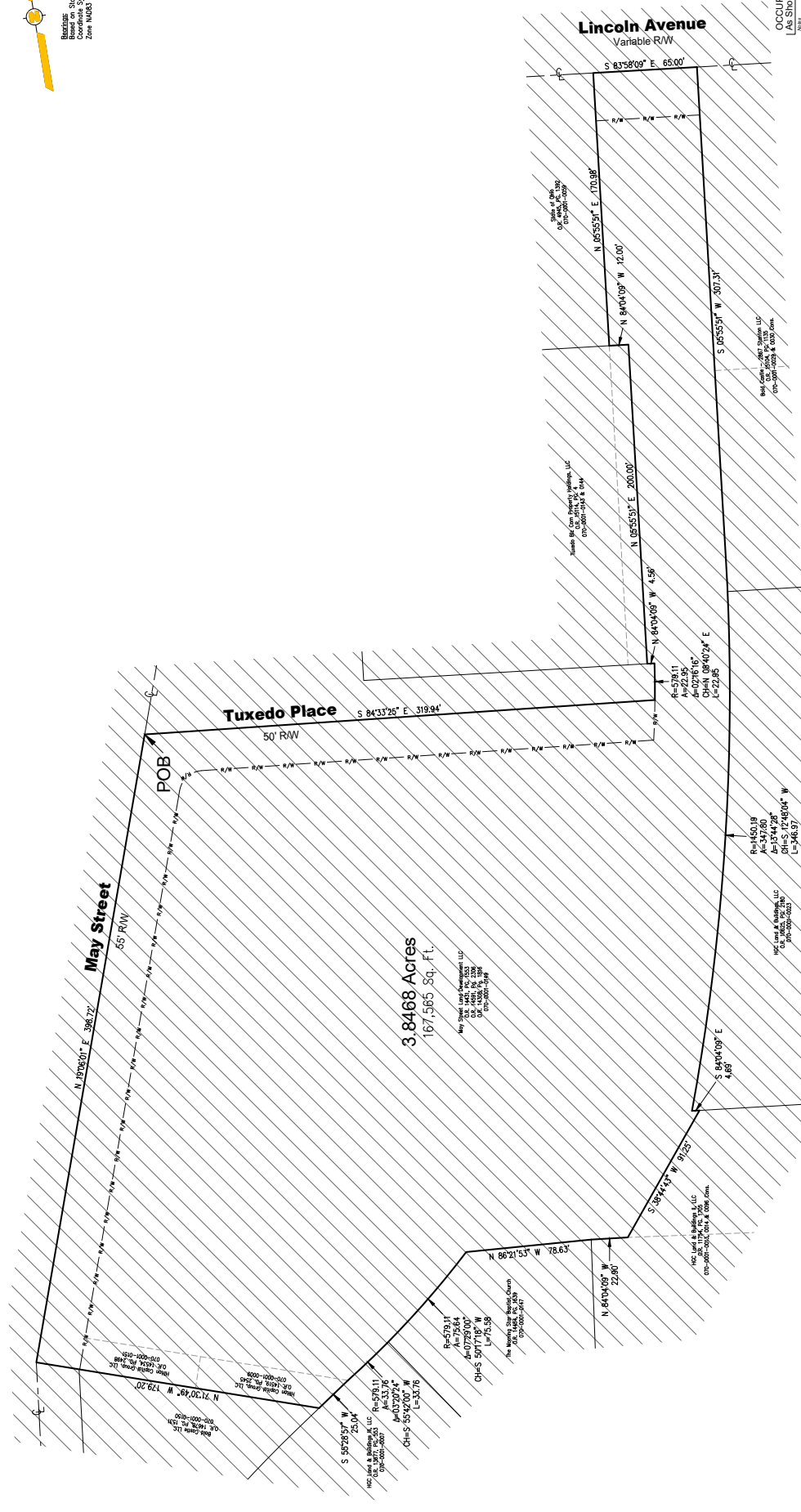
Application Fee x

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



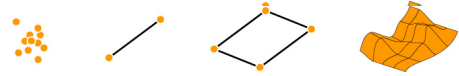
*Gerard J. Berding*  
 Gerard J. Berding, S.S. - 6880  
 berding@berdingurveying.com  
 Date: 05/15/2024



Zone Change Plat  
 Survey Type: Kingsley  
 Street: Kingsley  
 Section 8, Town 3, R. 2  
 City of Cincinnati  
 Hamilton County, Ohio  
 I/M/L | G/L/R | JT = 30"  
 Survey By: Collected By: 21230.10  
 Project Number:

OCCUPATION  
 /As Shown On Plat

**BERDING SURVEYING**  
 GPS Surveying • 3D Laser Scanning  
 141 Main Street | Milers OH 45036 | www.berdingurveying.com  
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### 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;

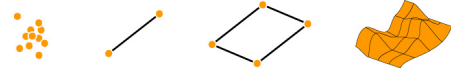
Thence South  $38^{\circ}44'43''$  West, 91.25 feet;

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](http://www.berdingsurveying.com)



Page 2

3.8468 Acres – Area to be Reclassified

Thence North 86°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°29'00" and being subtended by a chord bearing South 50°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°20'24" and being subtended by a chord bearing South 55°42'00" West, 33.76 feet;

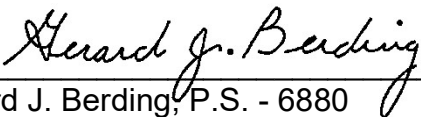
Thence South 55°28'57" West, 25.04 feet;

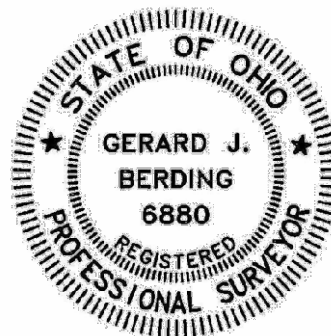
Thence North 71°30'49" West, 179.20 feet to the centerline of aforesaid May Street;

Thence with said centerline of May Street, North 19°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](http://www.berdingsurveying.com)

# Exhibit F

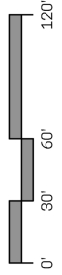


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**2828 MAY**  
 2828 MAY STREET  
 CINCINNATI, OH 45206  
 NR PROJECT NUMBER: 24-011  
 JUNE 06, 2024

**2828 MAY**  
 HOUSING  
 NEW CONSTRUCTION

SITE PLAN  
**01**



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

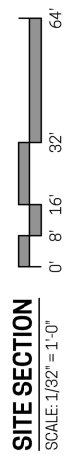
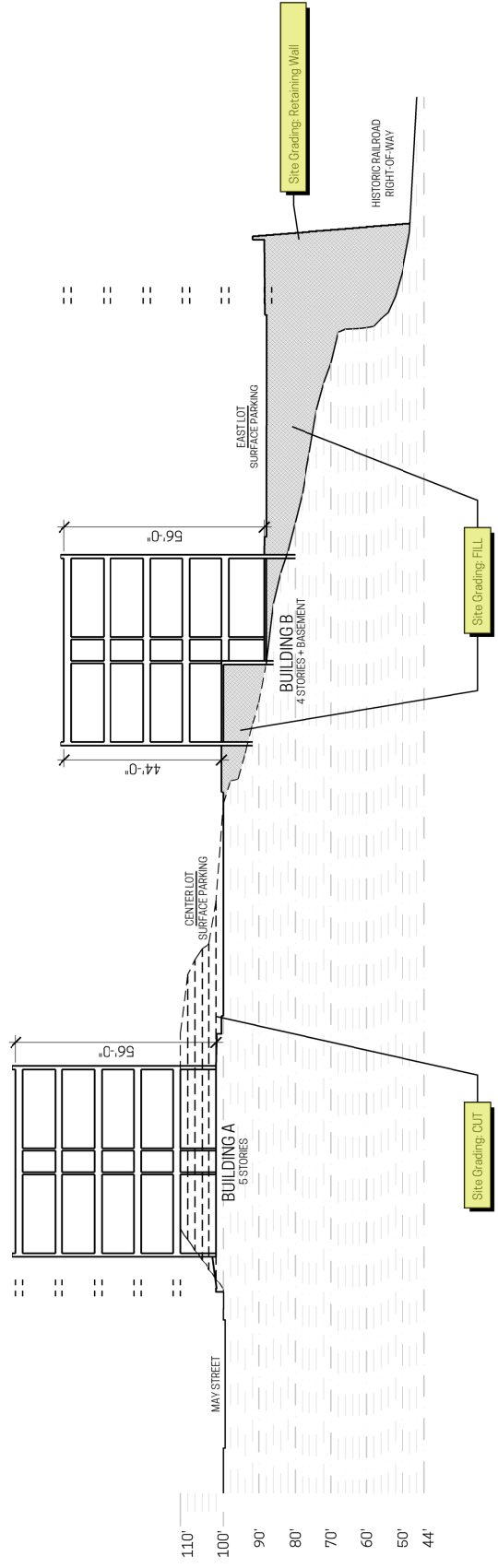
### PROJECT SUMMARY

BLDG A - 5 Stories		BLDG B - 4 Stories + Basement	
1-BR	TYP FLOOR	5-STORIES	
1-BR	1.0	1.2	58
2-BR	7	7	35
3-BR	2	2	10
	1.9	2.1/1#	103
TOTAL			
1-BR	5	8	37
2-BR	2	6	26
3-BR	2	3	14
	9	17/1#	77

PROJECT TOTALS		EXISTING ZONING - ML	
1-BR	95	PARKING	+100 SPACES TOTAL
2-BR	61	PARKING LOT	100 SPACES
3-BR	24	ON STREET	80 SPACES
	180 UNITS TOTAL		
UNIT TOTAL	799 SF PER UNIT		



1-71



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](mailto: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](mailto: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](http://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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:DTEaddress@cincinnati-oh.gov) with questions.

**Recommendations:**

- None

**Contact:**

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

**Buildings & Inspections – Buildings**

**Immediate Requirements to move 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:katalin.howard@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | 513-564-1870 | [brandon.kyle@cincinnati-oh.gov](mailto: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

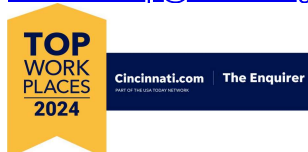
[mhuseman@husemangroup.com](mailto:mhuseman@husemangroup.com)

[www.husemangroup.com](http://www.husemangroup.com)

**Executive Assistant:** Elizabeth Kruetzkamp

Office: 513-861-8866, EXT: 198

[ekruetzkamp@husemangroup.com](mailto: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

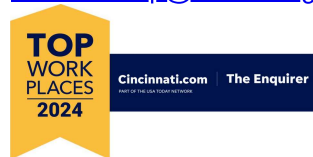
[mhuseman@husemangroup.com](mailto:mhuseman@husemangroup.com)

[www.husemangroup.com](http://www.husemangroup.com)

**Executive Assistant:** Elizabeth Kruetzkamp

Office: 513-861-8866, EXT: 198

[ekruetzkamp@husemangroup.com](mailto:ekruetzkamp@husemangroup.com)



2831 East Kemper Road  
Cincinnati OH 45040

**Sound Test**

**December 27, 2024**

**Client:** Kingsley and Company

Attn: Chinedum Ndukwe, [ck@kingsleyandcompany.com](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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



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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

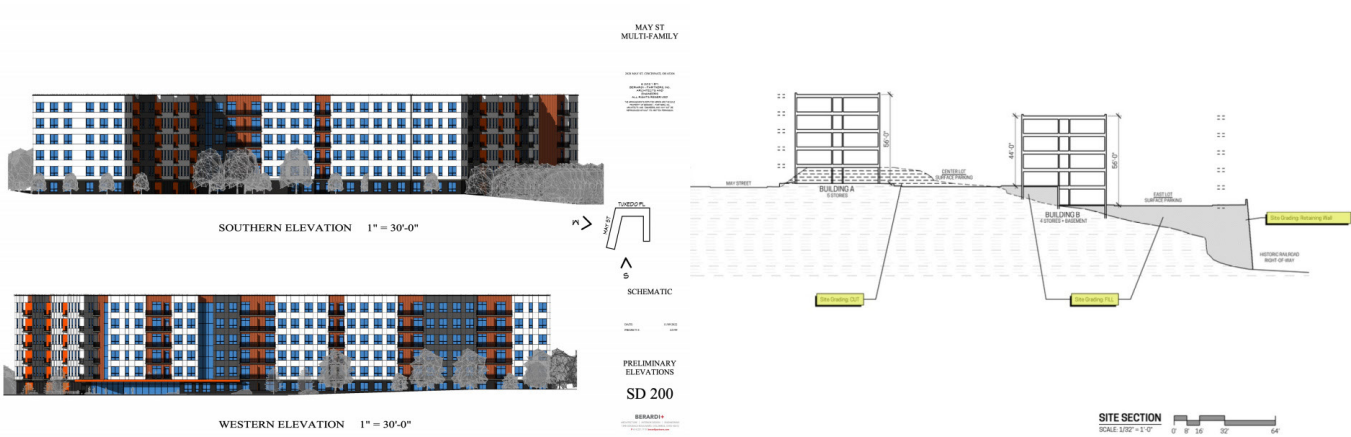


2023



2023

2024





**PROJECT SUMMARY**

SLOTTA - 6 Stories			PROJECT TOTALS		
1 BR	30	12	2 BR	96	
2 BR	7	7	3 BR	42	
3 BR	2	2	4 BR	24	
4 BR	19	19	5 BR	105	
					~150 UNITS TOTAL
					~750 SF PER UNIT

SLOTTA - 4 Stories + Basement			PROJECT TOTALS		
1 BR	8	8	2 BR	32	
2 BR	2	2	3 BR	12	
3 BR	2	2	4 BR	8	
4 BR	6	6	5 BR	24	
5 BR	2	2	6 BR	12	
					~100 UNITS TOTAL
					~500 SF PER UNIT

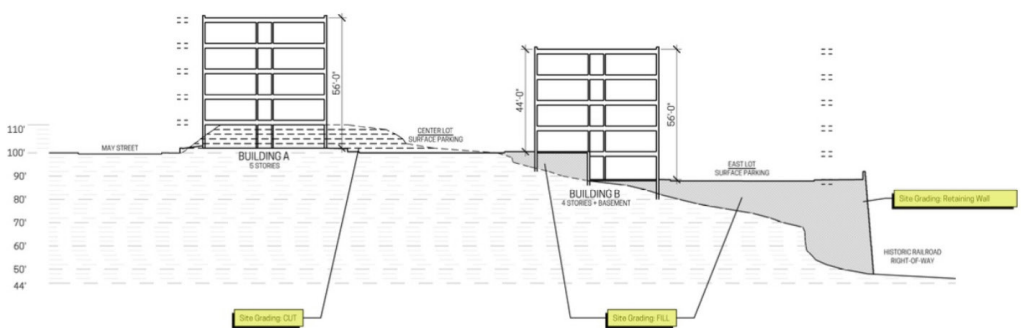
**KINGSLEY + CO.**  
 BUILDING TO INSPIRE™  
**NEW REPUBLIC**  
 architecture

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

**2828 MAY**  
 HOUSING  
 NEW CONSTRUCTION

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

**SITE PLAN**  
**01**



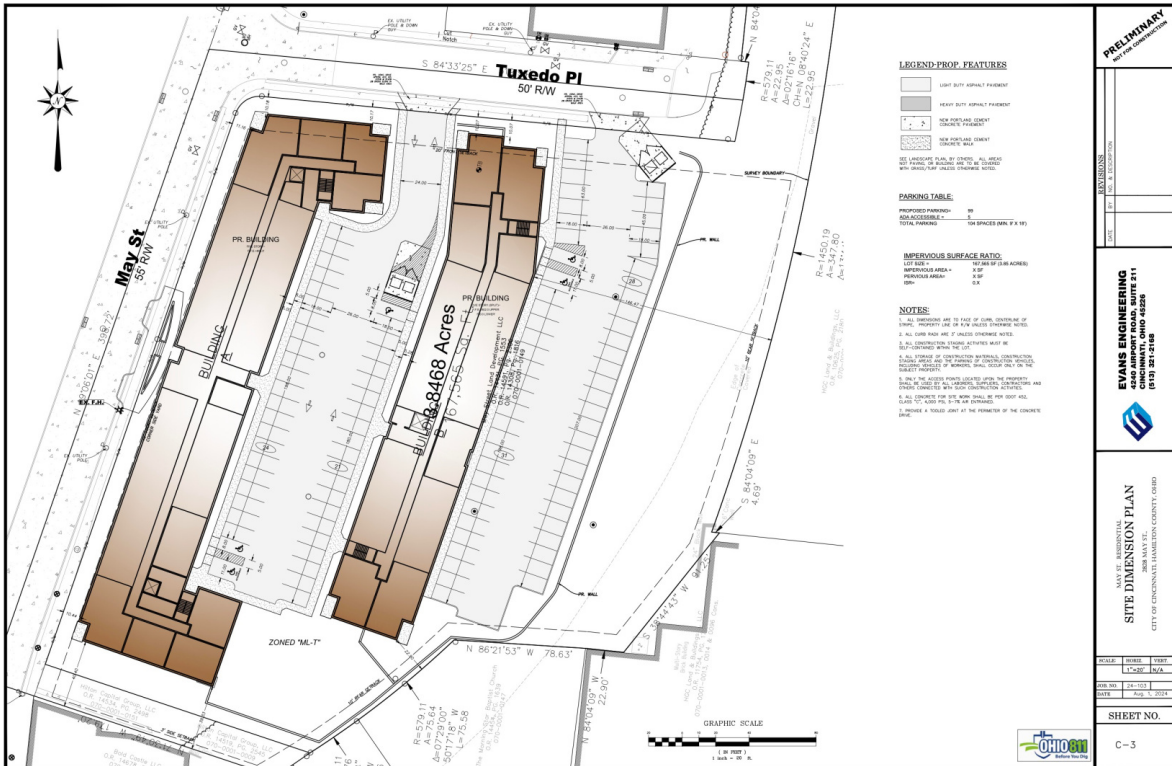
**SITE SECTION**  
 SCALE: 1/32" = 1'-0"

**KINGSLEY + CO.**  
 BUILDING TO INSPIRE™  
**NEW REPUBLIC**  
 architecture

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

**2828 MAY**  
 HOUSING  
 NEW CONSTRUCTION

**SITE SECTION**  
**02**



# Development Summary

Development Summary  
BEFORE

### PROJECT SUMMARY

BLDGA - 5 Stories			
	1st FLOOR	TYP FLOOR	5-STORIES
1-BR	10	12	58
2-BR	7	7	35
3-BR	2	2	10
	19	21/ft	103

BLDGB - 4 Stories + Basement			
	BSMT	TYP FLOOR	4-STORIES
1-BR	5	8	37
2-BR	2	6	26
3-BR	2	3	14
	9	17/ft	77

PROJECT TOTALS	
1-BR	95
2-BR	61
3-BR	24
<b>UNIT TOTAL</b>	<b>180 UNITS TOTAL</b>
	<b>- 799 SF PER UNIT</b>

SITE	
	<b>- 3.3 ACRES</b>
	<b>EXISTING ZONING-ML</b>

PARKING	
	<b>- 190 SPACES TOTAL</b>
	<b>100 SPACES</b>
	<b>PARKING LOT</b>
	<b>30 SPACES</b>
	<b>ON STREET</b>
	<b>0.72 SPACES/UNIT</b>



area  
council

2640 Kemper Lane  
Cincinnati, Ohio 45206

[www.wearewalnuthills.org](http://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](mailto:president@wearewalnuthills.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Mona M. Jenkins".

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](mailto:maria.dienger@cincinnati-oh.gov)> wrote:  
Mona, Kathyne, 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 16<sup>th</sup>

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

UNIVERSITY OF CINCINNATI BOARD  
OF TRUSTEES  
PO BOX 210186  
CINCINNATI OH 45221-0186

WARE WILLIAM O  
PO BOX 19709  
CINCINNATI OH 45219

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



April 8, 2025

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

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 2846 May Street in the Walnut Hills neighborhood from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district to facilitate the construction of two new mid-rise multi-family residential buildings.

**Summary:**

The petitioner, Kingsley and Company, requests a zone change for the property located at 2846 May Street in Walnut Hills. The current zoning is Manufacturing Limited – Transportation Corridor (ML-T). The applicant applied for a zone change to Residential Multi-family – Transportation Corridor (RM-0.7-T). The staff is recommending a zone change to Urban Mix – Transportation Corridor (UM-T). The property is a vacant parcel and is 3.85 acres in size. The surrounding properties include a mixture of construction, storage, manufacturing, public worship, and mixed-density residential uses. This proposed zone change will allow the applicant to construct two mid-rise multi-family buildings which is planned to have approximately 180 residential units, a community room, and a shared greenspace with 130 total parking spaces.

The City Planning Commission recommended the following on March 21, 2025, to City Council:

**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.

Motion to Approve: Ms. Kearney  
Seconded: Ms. Sesler

Ayes: Ms. Beltran  
Mr. Eby  
Ms. Kearney  
Mr. Samad  
Ms. Sesler  
Mr. Dansby  
Ms. Long

THE CITY PLANNING COMMISSION



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

**April 8, 2025**

202500633

**TO:** Members of the Equitable Growth & Housing Committee

**FROM:** Sheryl M. M. Long, City Manager

**SUBJECT:** Presentation – Emergency Ordinance for the Rezoning of 2846 May Street in Walnut Hills.

---

Attached is the presentation for a zone change located at 2846 May Street in the Walnut Hills neighborhood from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district to facilitate the construction of two new mid-rise multi-family residential buildings.

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

# Proposed Zone Change at 2846 May Street in Walnut Hills

Equitable Growth and Housing Committee  
April 8, 2025

1

## Background & Current Zoning

3.85 Acres

ML-T  
Construction, Storage, and Public Worship

ML-MH  
Light Manufacturing & Construction

RM-07-MH  
Mixed-density Residential

RMX-MH  
Mixed-density Multi-Family & Public Worship

RMX-T

CN-P-MH

CC-A-T

Storage

Legend  
Subject Property

Interstate Highway 71

Property Location

2



3

## Northwest looking Southeast



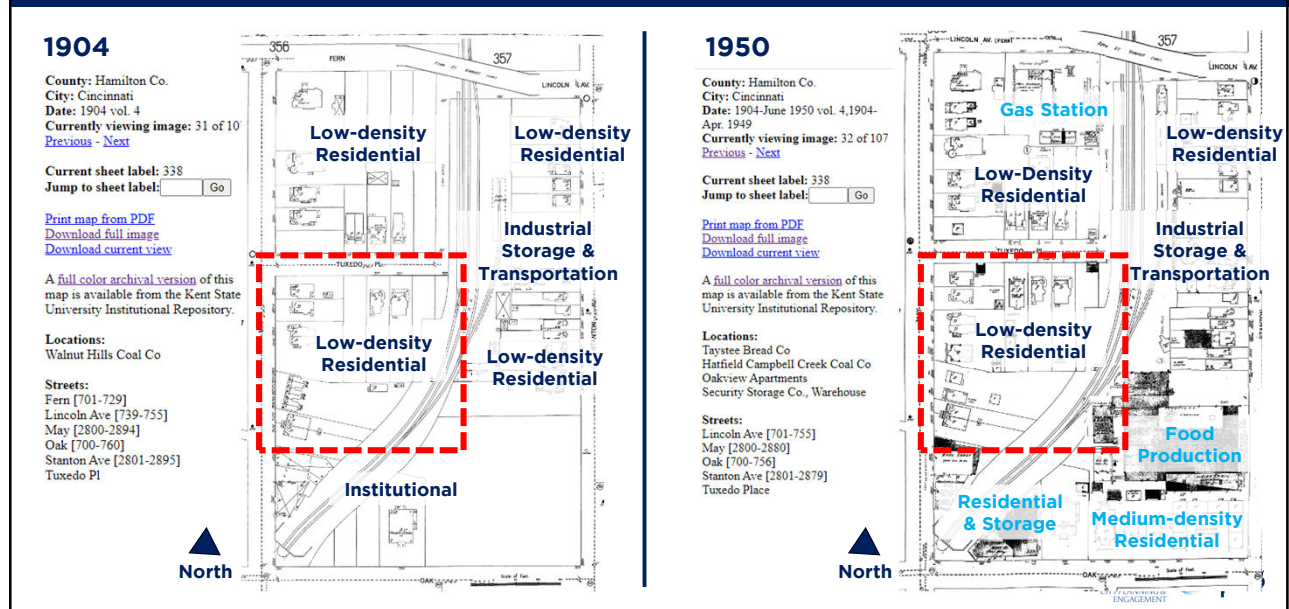
4

# 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)

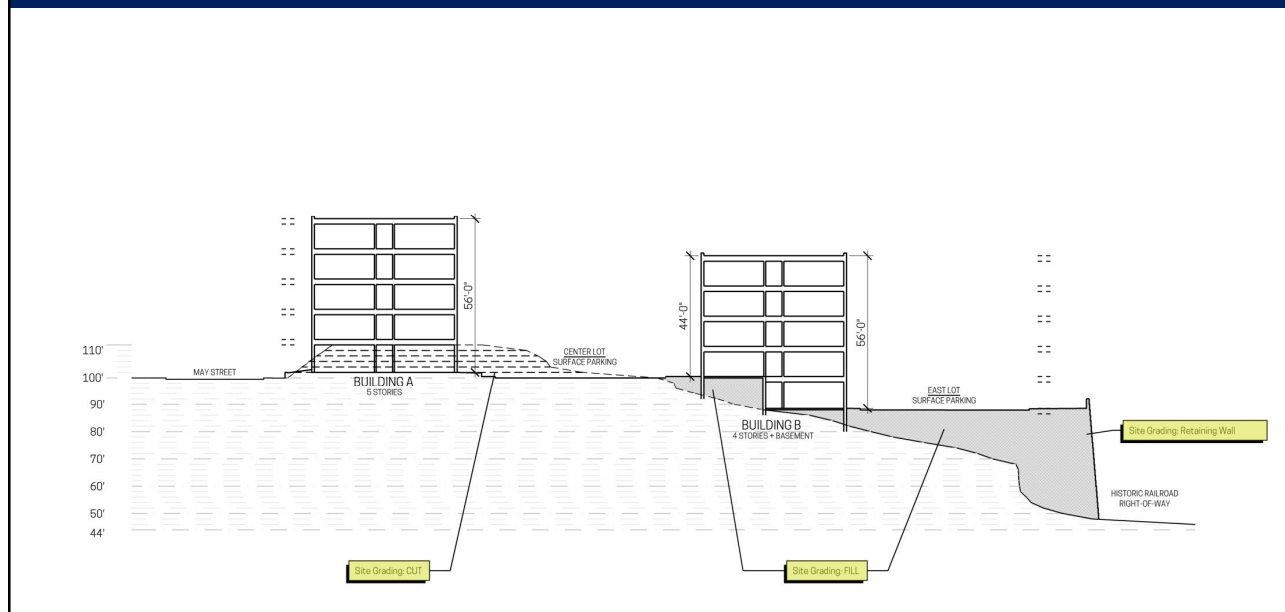
## • 2 Buildings

- 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	<b>Low-high density residential</b> , institutional, limited commercial	<b>Low-high density residential</b> , institutional, limited commercial and <b>retail, and limited industrial</b>
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

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## 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



# 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
<b>RM - Noise Limit</b>	60 dB	55 dB	55 dB
<b>UM - Noise Limit</b>	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
<b>RM - Noise Limit</b>	60 dB	55 dB	55 dB
<b>UM - Noise Limit</b>	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
<b>RM - Noise Level</b>	65 dB	60 dB	60 dB
<b>UM - Noise Limit</b>	n/a	n/a	n/a

## 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)



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## 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

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## 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.

**March 26, 2025**

**To:** Mayor and Members of City Council

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

202500578

**Subject: Encampment Update and Resources**

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**Reference Document #202402557**

The City Council at its session on December 10, 2024, referred the following item for review and report:

**MOTION**, submitted by Councilmembers Cramerding, Jeffreys, and Owens, **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.

**Introduction**

A homeless encampment can take a variety of forms, such as a “tent city” or a group of individuals living together in a public area, such as a public park. Homeless

encampments can vary widely in size and can be constituted of a single person or hundreds of individuals. In general, an encampment will include some type of shelter i.e., a tent, a lean-to made of cardboard, etc., although some encampments may rely on pre-existing structures, such as a highway overpass, to provide shelter with the encampment itself consisting primarily of personal property i.e. Clothing, sleeping bags, cookware, etc., and some encampments may include no shelter.

The City's lawsuit settlement with the Homeless Coalition provides guidance for police officers and the city manager's designee to ensure the fair and equitable treatment of individuals experiencing homelessness. The City Manager's designee will investigate the encampment and engage with its resident(s) to offer services and shelter. Only after the City Manager's designee confirms that housing or shelter is available for each resident of an encampment, will the residents be advised that they have a 72-hour, three-day period to collect their personal belongings and depart the area. Signage shall be posted in the vicinity of the encampment. This workflow applies to all city managed properties including city parks.

### **Identified Gaps in Shelter and Housing Systems**

There are several gaps in the shelter and housing system that contribute to homelessness. The largest gap is that shelter options are limited. Many shelters enforce strict entry requirements, such as sobriety, curfews, and identification, which exclude many individuals in need. Specific populations face additional barriers. Youth, LGBTQ+ individuals, families, and people with disabilities often struggle to access appropriate shelter and housing resources. There is an insufficient supply of transitional and permanent supportive housing. The shortage of these housing options leaves many individuals without a pathway to long-term stability.

A lack of affordable housing units exacerbates the problem. Rising rental costs and a shortage of affordable units make it difficult for people to secure stable housing. Outreach and case management services are insufficient. Many individuals struggle to navigate available housing programs due to limited case management support. Emergency shelters often lack capacity. Seasonal and emergency shelters fill up quickly, forcing many individuals to remain outside with no alternative. Overall, the resources available do not match the number of homeless individuals, leaving significant gaps in the shelter and housing system.

### **Data regarding the rate of homeless encampments in the city and other relevant information that the administration has gathered.**

Service Requests (SR) regarding homeless encampments are entered into the 311 Customer Service Response (CSR) system by city residents and staff members. These requests are managed by the Place-Based Initiatives team in the City Manager's Office. Since January of 2025 there have been a total of 96 reports of homeless

encampments that have been submitted through the 311 system. However, not all SRs represent true encampments. 49 of the 96 reports have been validated as real encampments with active campers. Of those 49 sites, 12 encampments have been cleaned. Currently, there are 37 open and active encampments.

The Office of Performance and Data Analytics (OPDA) provides a public-facing [dashboard of CSR data](#) on the CincyInsights portal. This dashboard may be filtered to the Homeless Encampment request type and used to view the number of currently open requests, requests created over time, and their distribution by neighborhood.

### **Proposals to Discourage Encampments in Parks, Recreation Sites, etc.**

To discourage encampments in parks, recreation sites, and other public spaces, there are four strategies that can be implemented. First, community engagement and education efforts can help increase public awareness about available resources and city policies. By informing the public, individuals experiencing homelessness may be more likely to seek appropriate support, and proper use of public spaces can be encouraged. Secondly, we can use environmental design strategies that can be used to deter unauthorized camping. Improvements such as better lighting, clear signage, strategic landscaping, and increased park activation through programming can make public spaces less conducive to encampments. Next, increasing directed patrols by the Cincinnati Police Department can help enforce local regulations. Expanding police presence in parks and recreation sites can deter encampments and ensure public spaces remain accessible to all community members. Finally, providing education and training for parks' and recreation staff on handling homeless encampments is essential. By continuing to develop and implement training programs, staff can learn best practices for reporting and interacting with individuals experiencing homelessness in a compassionate and effective manner.

### **Additional Resources**

The 311 Community Responder team will assist the Place-Based Initiatives Manager by quickly validating initial reports of homeless encampments to ensure the proper service providers are engaged. In addition to the CMO Place-Based Initiatives Team, there are many other organizations and agencies that are utilized for outreach and service provision, including the City's Alternative Response to Crisis (ARC) team, the Cincinnati Health Department, PATH (Projects for Assistance in Transition from Homelessness), GeneroCity 513, and the Hamilton County Quick Response Team.

cc: John Brazina, Interim Assistant City Manager  
Brooke Lipscomb, Place-Based Initiatives Manager  
Bill Vedra, Director of Emergency Communication Center



20250507

**Evan Nolan**  
Councilmember

## Motion

*To Utilize Vacant Building Registry (VBR) Data to Connect Local Property Owners With Resources*

**WE MOVE** that the administration consider operationalizing the Vacant Building Registry to be a data input to connect city property owners with capital resources.

**WE FURTHER MOVE** that the administration produces a report within 60 days on existing City programs that are available for rehabilitation of vacant buildings or have the potential to be expanded for that use.

## Statement

On February 26<sup>th</sup>, 2025, City Council passed Ordinance #2025-00200 which established the Vacant Building Registration program. This program is intended to allow the City to be more proactive with its assessment and reutilization of the large stock of vacant buildings throughout the City. Bringing these buildings back to productive use is not just a priority in making neighborhoods vibrant but also tackling the region's housing shortage.

It is also an opportunity to help residents who might want to play a part in the revitalization of their community but lack access to capital for the preservation and stabilization of their properties by connecting them with resources. The Department of Community Economic Development runs financial assistance programs alongside the City's partnership with the Cincinnati Development Fund (CDF) to help with the creation and preservation of affordable housing. The goal of these efforts would be to inform Council on existing funds and programs for potential prioritization in future budgets, as well as leverage the VBR to connect property owners to those resources.

Councilmember Evan Nolan

Councilmember Scotty Johnson

Councilmember Mark Jeffreys



*Jan-Michele Kearney*

**Jan-Michele Lemon Kearney**  
*Vice Mayor*

March 25, 2025

## **MOTION**

**WE MOVE** that the administration prepare a Report within sixty (60) days concerning the feasibility of an API (Application Program Interface) to scan the web, find apartment listings, and update itself. The report should consider the following:

1. Limiting the listings to a certain income level (80% AMI and lower);
2. Incorporation into the City's affordable housing dashboard;
3. Ability to link to the actual listing;
4. Whether another organization provides this service;
5. Cost; and
6. Any other relevant factors.

*Jan-Michele Lemon Kearney*  
\_\_\_\_\_  
Vice Mayor Jan-Michele Lemon Kearney

## **STATEMENT**

It is difficult to find available affordable housing. A few years ago, when residents of a building in Price Hill were under vacate orders due to inhabitable living conditions, we scrambled to find resources. First, we connected tenants to Hamilton County resources for downpayment and first month's rent assistance. But when it came to finding an available place in which to relocate, all we could find was a list of landlords. Some tenants described the difficulty in calling from a list of more than 200 landlords to find a vacancy. Periodically, someone calls our office to request assistance in finding affordable housing and we are reminded that their only option is to call a long list of landlords. We have discussed how convenient it would be for our residents if they could go to the City's website and quickly find available affordable housing.





# CAL → Equitable Growth & Housing

we have the same type of growth report we did last year concerning the...  
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March 26, 2025

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance – Renaming a portion of Smith Alley to Frazier Alley in the California neighborhood

202500572

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Transmitted is an Ordinance captioned:

**RENAMING** a portion of Smith Alley to Frazier Alley in the California neighborhood.

The City Planning Commission recommended approval of the designation at its March 21, 2025 meeting.

Summary

In September 2024, the California Community Council applied to rename a portion of Smith Alley in California to “Frazier Alley” in honor of the late community historian Jacqueline “Jackie” Frazier. The Committee of Names reviewed the proposal against the criteria as outlined in Resolution 0016-2003 and found the proposed name to be suitable.

The City Planning Commission voted unanimously to approve the proposed name change and forward the proposal to City Council after considering Jackie Frazier’s contributions to the neighborhood and the importance of recognizing her significance to California.

The City Planning Commission recommended the following on March 21, 2025 to City Council:

**APPROVE** the proposed renaming of a portion of Smith Alley to Frazier Alley in California.

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

**RENAMING** a portion of Smith Alley to Frazier Alley in the California neighborhood.

WHEREAS, the California Community Council has petitioned the City to rename a portion of Smith Alley to Frazier Alley in honor of former California neighborhood resident Jacqueline (“Jackie”) Frazier; and

WHEREAS, Jackie Frazier was an accomplished historian and lifelong community member of the California neighborhood who was active in the American Legion and the California Methodist Church and founded the California Heritage Foundation; and

WHEREAS, petitions to rename streets are considered pursuant to Council Resolution No. 16-2003, which calls for petitions to be reviewed by the Committee of Names and the City Planning Commission prior to approval by the Council; and

WHEREAS, the Committee of Names met on November 19, 2024, and, after considering the petition to rename a portion of Smith Alley to Frazier Alley, recommended approval of the name change; and

WHEREAS, the City Planning Commission, at its meeting on March 21, 2025, considered the petition to rename a portion of Smith Alley to Frazier Alley and recommended approval of the name change; and

WHEREAS, the Council finds that renaming a portion of Smith Alley to Frazier Alley to be in the best interests of the City and the general public’s health, safety, and welfare; now, therefore,

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

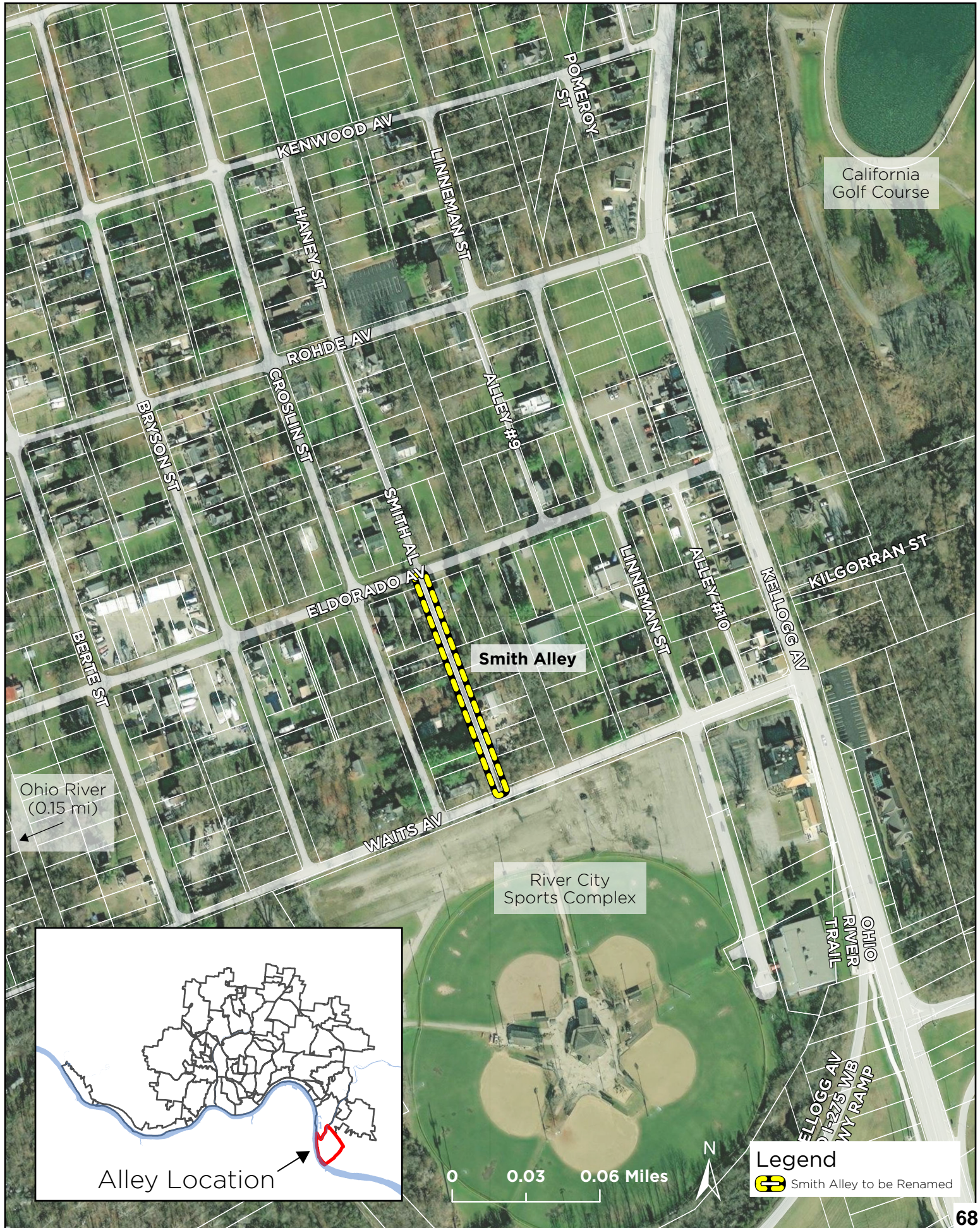
Section 1. That the portion of Smith Alley depicted on the map attached hereto as Attachment A and incorporated herein is hereby renamed Frazier Alley.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

# Proposed Name Change from Smith Alley to Frazier Alley (California)



California Golf Course

Smith Alley

Ohio River (0.15 mi)

River City Sports Complex

Alley Location

0 0.03 0.06 Miles

Legend  
Smith Alley to be Renamed

**Honorable City Planning Commission  
Cincinnati, Ohio**

**ITEM 2  
March 21, 2025**

**SUBJECT:** A report and recommendation on the proposed renaming of a portion of Smith Alley to Frazier Alley in California.

**GENERAL INFORMATION:**

Location: Smith Alley (from Eldorado Avenue to Waits Avenue), Cincinnati, OH 45230  
Applicant/Owner: California Community Council, 5814 Kellogg Avenue, Cincinnati, OH 45230

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Biography and Obituary of Jackie Frazier
- Exhibit C Minutes from June 11, 2024, meeting of California Community Council
- Exhibit D Minutes from September 10, 2024, meeting of California Community Council

**BACKGROUND, ENGAGEMENT, AND ANALYSIS:**

The City Planning Commission is being asked to consider the California Community Council’s proposal to rename a one-block portion of Smith Alley (from Eldorado Avenue to Waits Avenue in the California neighborhood) to “Frazier Alley” in honor of the community’s late historian Jackie Frazier (Exhibit B). This portion is approximately 0.1 mile long and has 14 adjacent parcels (Exhibit A). Five of the adjacent parcels will have their addresses changed if the name is changed.

The California Community Council discussed this proposal at multiple meetings (Exhibits C and D), and all attendees were supportive. The Council also posted about it on the active community Facebook pages and included it in multiple quarterly newsletters, which are delivered via email and by hand. Notice was sent to adjacent property owners requesting comments or questions to the Chairperson of the Committee of Names, and no feedback was received. Notice of the March 21, 2025, City Planning Commission meeting was sent to adjacent property owners and the California Community Council on March 7, 2025. No additional correspondence has been received.

The Committee of Names (CON) was created in 1985 and is responsible for reviewing and evaluating proposals for the naming and renaming of City facilities, which includes street names. It is comprised of employees from the City of Cincinnati’s Department of City Planning and Engagement, Department of Transportation and Engineering, and the Law Department, in addition to the Library Manager for the Cincinnati Historical Society at the Cincinnati Museum Center. The CON met on November 19, 2024, to discuss the proposal and found the proposed name “Frazier Alley” to be a suitable name that met all “General Criteria” and “Criteria Specific to Names Identified with Individuals” as outlined in Resolution 0016-2003 establishing the procedures and criteria to be used by the Committee of Names.

General Criteria:

1. Names shall not be considered suitable if they...
  - a. Are composed of several parts or difficult to pronounce
  - b. Duplicate or are too similar to an existing name of the same type of facility;

- c. Imply discrimination or would be considered derogatory to a particular person or organization or to any race, religion, ethnic group or group of handicapped persons;
  - d. Are considered obscene or blasphemous; or
  - e. Would not be considered in good taste by current community standards.
2. When a survey has been conducted, the results of the survey shall be considered.
  3. Where possible, names should provide a useful function such as identifying the City Facility.
  4. Names which have been established through local tradition will be given priority.
  5. Street names should maintain the continuity and identification of streets in order to facilitate 911 identification, emergency response, and mail delivery and the location of addresses.

Criteria specific to Names Identified with Individuals:

1. A City Facility cannot be named for a living person.
2. Names of persons should be considered only if it is determined to be in the public interest to honor the person or the person’s family for historical or commemorative reasons.
3. A person’s epithet, nickname, or title may be used if it would provide a more appropriate, interesting, or enduring name.
4. Full names usually will not be considered suitable unless they are short, euphonic, or would be required because using only a part of the name would render it unidentifiable.
5. Names usually will not be considered suitable unless the person was associated with or made a significant contribution to the facility or the area in which the facility is located.
6. Prior ownership of land or a financial contribution to a City Facility alone should not be considered sufficient basis for consideration of an individual’s name.
7. The committee will not recommend a proposal which seeks to rename a City Facility which is already named for a person, if the name of that person has historical significance.

**CONSISTENCY WITH PLAN CINCINNATI (2012):**

The proposed name change is consistent with the Live Initiative Area of *Plan Cincinnati* (2012), particularly within the Strategy to “Create a welcoming civic atmosphere” (p. 153) because it celebrates a woman who dedicated her life to preserving the neighborhood’s history and making it readily available through the California Heritage Center. This name change is also a physical representation of residents’ ability to actively participate in their community.

This proposal is also consistent with the Collaborate Initiative Area’s Goal to “Work in synergy with the Cincinnati community” because it recognizes the role of the California Community Council as an agent of positive change (p. 209).

**RECOMMENDATION:**

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

**APPROVE** the proposed renaming of a portion of Smith Alley to Frazier Alley in California.

Respectfully submitted:



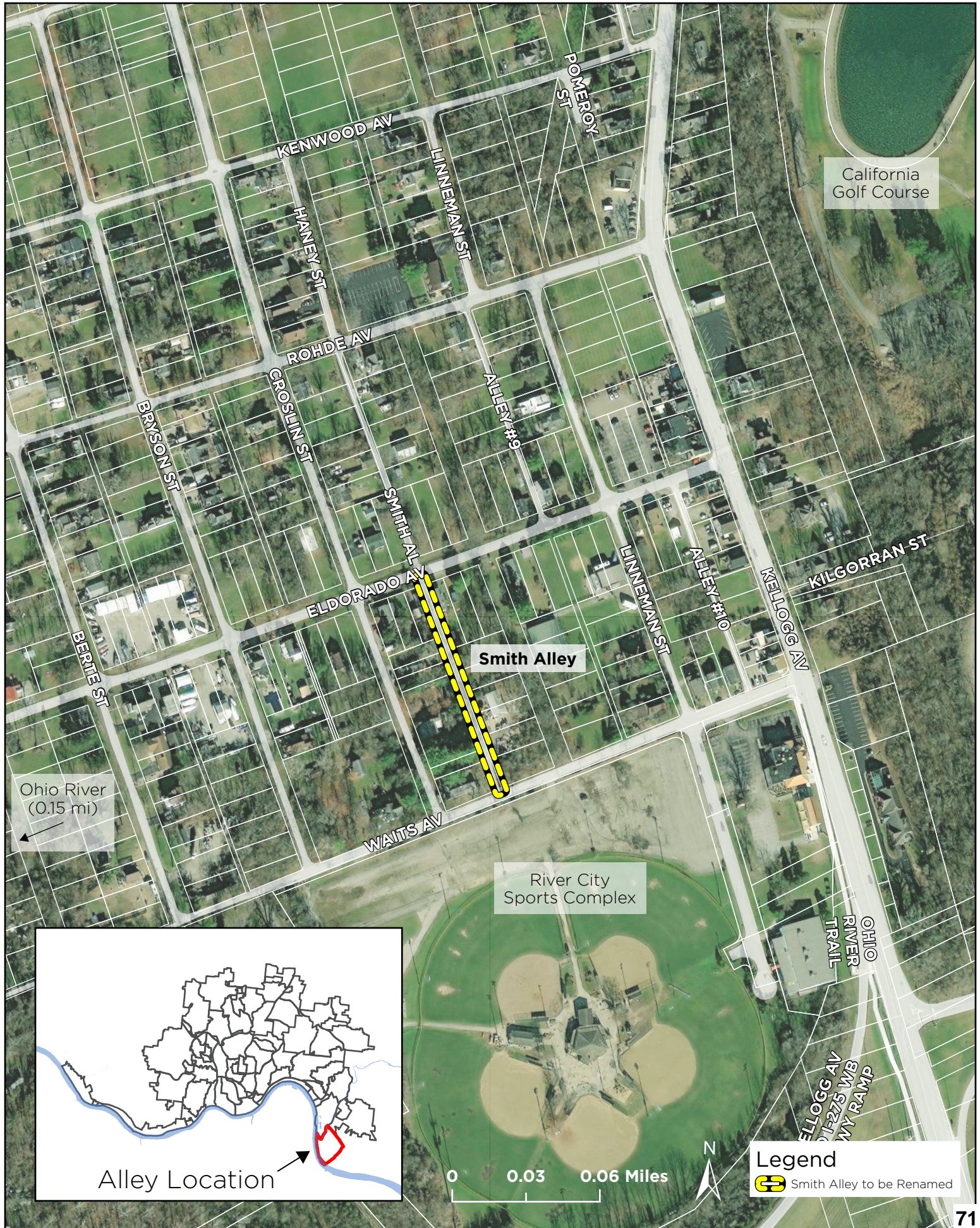
Sophia Ferries-Rowe, City Planner  
Department of City Planning and Engagement

Approved:



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

# Proposed Name Change from Smith Alley to Frazier Alley (California)



California Golf Course

Smith Alley

Ohio River (0.15 mi)

River City Sports Complex

Alley Location

0 0.03 0.06 Miles

Legend  
Smith Alley to be Renamed

### Biography from Rhonda Ruprich

The dates of birth and death for Jackie Frazier are: Born December 3, 1929 , died at the age of 94 on December 16, 2023. Memorial Donations were requested to the California Heritage Center which as town Historian, was started by Jackie Frazier. Jackie was born and raised in California, Ohio. The house she was born in still stands in California after enduring quite a few floods. Once married, her and her husband purchased and lived at 110 Eldorado for over 60 years. This home where they raised their family. To the very end Jackie was very active in our community, and with her American Legion along with anything to do with Veterans. She was a lifelong member of the California Methodist Church. The old schoolhouse she attended in California, which is now called the Ebersole Community Center, located at 5701 Kellogg Avenue, and where we hold our Community Council meetings, is where the room is that Jackie created for her Heritage Foundation materials and artifacts.

### Obituary

Jacqueline "Jackie" E. Frazier (nee Kuzniczci) wife of the late Charles H. Frazier, beloved mother of Chuck H. Frazier & Jill Hehn, loving grandmother of Krissy, Ryan (Nita), Matthew & Bradley, great grandmother of four, and dear sister of Shirley Helton, Judith Hayslip, the late Herbert & Robert Kuzniczci. Also survived by survived by several nieces & nephews. Passed away Dec. 16, 2023, at age 94. Resident of California, OH. Service at T.P. WHITE & SONS funeral home, 2050 Beechmont Ave., Mt. Washington on Wed. Dec. 27 at 12 Noon. Friends may visit on Tues. Dec. 26 from 5-7:30PM. **Memorials to the California Heritage Center** or America Legion Post 744.

To order [memorial trees](#) or send flowers to the family in memory of Jacqueline E. "Jackie" Frazier, please visit our [flower store](#).



California Community Council Meeting June 11, 2024:

The meeting opened at 7:30pm with President David Ross leading the Pledge of Allegiance to the Flag. Roll call indicated that: Joey Shepherd, Mike Christ and Bob Brichler were not present at the meeting.

There were 14 members/residents, and 1 guest at the meeting.

Meeting minutes: Prior meeting minutes from 04-09-24 were read by Rhonda Ruprich. Motion was made to approve by: Ryan Wagner and seconded by Collette Wagner.

Treasurer's Report: Kathleen Chandler reported to David Ross that all bills have been paid and are current.

Guests: The police report was given by Officer Barry. In the past 28 days there was one crime of theft on Croslin reported. Non-Emergency Police number is 513-765-1212. Use the 311Cincy app to report non-emergency requests in the neighborhood.

Fire Department Ladder 18 was present reminding us with the 4<sup>th</sup> of July approaching, to handle fireworks with care. Be safe and use caution during pool season. Again, please make sure to check the batteries in your smoke detectors.

Old Business:

- Again, this year's Reunion will be held on Saturday, September 7, 2024. Like last year, it will take place at the Ebersole Center starting at noon and going to 6:00pm. It will be a combination of the Annual California Reunion and Community Picnic. Side dishes welcomed. Please contact Stephanie Vaughn-Cash for those who can volunteer, provide raffle donations, or bake sale items.
- The new stones for the Monument were completed and set in time for the 2024 Memorial Day Service. Many turned out for this year's Memorial Day Service. Many thanks to all that helped make this Monument Project successful as well as those who made sure things were in order for the Memorial Day Service. After the Memorial Day Service, all were invited to American Legion Post 744 to honor Jackie Frazier by dedicating their Hall to her. Many attended this lovely tribute to our town's matriarch.
- With the Monument Project being a rather large project, there is the chance a name was missed. If you think there is a California Veteran that should be added, please let Rhonda Ruprich or David Ross know.
- Ryan and Collette Wagner stated that of the 120 California shirts ordered, sales were so good, that there are only about 14 still available. Ryan and Collette are still waiting for the California hats/caps to come in. In time another order for shirts will be placed, and possibly an order for black and orange California shirts in time for the Reunion.
- The extremely loud music and Rave's being held on 5928 Parker Lane was addressed. Community residents, Mac (the person having the parties), and Officer Barry were present to discuss. Suggestion was made and agreed upon that music be played at a respectable level so as not to disturb the community residents, and that the parties will finish up by 11:00pm. Mac agreed with his next party being set for June 15, 2024.
- Rhonda is checking into the necessary steps needed for re-naming a street in California after Jackie Frazier.

New Business:

- Dan Beahr was acknowledged for the nice job he is doing cutting the grass at the park. Also, Wimberg was acknowledged for the nice job they have done with the planters along Kellogg Avenue.
- David Ross stated that he has been informed there is more "Street Calming" money available. Suggestion was made for speed humps to be placed on Eldorado Avenue. More inquiries will determine whether they will be placed.
- Summer Break - No Council meetings in July or August 2024. Returning the second Tuesday of September 2024.

With no further business before the council, a motion to adjourn was made by: Polly Whittaker and seconded by Kim Leist, motion passed. The meeting was adjourned.

Respectfully submitted,

Rhonda Ruprich, Secretary

California Community Council Meeting September 10, 2024:

The meeting opened at 7:30pm with President David Ross leading the Pledge of Allegiance to the Flag. Roll call indicated that: Joey Shepherd and Bob Brichler were not present at the meeting.

There were 8 members/residents, and 2 guests at the meeting.

Meeting minutes: Prior meeting minutes were in the Summer Newsletter. Motion was made to approve by: Kim Leist and seconded by Collette Wagner.

Treasurer's Report: Kathleen Chandler reported that all bills have been paid and are current.

Guests: The police report was given by Officer Sellers as Officer Barry has relocated to a different area. There were two crimes reported. Theft of a vehicle in the 5800 block of Kellogg Avenue and burglary in the 5700 block of Kellogg Avenue. Non-Emergency Police number is 513-765-1212. Use the 311Cincy app to report non-emergency requests in the neighborhood.

Fire Department Ladder 18 was present reminding us again, please make sure to check the batteries in your smoke detectors. If your smoke detector or carbon dioxide detector is over 10 years old, it needs to be replaced.

Old Business:

- This year's Reunion/Community Picnic on September 7<sup>th</sup> was a success. Not as large of a crowd as in the past, but still a good turnout. This was our first Reunion without our beloved Jackie Frazier. Many thanks to Stephanie and Kenny Cash for their hard work and efforts to make this event such a success. And many thanks to all who volunteered and made donations. This could not have been done without your help.
- Ryan and Collette Wagner have more California shirts and now caps available for sale. The shirts come in white with red lettering, black with white lettering, and are now available in black with orange lettering. The caps are red and white with red lettering. Please contact Colette or Ryan if you would like to purchase any.
- Rhonda will be contacting the City about the re-naming of the alley next to Jackie Frazier's house on Eldorado in Jackie's honor.

New Business:

- The extremely loud music and Rave's being held on 5928 Parker Lane was addressed again. Community residents were present to discuss with Officer Sellers the continuance of noise. At the June Community Council meeting an agreement was made with Mac (the person having the parties) that music would be played at a respectable level so as not to disturb the community residents, and that the parties would finish up by 11:00pm. This agreement was only met once. Officer Sellers said this issue would be resolved before the next scheduled party on Friday.
- CBR – Community Budget Request will be submitted by David Ross to the City including the following. Motion was made to approve by Collette Wagner, seconded by Mike Christ, motion passed.
  - River Access Feasibly Study
  - Playground in Community Park
  - Mural on Kellogg wall by golf course entrance
- David Ross and Kathleen Chandler have looked into and brought up the positive aspects of the Community Council becoming a 501-c3 with the IRS. Being a 501-c3 could open the Community to more money by way of grants and donations.

With no further business before the council, a motion to adjourn was made by: Mike Christ and seconded by Collette Wagner, motion passed. The meeting was adjourned.

Respectfully submitted,

Rhonda Ruprich, Secretary

5923 HANEY LLC  
504 STANLEY AVE  
CINCINNATI OH 45226

5936 CROSLIN LLC  
504 STANLEY AVE  
CINCINNATI OH 45226

CAELAN MILES HUEBER  
108 ELDORADO AVE  
CINCINNATI OH 45230

MATTHEW P & CAELAN M HUEBER  
1352 BRUDETTE AVE  
CINCINNATI OH 45206

MARY JO SHIELDS  
5755 WAYSIDE AVE  
CINCINNATI OH 45230

GEORGE M & DIANA S WEIR  
5922 CROSLIN ST  
CINCINNATI OH 45230

CALIFORNIA COMMUNITY COUNCIL  
5814 KELLOGG AVENUE  
CINCINNATI OH 45230

March 26, 2025

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**RENAMING** a portion of Smith Alley to Frazier Alley in the California neighborhood.

Summary:

In September 2024, the California Community Council applied to rename a portion of Smith Alley in California to “Frazier Alley” in honor of the late community historian Jacqueline “Jackie” Frazier. The Committee of Names reviewed the proposal against the criteria as outlined in Resolution 0016-2003 and found the proposed name to be suitable.

The City Planning Commission voted unanimously to approve the proposed name change and forward the proposal to City Council after considering Jackie Frazier’s contributions to the neighborhood and the importance of recognizing her significance to California.

The City Planning Commission recommended the following on March 21, 2025 to City Council:

**APPROVE** the proposed renaming of a portion of Smith Alley to Frazier Alley in California.

Motion to approve: Ms. Kearney  
Seconded: Ms. Sesler

Ayes: Mr. Eby  
Ms. Kearney  
Mr. Samad  
Ms. Sesler  
Ms. Beltran  
Mr. Dansby  
Ms. Long

THE CITY PLANNING COMMISSION



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