

SUBJECT: A report and recommendation on a proposed zone change from Single-family (SF-2) to Residential Multi-family (RM-2.0) at 3701 President Drive in the Villages at Roll Hill.

GENERAL INFORMATION:

Location: 3701 President Drive, Cincinnati OH, 45225

Petitioner: Craig Abercrombie, Abercrombie & Associates, Inc.
Petitioner's Address: 8111 Cheviot Road, Suite 200, Cincinnati, OH 45247

Property Owner: Fay Limited Partnership
Owner's Address: 7778 East Kemper Road, Cincinnati, OH 45249

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Site Photo
- Exhibit C – Zone Change Application
- Exhibit D – Zone Change Plat
- Exhibit E – Legal Description
- Exhibit F – Coordinated Site Review (CSR) Letter CPRE230003
- Exhibit G – Public Comment

BACKGROUND:

The petitioner, Craig Abercrombie, on behalf of property owner Fay Limited Partnership, is requesting a zone change at 3701 President Drive in the Villages at Roll Hill from Single-family (SF-2) to Residential Multi-family (RM-2.0). The subject property is currently occupied by basketball courts and grass fields and is adjacent to the Villages at Roll Hill Community Center, which is a small building that hosts various community functions. The applicant wishes to change the zoning to facilitate the construction of a new Boys and Girls Club Community Center, since the current SF-2 zoning district does not permit a community service use. The new Boys & Girls Club Community Center will be significantly larger than the Villages at Roll Hill Community Center building and will be focused on providing services to area youth, although it will be available for other community functions as well. Following the zone change process, the applicant intends to request Conditional Use approval for a community service facility in RM-2.0 and any other necessary zoning relief. The parcel is not located in a Hillside Overlay District or Local Historic District. The total zone change area measured to the street centerline will be approximately 1.4269 acres after the lot is split from one larger parcel into two through the City's Minor Subdivision process. This project has been submitted for and is currently going through the Minor Subdivision process.

ADJACENT LAND USE AND ZONING:

The property is currently zoned Single-family (SF-2) and the proposed RM-2.0 zoning is the same for other adjacent parcels. The zoning and land uses are as follows (also see Exhibit A):

North:

Zoning: Residential Multi-family (RM-2.0)
Use: Multi-family buildings

South:

Zoning: Single-family (SF-2)
Use: Community center

East:

Zoning: Residential Multi-family (RM-2.0)
Use: Multi-family buildings

West:

Zoning: Single-family (SF-2)
Use: Single-family homes

PROPOSED DEVELOPMENT:

The applicant intends to construct a new Boys & Girls Club Community Center, which will provide daily services for area children and teens. This use has been determined to be a “community service facility” according to the Zoning Code.

COORDINATED SITE REVIEW:

The proposed project was reviewed by City departments through the Coordinated Site Review process. No departments had concerns about the proposed project, except to ensure utility coordination. Department comments are included in Exhibit F.

PUBLIC COMMENT AND NOTIFICATION:

A virtual Public Staff Conference was held on Tuesday, April 18, 2023 to discuss the proposed zone change. Members of staff from the Department of City Planning and Engagement and the applicant team were present, and four members of the public attended. All public attendees were either in support or did not state a position. Notice of the Public Staff Conference, as well as the May 5, 2023 City Planning Commission meeting, was sent to all property owners within 400 feet of the property, the East Westwood Improvement Association, and South Cumminsville Community Council. The Villages at Roll Hill currently does not have an active community council. There was one letter received in support of the project, which is shown in Exhibit G. The applicant has stated they will be hosting additional engagement events in the Villages at Roll Hill about the project in May 2023.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati (2012)* and the goal to “create a welcoming civic atmosphere” (p. 153), by providing a space where young people can gather and learn in healthy and positive ways.

CONCLUSION

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

1. The proposed zone is consistent with the existing surrounding zoning.
2. The proposed use is consistent with Plan Cincinnati’s Live Initiative Area.
3. The proposed use will benefit the area’s young people and has the support of community members.

RECOMMENDATION:

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

APPROVE the proposed zone change from Single-family (SF-2) to Residential Multi-family (RM-2.0) at 3701 President Drive in the Villages at Roll Hill.

Respectfully submitted:



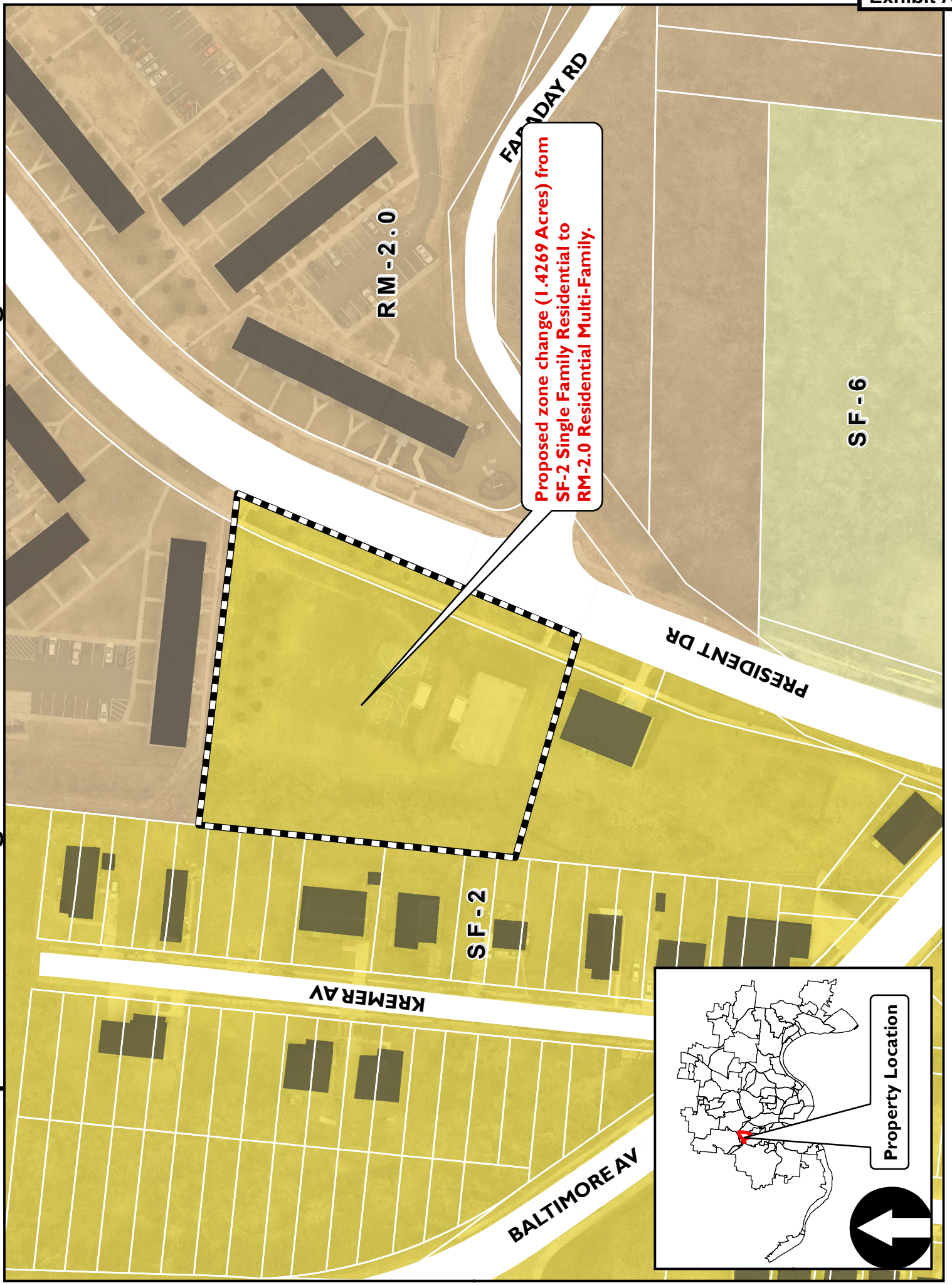
Andrew Halt, AICP, PE (PA), City Planner
Department of City Planning and Engagement

Approved:



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

Proposed Zone Change at 370 I President Drive in the Villages at Roll Hill



This inset map shows a larger geographic area, likely a city or county, with a red dot indicating the specific location of the property. Below the map is a north arrow pointing upwards and the text 'Property Location'.





Abercrombie & Associates, Inc.
Civil Engineering + Surveying

To: City of Cincinnati
Dept. of City Planning & Engagement
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

Attention: Andrew Halt

Job No.: 22-0016

Date: 3/29/23

Ref: 3701 President Drive

LETTER OF TRANSMITTAL

VIA COURIER

We are sending you the following items:

- Prints Calculations CD Check
- Copy of Letter Legal Description Application Other

Copies	Date	Description
2		Petition for Change of Zoning
1		Legal Description
1		Zone Change Plat
1		Check for \$1,500.00

These are transmitted as checked below:

- As Requested For Information For your Approval
- Per Attached Your Signature Per Phone Call
- For Review & Comment At the Request of _____

Remarks:

If enclosures are not as noted, kindly notify us at once.

Copy To: _____ **By:** Craig Abercrombie

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

To: The Honorable Council of the City of Cincinnati

Date: 03/28/2023

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 SF-2 Zone District to the RM-2.0 Zone District.

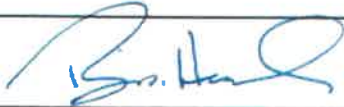
Location of Property (Street Address): 3701 President Drive

Area Contained in Property (Excluding Streets): 1.4269 Ac. (Gross)

1.1277 Ac. (Net)

Present Use of Property: Open Space & Tennis Courts

Proposed Use of Property & Reason for Change: New Community Center for Boys & Girls Club of Greater Cincinnati

Property Owner's Signature: 

Name Typed: Fay Limited Partnership-Brian Hendy

Address: 7778 East Kemper Road, Cincinnati, OH 45249 Phone: 614-552-5945

Agent Signature: 

Name Typed: Fay Limited Partnership-Brian Hendy

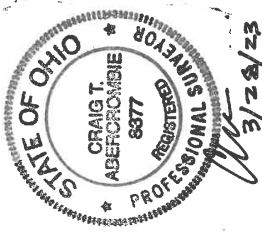
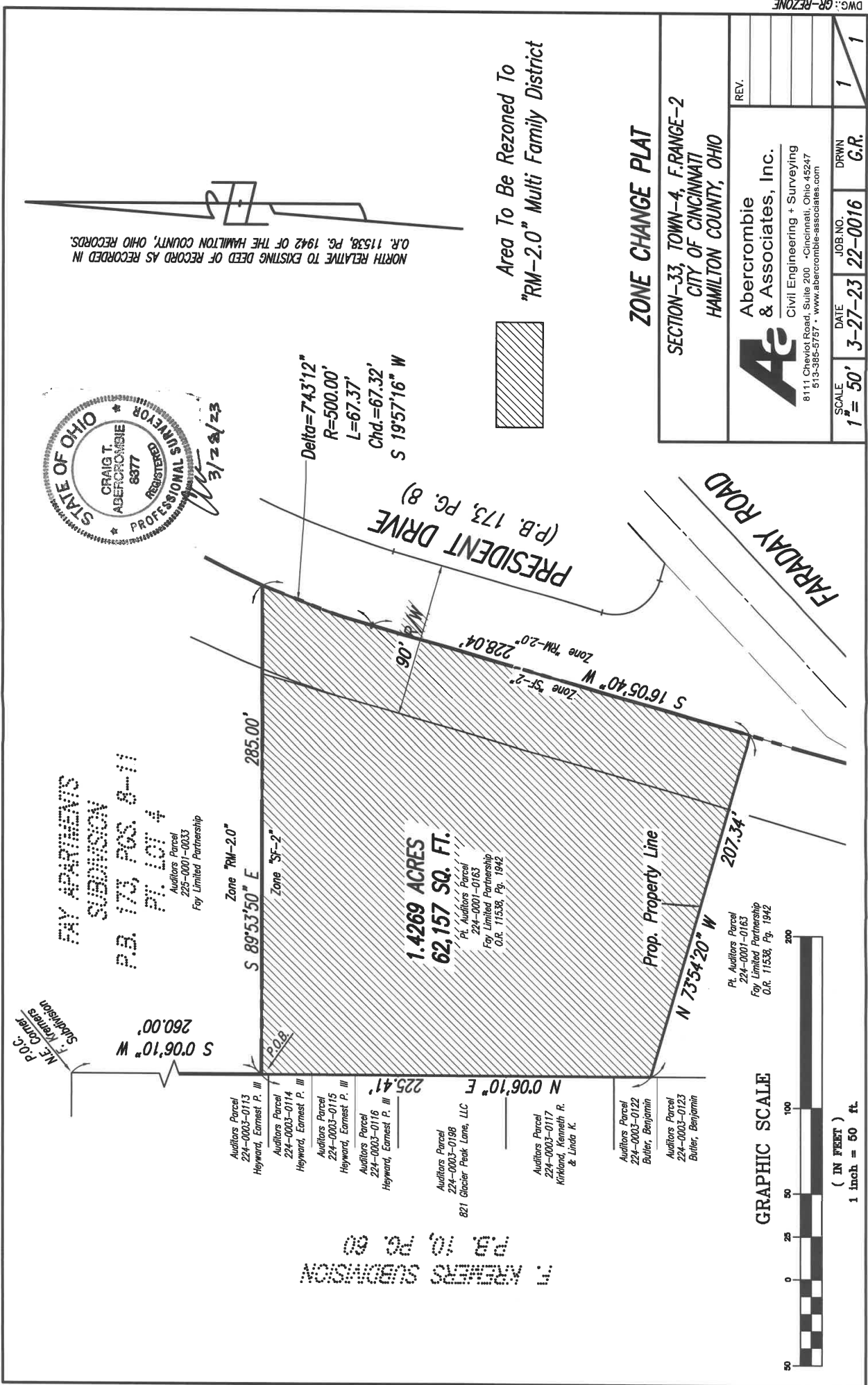
Address: 7778 East Kemper Road, Cincinnati, OH 45249 Phone: 614-552-5945

Please Check if the Following Items are Attached

Application Fee XX

Copies of Plat XX

Copies of Metes and Bounds XX



NORTH RELATIVE TO EXISTING DEED OF RECORD AS RECORDED IN O.R. 11538, PG. 1942 OF THE HAMILTON COUNTY, OHIO RECORDS.



ZONE CHANGE PLAT

SECTION-33, TOWN-4, F.RANGE-2
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO

A Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8111 Chevlot Road, Suite 200 • Cincinnati, Ohio 45247
 513-385-5757 • www.abercrombie-associates.com

SCALE	DATE	JOB NO.	DRWN
1" = 50'	3-27-23	22-0016	G.R.





MARCH 29, 2023

**LEGAL DESCRIPTION
PARCEL "A"
1.4269 ACRES**

SITUATE IN SECTION 33, TOWN 3, FRACTIONAL RANGE 2, MILLCREEK TOWNSHIP, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF F. KREMER'S SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 60 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID F. KREMER'S SUBDIVISION, SOUTH 00°06'10" WEST, 260.00 FEET TO AN EXISTING CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF FAY APARTMENTS SUBDIVISION AS RECORDED IN PLAT BOOK 173, PAGES 8 THRU 11 OF THE HAMILTON COUNTY, OHIO RECORDS AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE EASTERLY LINE OF SAID F. KREMER'S SUBDIVISION, ALONG THE SOUTHERLY LINE OF SAID FAY APARTMENTS SUBDIVISION, SOUTH 89°53'50" EAST, PASSING A SET 5/8" IRON PIN AND CAP (#8377) AT 233.48 FEET, A TOTAL DISTANCE OF 285.00 FEET TO THE CENTERLINE OF PRESIDENT DRIVE (90' RIGHT-OF-WAY);

THENCE WITH THE CENTERLINE OF SAID PRESIDENT DRIVE, SOUTH 16°05'40" WEST, 228.04 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE OF PRESIDENT DRIVE, ALONG A NEW DIVISION LINE, NORTH 73°54'20" WEST, PASSING A SET 5/8" IRON PIN AND CAP (#8377) AT 45.00 FEET, A TOTAL DISTANCE OF 207.34 FEET TO A SET 5/8" IRON PIN AND CAP (#8377) IN THE EASTERLY LINE OF THE AFOREMENTIONED F. KREMER'S SUBDIVISION;

THENCE ALONG THE EASTERLY LINE OF SAID F. KREMER'S SUBDIVISION, NORTH 00°06'10" EAST, 225.41 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 1.4269 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OFFICIAL RECORD 11538, PAGE 1942 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS.



February 17, 2023

Mr. Nicholas Keyes
JS Held
3950 Virginia Avenue
Cincinnati, Ohio 45227

Re: 3710 President Drive | Boys & Girls Club (D) – **(CPRE230003)** Final Recommendations

Dear Mr. Keyes,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **3710 President Drive** in the Community of East Westwood. It is my understanding that you are proposing to construct a new Boys and Girls Club with parking and utilities. 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 **Teams conference call meeting** with you on **February 21, 2022 @ 10 am** 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 from Single-Family Residential (SF-2) to the adjacent Multi-Family Residential (RM-2.0) will be required for the proposal as it is submitted.**
2. Zone Change Process:
 - Application and plans need to be submitted to the Department of City Planning and Engagement (including \$1500 fee)
 - Staff Conference (3-4 week process)
 - City Planning Commission (4-6 weeks)
 - Equitable Growth & Housing Committee/City Council (4-14 weeks)

Requirements to obtain permits:

- None

Recommendations:

1. It is strongly advised that the applicant engages with the East Westwood Improvement Association, the Villages at Roll Hill, and adjacent property owners.
2. Contact information for community councils can be found here: <https://bit.ly/CommunityCouncilContacts>.

Contact:

- **Andrew Halt** | City Planning | 513-352-4854 | andrew.halt@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. The existing SF 2 zoning does not permit a community service (boys/girls club) use. Re-zoning of the site to RM 2.0 would allow for the proposed community service use as a conditional use. Conditional use approval would be needed after re-zoning is approved.
2. If re-zoned to RM 2.0, bufferyard "A" of 10' in width with a 6' tall screen fence is required along the west and south property line of the new parcel- these sides abut an SF zone. The building could be shifted north a few feet to the 5' side setback - to allow for the 10' buffer on the south as surface parking is not allowed in the bufferyard- and still respect the 5' side setback requirement on the north.
3. It appears that the building is less than the 45' height limit of the RM 2.0 district, but confirmation the building height in the area of the gym is needed.
4. The site plan provided shows most of the required information, but more information is needed such as exterior lighting, dumpster/screening, parking lot landscaping, bufferyard etc. to be able to finalize the review of the project.
5. Parking is required at a ratio of one parking space per 100 SF of building. The facility is estimated to be 25,000 SF and thus approximately 250 parking spaces would be required. A variance would be needed as it appears that 28 parking spaces are provided.
6. The signage shown on the east façade drawing would require a size variance as a sign for a non-residential use in a residential zone is limited to 24 SF. The instructional signage above the two doors on the south façade are exempt if less than 6 SF.
7. The proposed 13.6' rear setback requires a 21.4' rear setback variance from the RM 2.0 35' rear setback requirement.

Requirements to obtain permits:

1. Exterior lights are required to be contained within the fixture and not visible from off-site and limited to 20' height above the ground.

Recommendations:

- None

Contact:

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

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. You may want to contact Rob Franklin at 513-557-7188 or at rob.franklin@cincinnati-oh.gov for Sewer Availability Extension. Your Availability is good until March 22,2023.
2. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
3. An approved site utility plan will be required for building to receive approved permit.

Recommendations

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention and Water Quality is required.
2. Use SMU rules, refer to SMU Rules & Regs, Chapter 12 [https://cincinnati-oh.gov/sites/stormwater/assets/File/smu_rules_and_regs\(1\).pdf](https://cincinnati-oh.gov/sites/stormwater/assets/File/smu_rules_and_regs(1).pdf)
3. Submit following documents - detention/water quality calculations, drainage map, detention control structure with elevations, detentions shop drawings (manufacturer drawing)
4. 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.
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets
 - No pipes connections allowed into Public Inlets.
5. 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.
6. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
7. 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/>
8. As-Built survey is required. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - State Plane Coordinates (N,E) for all MH's and Catch Basins
 - Inverts and Top elevations for all MHs and Catch Basins
 - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

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

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Greater Cincinnati Water Works (GCWW) will require a stamped and recorded plat before any building permits are approved or water service branches sold.
2. Each building will need its own water service branch(es).
3. Water service branches are not to cross parcel lines.
4. The backflow preventer will need to be in a heated structure directly behind the meter setting.
5. **The new building will require its separate water service branch(es). The proposed location of the water service branch as shown on the "Grading/Utility Plan" will not be allowed. The location shown is between two main line system valves. The location of the proposed branch needs to be at least 5 feet away from the main line valve or any bends.**
6. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size
3691 President Dr.	H-261143	1"	261143	1"

7. If the existing water service branch for this project is not to be used for this development, it must be properly disconnected at the owner's / developer's expense. 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 removal of any existing water service branch before any new water service can be sold.

Recommendations:

1. 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.
2. 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@gcww.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 Commercial structures: 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
3. Emergency Responder Bidirectional Antenna radio required in your building.
4. The Site Plan needs to show the location of the FDC and the distance in feet from the closest Fire Hydrant.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

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

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapters 1101 and 1031.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
 - a. Due to the age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to its demolition.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - 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.

Contact:

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

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Matt Dickman** | Urban Forestry | 513-861-9070 | matt.dickman@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Provide City DOTE standard concrete driveway apron. Driveway is to meet proper clearance requirements.
2. Curb ramp is required on west side of President Dr. If it is to be relocated, a corresponding ramp is required on the east side too.
3. All work in the public right-of-way will require a separate DOTE permit.
4. The assigned address for the proposed Boys & Girls Club will be 3701 President Drive. This is the address that should be used for all permits, licenses, marketing, etc. Once constructed, the address number must be posted and visible from the street. Contact DTEaddress@cincinnati-oh.gov with any questions.

Recommendations:

- None

Contact:

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

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Each existing structure will require a wrecking permit.
2. the proposed grading cannot extend beyond the property lines.
3. Exterior wall ratings must conform to OBC Table 602.

Recommendations:

- None

Contact:

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

Law Department

Immediate Requirements to move the project forward:

1. No comment at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Robert Bertsch** | DCED | 513-352-3773 | robert.bertsch@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

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

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

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

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to the 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

Halt, Andrew

From: Linda Kirkland <kirk4760@gmail.com>
Sent: Tuesday, April 11, 2023 9:02 AM
To: Halt, Andrew
Subject: [External Email] Boys and Girl's Club at Villages at Roll Hill

You don't often get email from kirk4760@gmail.com. [Learn why this is important](#)

External Email Communication

I received a letter regarding a meeting for proposed zone change in order to build the Boys and Girls Club. I was very sad when the plans for it were stopped after hearing details about it being built. I have lived in the community for over 25 years and raised children here. Now my grandchildren live in this community. The children in this neighborhood really need a positive place to gather for social, physical and emotional support.

I will not be participating in the Zoom meeting and appreciate the opportunity to send you my comments by email. I am very glad to hear the plans for the Club are moving forward with this meeting. I am in full support of the Boys and Girls Club being built.

Thank you for your time.

Linda Kirkland