



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final

### Equitable Growth & Housing

*Chairperson, Jeff Cramerding*  
*Vice Chairperson, Reggie Harris*  
*Councilmember, Meeka Owens*  
*Councilmember, Mark Jeffreys*  
*Councilmember, Liz Keating*  
*Vice Mayor, Jan-Michele Kearney*  
*Councilmember, Victoria Parks*  
*Councilmember, Scotty Johnson*  
*Councilmember, Seth Walsh*

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Tuesday, September 26, 2023

1:00 PM

Council Chambers, Room 300

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#### PUBLIC HEARING

ROLL CALL

#### PRESENTATIONS

**Ordinance for the Rezoning of Properties Adjacent to the Lick Run Greenway Corridor  
in South Fairmount**

Jesse Urbancsik, Senior City Planner

**Ordinance for Establishing Urban Parking Overlay #4 "Oakley"**

Jesse Urbancsik, Senior City Planner

**What is CNBDU?**

Sarah Sheets, Madisonville

Sarah Thomas, Northside

Michael Cappel, College Hill

#### AGENDA

#### START OF PUBLIC HEARING

1.     [202301928](#)     **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/7/2023, **AMENDING** the official zoning map of the City of Cincinnati to rezone certain real properties located in and around the Lick Run Greenway Corridor. (Subject to the [Temporary Prohibition List](#) [<https://www.cincinnati-oh.gov/law/ethics/city-business>](https://www.cincinnati-oh.gov/law/ethics/city-business))

**Sponsors:**     City Manager

**Attachments:**     [Transmittal](#)  
                              [Ordinance](#)  
                              [Attachment A](#)  
                              [Attachment B](#)  
                              [Attachment C](#)  
                              [Attachment D](#)  
                              [Attachment E](#)  
                              [Attachment F](#)  
                              [Attachment G](#)  
                              [Attachment H](#)  
                              [Legislative Record](#)  
                              [CPC Memo to Clerk](#)
  
2.     [202302029](#)     **PRESENTATION**, submitted by Sheryl M. M. Long, City Manager, dated 9/26/2023, regarding the Ordinance for the Rezoning of Properties adjacent to the Lick Run Greenway Corridor in South Fairmount.

**Sponsors:**     City Manager

**Attachments:**     [Transmittal](#)  
                              [Presentation](#)
  
3.     [202301917](#)     **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/7/2023, **ESTABLISHING** Urban Parking Overlay District #4, "Oakley," in the Oakley neighborhood as an urban parking overlay district to eliminate off-street parking requirements in certain designated areas. (Subject to the [Temporary Prohibition List](#) [<https://www.cincinnati-oh.gov/law/ethics/city-business>](https://www.cincinnati-oh.gov/law/ethics/city-business))

**Sponsors:**     City Manager

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



4. [202302030](#) **PRESENTATION**, submitted by Sheryl M. M. Long, City Manager, dated 9/26/2023, regarding the Ordinance for Establishing Urban Parking Overlay #4 "Oakley".
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)  
[Presentation](#)

### END OF PUBLIC HEARING

5. [202302038](#) **PRESENTATION** submitted by Councilmember Cramerding from Cincinnati Neighborhood Business Districts United titled, "What is CNBDU?"
- Sponsors:** Cramerding
- Attachments:** [Presentation](#)
6. [202302026](#) **MOTION**, submitted by Councilmembers Cramerding, Walsh and Harris, **WE MOVE** that the Administration provide a report about the process and historic timeline of creating, vetting, and sending out Contracts with entities who are receiving financial support from the City. Support includes but is not limited to NBDIP, NOFA, TIF funding, tax abatements, and leverage funding support. This report should detail a typical timeline from when these contracts are first brought to the administration to when they are executed. (STATEMENT ATTACHED)
- Sponsors:** Cramerding, Walsh and Harris
- Attachments:** [Motion](#)

ADJOURNMENT

September 7, 2023

**To:** Mayor and Members of City Council 202301928

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

**Subject:** Ordinance for the Rezoning of Properties adjacent to the Lick Run Greenway Corridor in South Fairmount

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Transmitted is an Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real properties located in and around the Lick Run Greenway Corridor.

The City Planning Commission recommended approval of the zone change at its March 17, 2023 meeting.

**Summary:**

The Department of City Planning and Engagement (DCPE) conducted a zoning analysis in response to a request from the South Fairmount Community Council (SFCC) to study the area including and around the Lick Run Greenway. During the process, DCPE engaged the Metropolitan Sewer District (MSD), Department of Community and Economic Development (DCED), and the Department of Transportation and Engineering (DOTE), along with the community. These proposed zone changes are a result of over two and a half years of analysis and community input and engagement.

The City Planning Commission recommended the following on March 17, 2023, to City Council:

**APPROVE** the proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount as identified in Exhibit F and to exclude the property located at 1367 Ernst Avenue from the zone changes.

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

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real properties located in and around the Lick Run Greenway Corridor.

WHEREAS, in February 2020, in response to a request from the South Fairmount Community Council, the Department of City Planning and Engagement conducted a planning and zoning study of the areas in and around the Lick Run Greenway Corridor to study potential planning and zoning solutions to ensure that future development in the area is consistent with the community's desire for walkable, pedestrian-friendly development; and

WHEREAS, the Department of City Planning and Engagement, in partnership with the South Fairmount Community Council and the Cincinnati chapter of the American Institute of Architects, organized an urban design workshop, among other public meeting sessions, to engage community stakeholder groups such as residents, business owners, and affected City departments to consider changes to existing zoning regulations to promote the vision established by the Lick Run Watershed Master Plan (2012) and the Cincinnati Choice Neighborhoods Transformation Plan (2014); and

WHEREAS, the existing zoning regulations that govern land use development in and around the Lick Run Greenway Corridor are predominantly industrial and auto-oriented, which regulations are inconsistent with community stakeholders' desired vision for the area and the strategies and goals established by the Lick Run Watershed Master Plan (2012) and the Cincinnati Choice Neighborhoods Transformation Plan (2014); and

WHEREAS, the proposed zoning map amendments rezoning certain areas of the South Fairmount neighborhood from the MG, "Manufacturing General," zoning district, the CC-A, "Commercial Community-Auto-Oriented," zoning district, and the CC-M, "Commercial Community-Mixed," zoning district to the UM, "Urban Mix," zoning district, CC-P, "Community Commercial-Pedestrian," zoning district, and the CC-M, "Commercial Community-Mixed," zoning district promotes the land use development strategies and goals outlined in the Lick Run Watershed Master Plan (2012) and the Cincinnati Choice Neighborhoods Transformation Plan (2014) by facilitating new walkable, pedestrian-friendly development; and

WHEREAS, the proposed zoning map amendments are consistent with Plan Cincinnati (2012), including the plan's "Live" Initiative Area and the strategies to "become more walkable" as described on page 157, and to "support and stabilize our neighborhoods" as described on page 160; and

WHEREAS, at its regularly scheduled meeting on March 17, 2023, the City Planning Commission determined that the proposed zoning map amendments are in the interest of the public's health, safety, morals, and general welfare and recommended the proposed zoning map amendments to rezone the properties located in the South Fairmount neighborhood; and

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

WHEREAS, the Council finds the proposed zoning map amendments to be in the interest of the general public's health, safety, morals, and 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 properties in the South Fairmount neighborhood generally bounded by Waverley Avenue to the north, Beekman Street and State Avenue to the east, Ernst Street to the south, and Osterfeld Street to the west, shown on the map attached hereto as Attachment A and incorporated by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated by reference, is hereby amended from the MG, "Manufacturing General," zoning district to the UM, "Urban Mix," zoning district.

Section 2. That the shape and area of the City of Cincinnati's official zoning map in the location of the real properties in the South Fairmount neighborhood generally bounded by Harrison Avenue to the north, Queen City Avenue to the south, and Engel Alley to the west, shown on the map attached hereto as Attachment C and incorporated by reference, and being more particularly described on the legal description contained in Attachment D attached hereto and incorporated by reference, is hereby amended from the CC-A, "Commercial Community-Auto-oriented," zoning district to the CC-P, "Commercial Community-Pedestrian," zoning district.

Section 3. That the shape and area of the City of Cincinnati's official zoning map in the location of the real properties in the South Fairmount neighborhood generally bounded by the following public streets: (a) Westwood Avenue to the north, Osterfeld Street to the east, and Esmonde Street to the south; (b) Wickham Place to the north and west, Engel Alley to the east, and Queen City Avenue to the south; and (c) Wickham Alley to the north, Clifford Street to the east, Queen City Avenue to the south, and White Street to the west, as more particularly shown on the map attached hereto as Attachment E and incorporated by reference, and being more particularly described on the legal descriptions contained in Attachment F attached hereto and incorporated by reference, is hereby amended from the CC-M, "Commercial Community-Mixed," zoning district to the CC-P, "Commercial Community-Pedestrian," zoning district.

Section 4. That the shape and area of the City of Cincinnati's official zoning map in the location of the real properties in the South Fairmount neighborhood generally bounded by Westwood Avenue to the north and Quebec Road to the east, shown on the map attached hereto as Attachment G and incorporated by reference, and being more particularly described on the legal description contained in Attachment H attached hereto and incorporated by reference, is hereby amended from the CC-A, "Commercial Community-Auto-oriented," zoning district to the CC-M, "Commercial Community-Mixed," zoning district.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

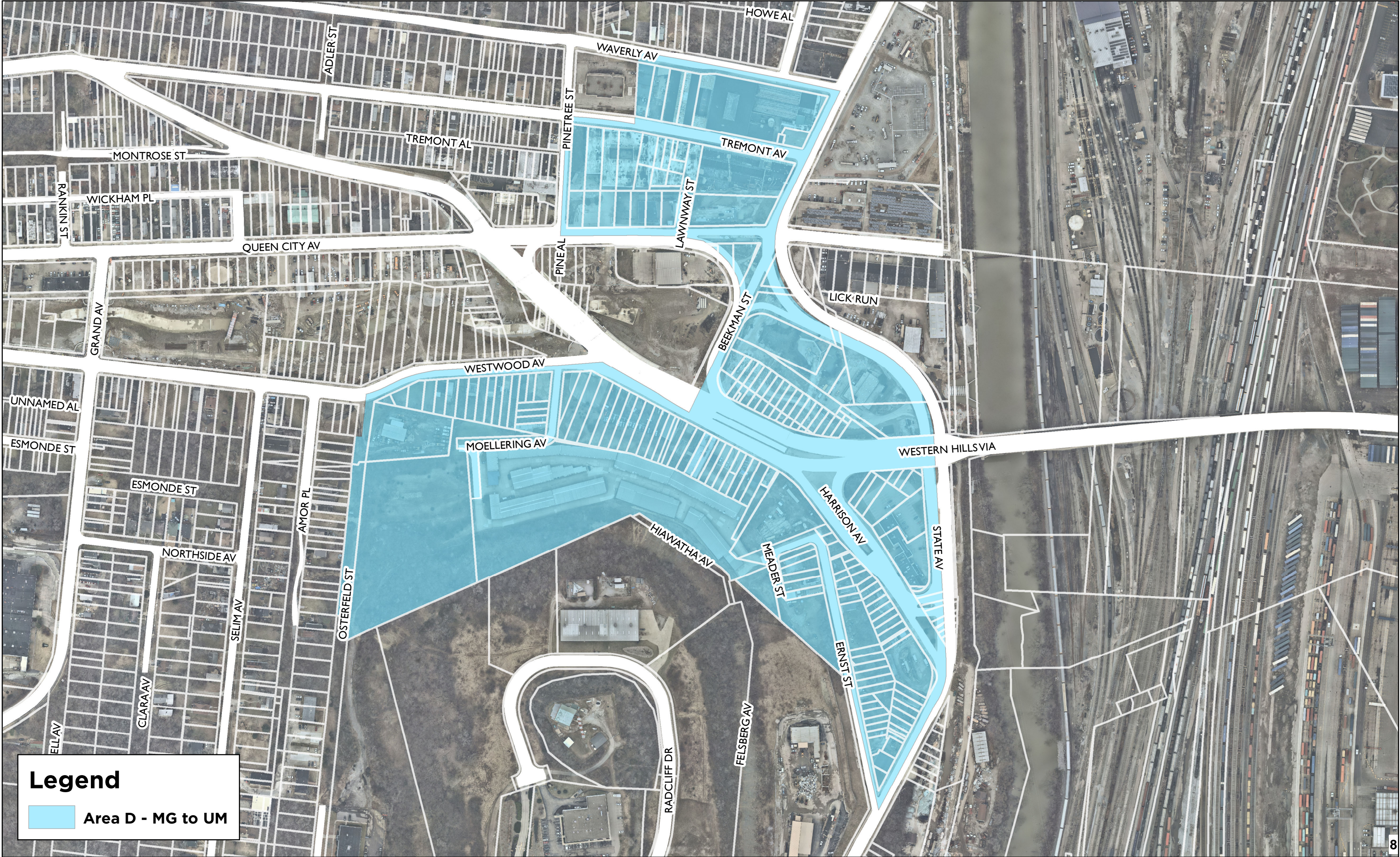
Passed: \_\_\_\_\_, 2023

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

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



# Proposed Zone Changes in South Fairmount





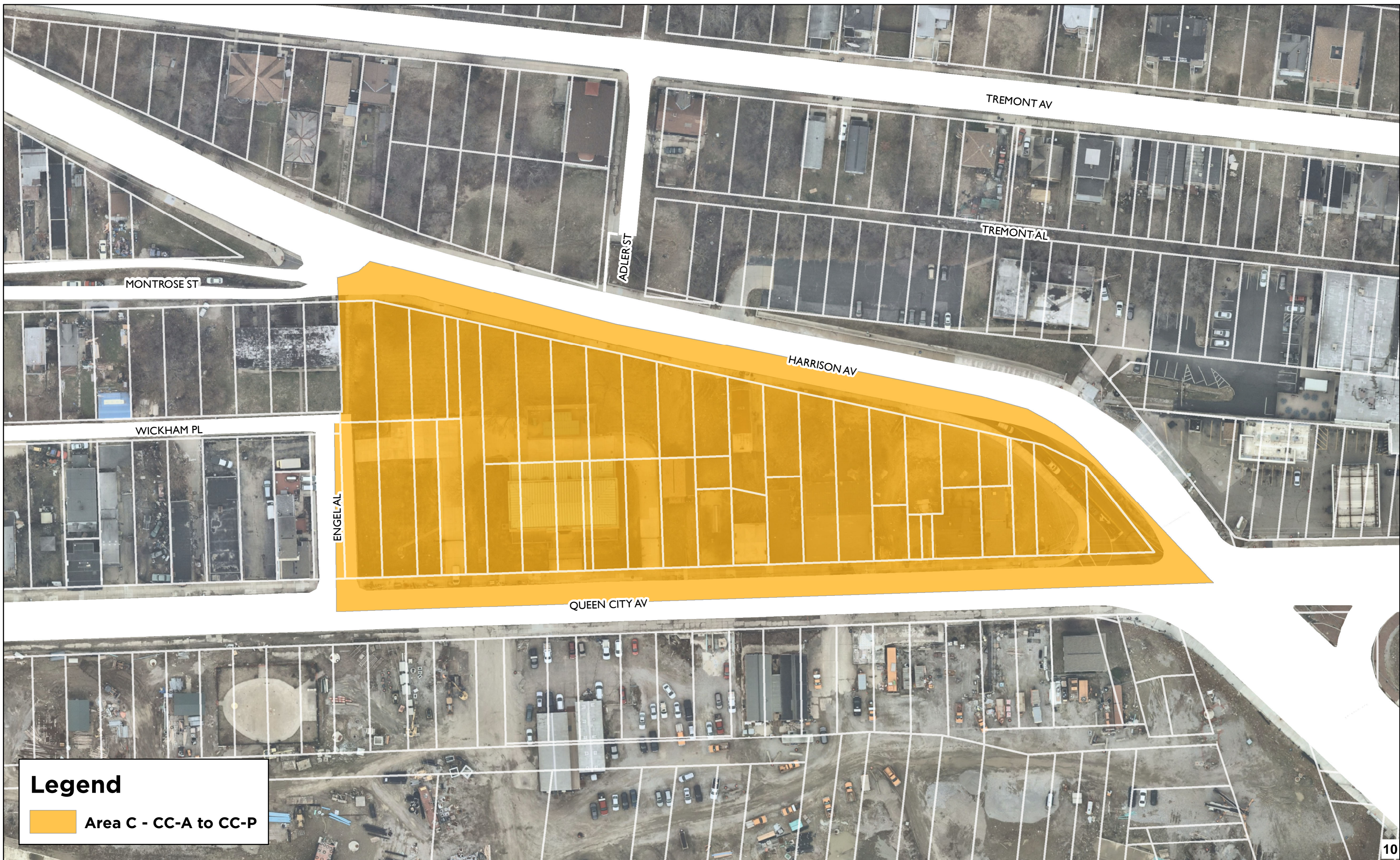
**ATTACHMENT B**  
**South Fairmount Lick Run Greenway Corridor Zone Change**  
**LEGAL DESCRIPTION – AREA D**  
Manufacturing General (MG) to Urban Mix (UM)

Situated in Section 25, Town 3, Fractional Range 2, Millcreek Township, Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

**BEGINNING** at the intersection of the centerlines of Pinetree Street and Queen City Avenue; thence, eastwardly along the centerline of Queen City Avenue approximately 160.13 feet to a point; thence, leaving the centerline of Queen City Avenue in the arc of a tangent curve to the right having an arc length of 269.89 feet, a radius of 1374.32, a delta of 11° 15' 06", a chord bearing S85° 19' 59"E, and a chord length of 269.46 to a point of compound curvature; thence, in the arc of a curve to the right having an arc length of 159.89 feet, a radius of 140.00 feet, a delta of 65° 26' 10", a chord bearing S46° 59' 11"E, and a chord length of 151.34 to a point; thence, in the arc of a curve to the right having an arc length of 24.36 feet, a radius of 140.00 feet, a delta of 09° 58' 10", a chord bearing S9° 17' 01"E, and a chord length of 24.33 to a point; thence, in the arc of a curve to the right having an arc length of 45.76 feet, a radius of 138.00 feet, a delta of 18° 59' 50", a chord bearing S5° 11' 59"W, and a chord length of 45.55 more or less to the intersection of the centerline of Beekman Street as formerly improved; thence, southwestwardly along the centerline of Beekman Street, as formerly improved, to the point of intersection with the centerline of Harrison Avenue; thence, westwardly with said centerline of Harrison Avenue to the point of intersection with the centerline of Westwood Avenue; thence, southwestwardly with the centerline of Westwood Avenue to the point of intersection with the centerline of Osterfeld Street; thence, southwardly along the centerline of Osterfeld Street to the point of intersection with the north parcel line of Hamilton County, Ohio Auditor's Parcel ID No. ("HCAP") 170-0008-0059 as extended to the centerline of Osterfeld Street; thence, westwardly along the northern parcel boundary of HCAP 170-0008-0059 as so extended to the westerly boundary line of Osterfeld Street; thence, southwardly along the westerly boundary line of Osterfeld Street to the point of intersection with the westerly parcel line of HCAP 170-0008-0089, and continuing along the westerly boundary line of HCAP 170-0008-0089, to the point of intersection with the southerly parcel line of HCAP 169-0005-0045; thence, east-southeast along the southerly parcel line of HCAP 170-0008-0089 to the point of intersection with the southwest corner of HCAP 170-0008-0086; thence, N62° 39' 58"E 459.04 feet more or less along the southerly parcel boundary of HCAP 170-0008-0086 to the point of intersection with the southerly parcel boundary of HCAP 170-0008-0087; thence, continuing along the southerly boundary of HCAP 170-0008-0087 N62° 39' 58"E 542.95 feet more or less to a point, and continuing northeastwardly along the southerly boundary of HCAP 170-0008-0087 to the point of intersection with the northwesterly corner of HCAP 169-0004-0211; thence, S49° 25' 17"E approximately 200 feet along the west boundary line of HCAP 169-0004-0211; thence, S49° 25' 17"E approximately 280.14 feet more or less along the west boundary line of HCAP 169-0004-0212 extended to the centerline of Ernst Street; thence, southeastwardly along the centerline of Ernst Street to the point of intersection with the centerline of State Avenue; thence, northeastwardly along the centerline of State Avenue to the point of intersection with the centerlines of Queen City Avenue and Beekman Street; thence, northeastwardly along the centerline of Beekman Street to the point of intersection with the centerline of Waverly Avenue; thence, westwardly with the centerline of Waverly Avenue to the point of intersection with the west boundary line of HCAP 202-0032-0151 as extended to the centerline of Waverly Avenue; thence, S07° 14' 54"E along the west boundary line of HCAP 202-0032-0151 as so extended approximately 228.76 feet to the centerline of Tremont Street; thence, westwardly along the centerline of Tremont Street to the point of intersection with the centerline of Pinetree Street; thence, southwardly along the centerline of Pinetree Street to **THE POINT OF BEGINNING**.



# Proposed Zone Changes in South Fairmount





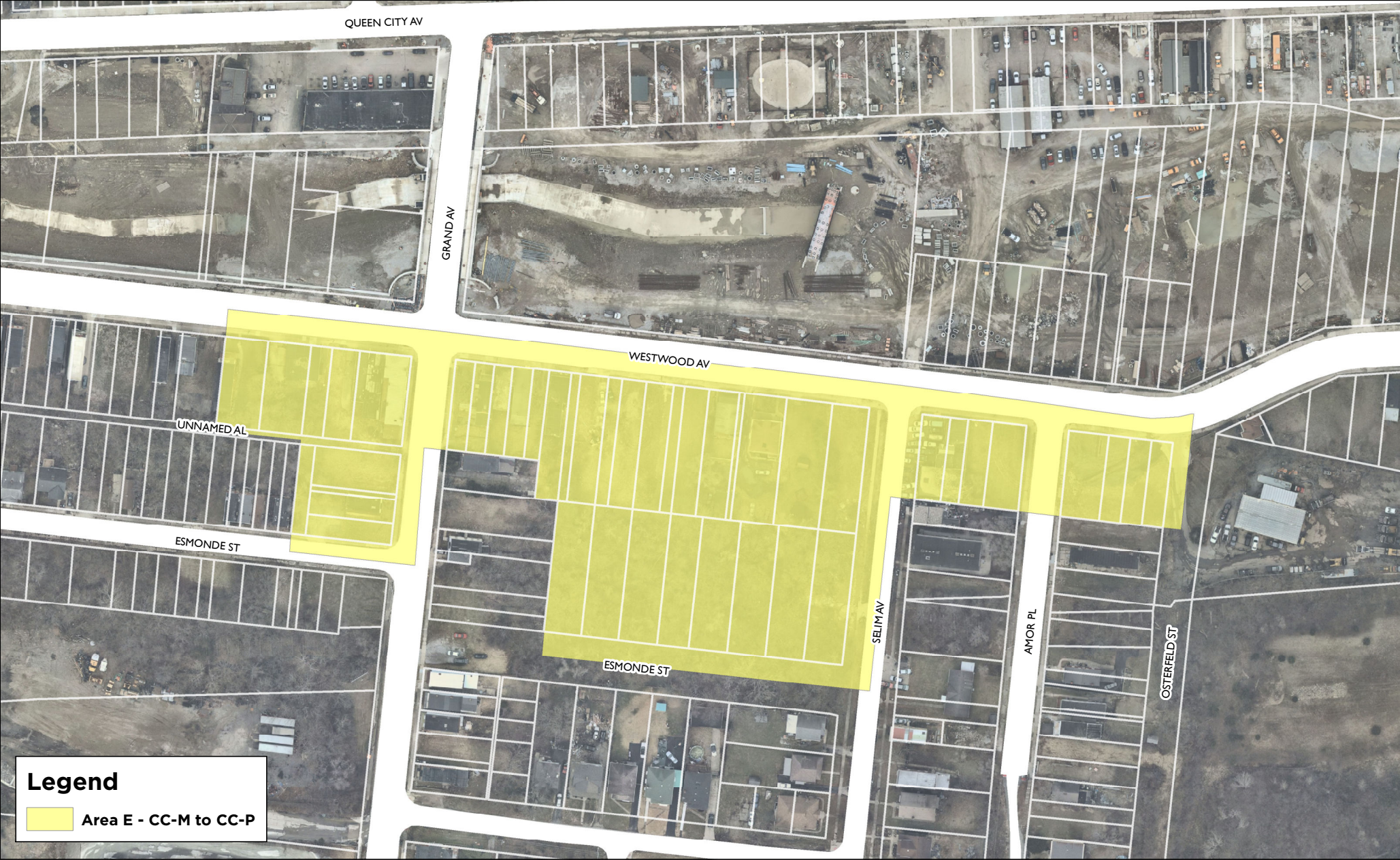
**ATTACHMENT D**  
**South Fairmount Lick Run Greenway Corridor Zone Change**  
**LEGAL DESCRIPTION – AREA C**

Commercial Community-Auto (CC-A) to Commercial Community-Pedestrian (CC-P)

Situated in Section 25, Town 3, Fractional Range 2, Millcreek Township, Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

**BEGINNING** at the intersection of the centerlines of Engel Alley and Queen City Avenue; thence, eastwardly along the centerline of Queen City Avenue to the point of intersection with the centerline of Harrison Avenue; thence, northwestwardly along the centerline of Harrison Avenue to the point of intersection with the centerline of Montrose Street; thence, southwestwardly along the centerline of Montrose Street to the point of intersection with the west parcel line of Hamilton County, Ohio Auditor's Parcel No. 203-0030-141 extended to the centerline of Montrose Street; thence, southwardly along the west parcel line of said parcel to a point extended to the centerline of former Wickham Place as vacated by Ordinance No. 488-1913; thence, westwardly along the centerline of former Wickham Place as vacated by Ordinance No. 488-1913, and continuing along the centerline of Wickham Place to the point of intersection of the centerlines of Wickham Place and Engel Alley; thence, southwardly along the centerline of Engel Alley to the point of intersection with the centerline of Queen City Avenue, **THE POINT OF BEGINNING.**

Proposed Zone Changes in South Fairmount



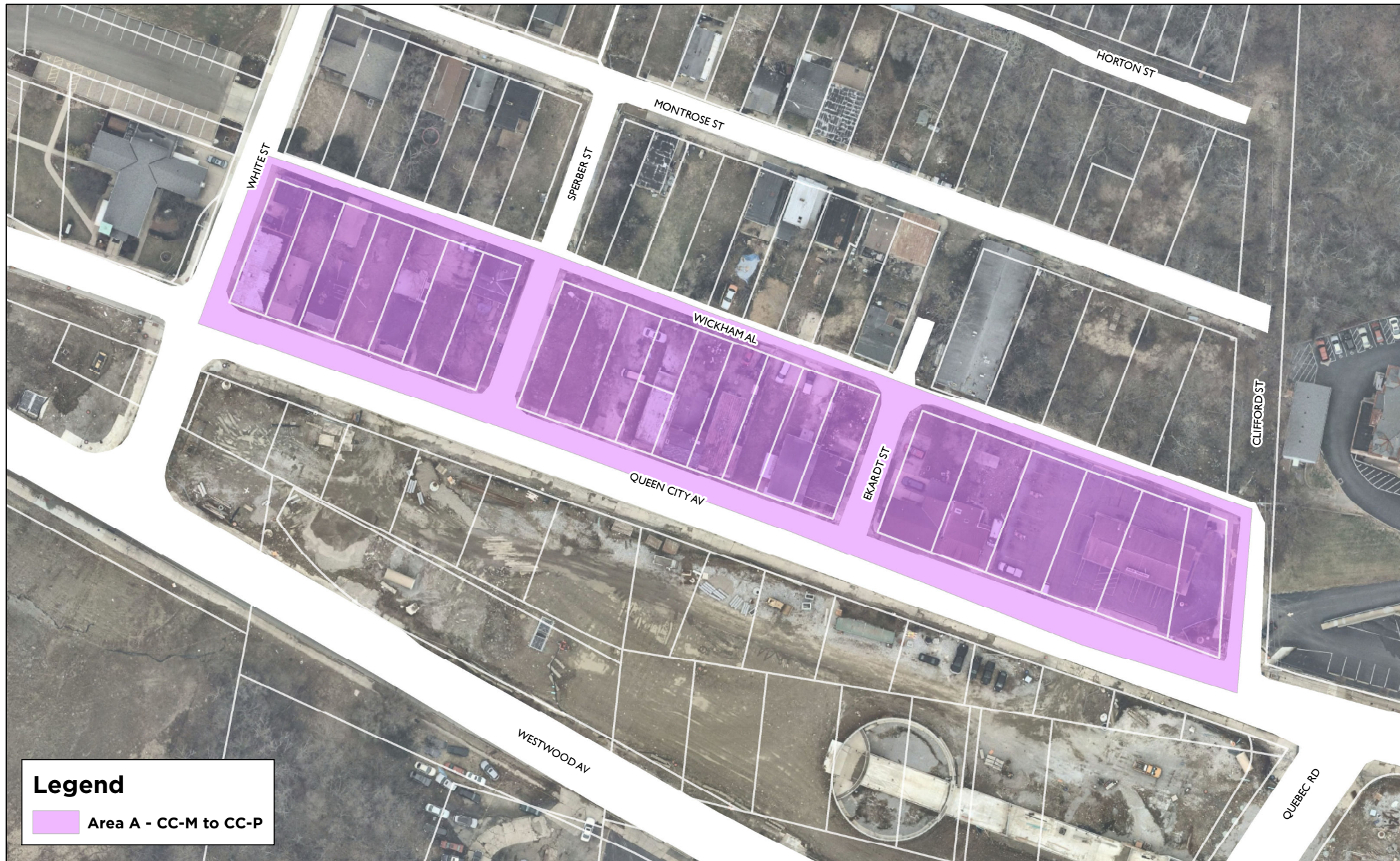


## Proposed Zone Changes in South Fairmount





## Proposed Zone Changes in South Fairmount



### Legend

Area A - CC-M to CC-P

**ATTACHMENT F**  
**South Fairmount Lick Run Greenway Corridor Zone Change**  
**(a) LEGAL DESCRIPTION – AREA E**

Commercial Community-Mixed (CC-M) to Commercial Community-Pedestrian (CC-P)

Situated in Section 25, Town 3, Fractional Range 2, Millcreek Township, Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

**BEGINNING** at the intersection of the west parcel line of Hamilton County, Ohio Auditor's Parcel ID No. ("HCAP") 170-0009-0061 as extended to the centerline of Westwood Avenue; thence, eastwardly along the centerline of Westwood Avenue to the point of intersection with the centerline of Osterfeld Street; thence, southwardly with the centerline of Osterfeld Street to the point of intersection with the north parcel line of HCAP 170-0008-0059 as extended to the centerline of Osterfeld Street; thence, westwardly along the north parcel line of HCAP 170-0008-0059 as extended to the centerline of Amor Place to the point of intersection with the centerlines of Amor Place and the north boundary line of HCAP 170-0008-0032 as extended to the centerline of Amor Place; thence, westwardly along the north boundary line of HCAP 170-0008-0032 as so extended and extended to the centerline of Selim Avenue to the point of intersection with the centerline of Selim Avenue; thence, southwardly along the centerline of Selim Avenue to the point of intersection with the centerline of Esmonde Street; thence, westwardly along the centerline of Esmonde Street to the point of intersection with the west parcel line of HCAP 170-0009-0153 as extended to the centerline of Esmonde Street; thence, northwardly along the west boundary line of HCAP 170-0009-0153 as so extended to the point of intersection with the south parcel line of HCAP 170-0009-0133; thence, westwardly along said south parcel line to the point of intersection with the west parcel line of said parcel; thence, northwardly along the west boundary line of HCAP 170-0009-0133 to the point of intersection with the south parcel line of HCAP 170-0009-0132; thence, along the south parcel line of said parcel and continuing along the south boundary lines of HCAPs 170-0009-0131, -0130, -0129, and -0128 to the point of intersection with the south parcel line HCAP 170-0009-0128 as extended to the centerline of Grand Avenue; thence southwardly with the centerline of Grand Avenue to the point of intersection with the centerline of Esmonde Street; thence westwardly with the centerline of Esmonde Street to the point of intersection with the west parcel line of HCAP 170-0009-0068 as extended to the centerline of Esmonde Street; thence northwardly along the west parcel line of HCAP 170-0009-0068 as extended to the point of intersection with the centerline of an unnamed alley; thence, westwardly with the centerline of the unnamed alley to the point of intersection with the west parcel line of HCAP 170-0009-0061 as extended to the point of intersection with the centerline of the unnamed alley; thence northwardly along the west parcel line of HCAP 170-0009-0061 as extended and extended to the point of intersection with the centerline of Westwood Avenue, **THE POINT OF BEGINNING**.

**(b) LEGAL DESCRIPTION – AREA B**

Commercial Community-Mixed (CC-M) to Commercial Community-Pedestrian (CC-P)

Situated in Section 25, Town 3, Fractional Range 2, Millcreek Township, Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

**BEGINNING** at the intersection of the centerlines of Wickham Place and Queen City Avenue; thence, eastwardly along the centerline of Queen City Avenue to the point of intersection with the centerline of Engel Alley; thence, northwardly along the centerline of Engel Alley to the point of intersection with the centerline of Wickham Place; thence, westwardly along the centerline of Wickham Place to the point of

intersection with the centerline of Wickham Place; thence, southwardly along the centerline of Wickham Place to the point of intersection with the centerline of Queen City Avenue, **THE POINT OF BEGINNING.**

**(c) LEGAL DESCRIPTION – AREA A**

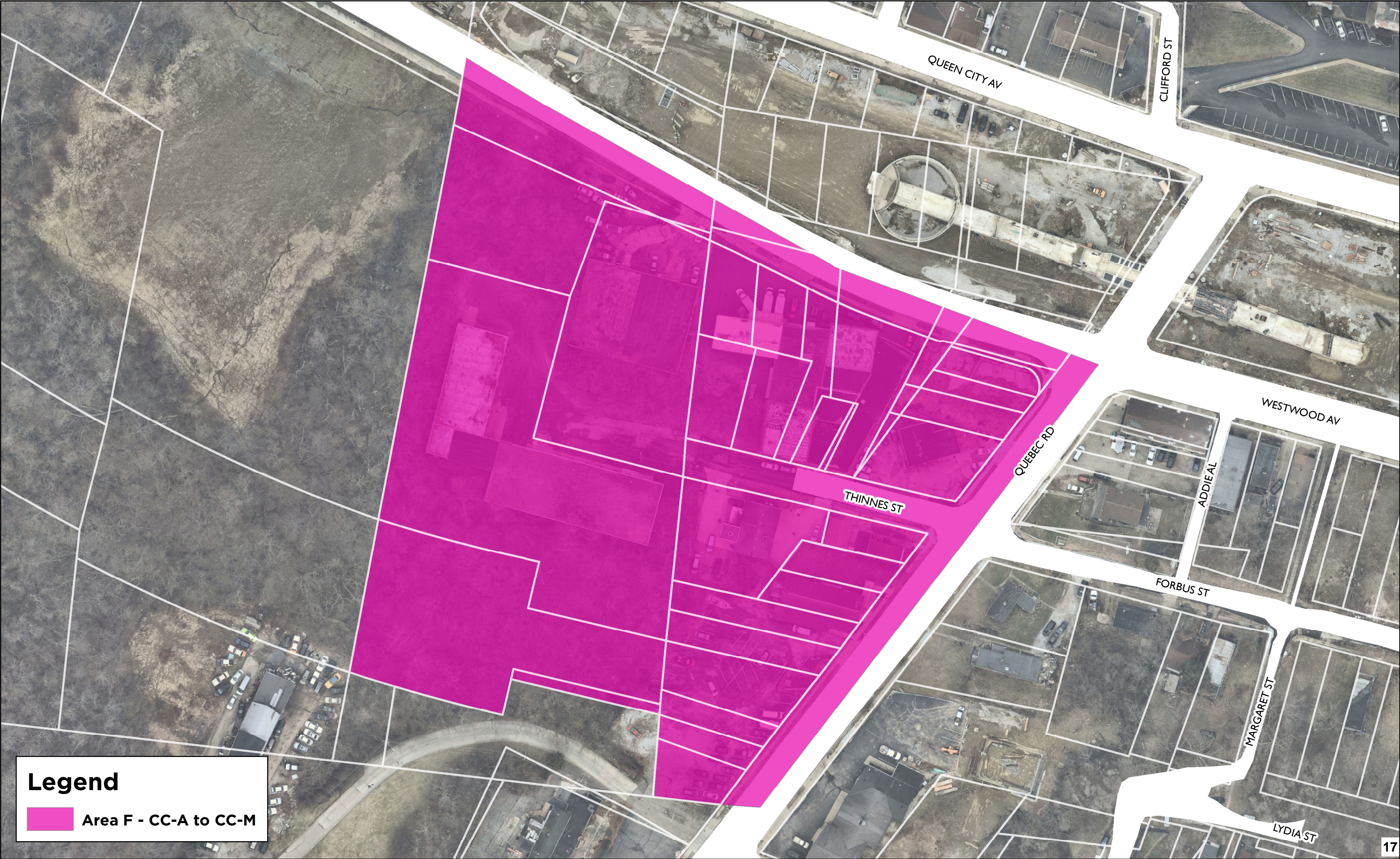
Commercial Community-Mixed (CC-M) to Commercial Community-Pedestrian (CC-P)

Situated in Section 31, Town 3, Fractional Range 2, Millcreek Township, Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

**BEGINNING** at the intersection of the centerlines of White Street and Queen City Avenue; thence, eastwardly along the centerline of Queen City Avenue to the point of intersection with the centerline of Clifford Street; thence, northwardly along the centerline of Clifford Street to the point of intersection with the centerline of Wickham Alley; thence, westwardly with along the centerline of Wickham Alley to the point of intersection with the centerline of White Street; thence, southwardly along the centerline of White Street to the point of intersection with the centerline of Queen City Avenue, **THE POINT OF BEGINNING.**



# Proposed Zone Changes in South Fairmount





**ATTACHMENT H**  
**South Fairmount Lick Run Greenway Corridor Zone Change**  
**LEGAL DESCRIPTION – AREA F**

Commercial Community-Auto (CC-A) to Commercial Community-Mixed (CC-M)

Situated in Section 31, Town 3, Fractional Range 2, Millcreek Township, Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

**BEGINNING** at the intersection of the centerlines of Westwood Avenue and Quebec Road; thence, southwardly along the centerline of Quebec Road to the point of intersection with the south parcel line of Hamilton County, Ohio Auditor's Parcel ID No. ("HCAP") 205-0020-0084 as extended to the centerline of Quebec Road; thence, westwardly with the south parcel line of HCAP 205-0020-0084 as so extended to the point of intersection with the west boundary line of HCAP 205-0020-0084; thence, N01° 04' 07" E 78.69 feet to the point of intersection with the southern parcel boundary of HCAP 205-0024-0144; thence, N79° 55' 58" W 145.25 feet along the south boundary line of HCAP 205-0024-0144 to the point of intersection with the boundary line of HCAP 205-0024-0096; thence, westwardly along the southern boundary line of HCAP 205-0024-0096 approximately 157 feet more or less to a point being the west boundary line of HCAP 205-0024-0096; thence, northwardly along the west boundary line of HCAP 205-0024-0096 to a point being the northwest boundary of HCAP 205-0024-0096; thence, N05° 07' E approximately 467.29 feet more or less to the point of intersection with the centerline of Westwood Avenue; thence, eastwardly with the centerline of Westwood Avenue to the point of intersection with the centerline of Quebec Road, **THE POINT OF BEGINNING.**



**SUBJECT:** A report and recommendation on proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount.

**GENERAL INFORMATION:**

**Location:** The area generally surrounding the Lick Run Corridor, south of Westwood Avenue and north of Queen City Avenue.

**Petitioner:** South Fairmount Community Council

**Property Owner:** Multiple property owners

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A Zone Change Request Letter
- Exhibit B American Institute of Architects (AIA) Workshop Concept Plan
- Exhibit C Boundary Map
- Exhibit D Phasing Map
- Exhibit E Existing Zoning Map
- Exhibit F Proposed Zone Changes Map
- Exhibit G AIA Workshop Results Presentation

**BACKGROUND:**

The Department of City Planning and Engagement (DCPE) conducted a zoning analysis in response to a request from the South Fairmount Community Council (SFCC) to study the area including and around the Lick Run Greenway. During the process, DCPE engaged the Metropolitan Sewer District (MSD), Department of Community and Economic Development (DCED), and the Department of Transportation and Engineering (DOTE), along with the community. These proposed zone changes are a result of over two and a half years of analysis and community input and engagement.

In February 2020, the American Institute of Architects (AIA) Cincinnati organized a “Public Participation Urban Design Workshop” in partnership with the South Fairmount Community Council to explore the area around the Lick Run Greenway since the greenway construction was nearing completion. During the workshop, community members shared their vision for the area surrounding the Lick Run Greenway which may be found in Exhibits B and G. The community’s vision calls for a more walkable, pedestrian-scaled environment, whereas the current zoning is for a more auto-oriented environment.

Additionally, in May 2021, the Lick Run Greenway, a \$103 million-dollar investment, officially opened. The Lick Run Greenway is a stormwater management project that doubles as a park providing both recreational and educational opportunities for community members. It is the first daylighted stream in the nation to control sewer overflows.

Staff from DCPE has been working on this analysis and zoning study for over two years and the results

take place in the form of the proposed changes and recommendations (Exhibit F).

### **ZONING STUDY BOUNDARY AND PHASING:**

The zoning study area was drawn based on the community's Concept Plan from the AIA Workshop (Exhibit B). This boundary (Exhibit C) was drawn to include key components of the Concept Plan, while respecting the parcel boundaries.

The Metropolitan Sewer District is in the process of re-platting parcels owned by Hamilton County. These parcels will be re-platted to reflect the final configuration of the Lick Run Greenway. Once re-platted, parcels not included in the Lick Run Greenway will be available for sale at a future point.

The current zoning of the area between Queen City Avenue and Westwood Avenue is Commercial Community - Auto (CC-A) except for the property owned by the City of Cincinnati and operated by the Cincinnati Recreation Commission which is zoned Park and Recreation (PR). Once re-platted, the all of the entire property within the Lick Run Greenway will be proposed to be rezoned from CC-A to Parks and Recreation (PR).

Since the exact replat is unknown at this time, the Department of City Planning and Engagement recommends that there are two phases of zone changes:

1. **Phase I:** Property south of Westwood Avenue and north of Queen City Avenue (this staff report and recommendation).
2. **Phase II:** Property between Westwood Avenue and Queen City Avenue (once the replat is complete).

A map of the proposed phases is included as Exhibit D. This proposal outlines suggested zone changes for Phase I.

### **PUBLIC COMMENT AND ENGAGEMENT:**

In February 2020, the American Institute of Architects (AIA) Cincinnati organized a "Public Participation Urban Design Workshop" in partnership with the South Fairmount Community Council (SFCC). This was the beginning of the public engagement and the results of this workshop helped spur the reasoning behind the proposed zone changes. Staff from the Department of City Planning and Engagement met with the SFCC multiple times after this workshop, met with associated City departments, and walked the corridor itself to experience and survey the area and adjacent properties. The results were presented at the Neighborhood Summit in 2021 at an educational session (Exhibit G).

There was a public staff conference held on October 18, 2022 via Zoom with twenty three (23) people in attendance, including City staff and members from the SFCC. The majority of the community members were supportive of the zone change, while two individuals did not want the zoning to change on their subject properties. Many people had questions regarding the possible timeline and next steps. Some others had questions regarding nonconformities. All property owners within the study area and the property owners within 400-feet were notified via USPS mail for the public staff conference, with additional posts to DCPE's Facebook and Twitter accounts and a webpage created for the proposed changes.

Staff additionally presented to the SFCC on August 9, 2022 and September 13, 2022, before the public

staff conference to make the council aware of the proposed changes and to get any input. The SFCC supports the proposed zone changes.

All property owners within a 400-foot radius of the subject properties, the SFCC, and property owners that have been correspondence with staff were notified of the March 17, 2023 City Planning Commission meeting. No additional correspondence was received as of March 9, 2023.

### **EXISTING ZONING:**

There are four overarching zoning districts present in the zoning study area: manufacturing, commercial, single-family residential, and residential multi-family. An existing zoning map and zoning composition of the area is included as Exhibit E. These zoning districts include:

#### **Manufacturing Districts - Subdistrict: Manufacturing General (MG)**

To create, preserve and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. Future development will accommodate heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. These uses typically require sites with good transportation access. Uses that may inhibit industrial development are prohibited.

The MG zoning district is one of the most prevalent zoning districts in the zoning study area; however, it is found towards the eastern periphery of the area. 30% of the zoning study area is MG. The MG area abuts the Mill Creek industrial corridor.

#### **Commercial Districts - Subdistrict: Commercial Community (CC)**

To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Although these centers may reflect elements of both pedestrian- and auto-oriented development, they typically accommodate larger-scale retail and commercial service uses, such as auto-related businesses and recreation and entertainment, as well as a variety of public and semi-public uses. Future development must reflect a complementary and compatible mix of uses, and may include residential uses.

##### **Community Character Designation: Auto-oriented (CC-A)**

This district designation is intended for areas that provide for easy automobile access. Large buildings are located on the site with parking in front. Out lots associated with shopping centers often contain auto-oriented businesses. Performance standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.

15% of the study area is zoned CC-A. The CC-A zoning districts are found on the western portion of the study area, as well as along Queen City Avenue.

##### **Community Character Designation: Mixed (CC-M)**

This district designation is intended to provide for a mix of the pedestrian and auto-oriented development. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses.

10% of the study area is zoned CC-M. These zoning districts are found along both Queen

City Avenue and Westwood Avenue.

*Single-Family Districts – Subdistrict: SF-2*

The specific purposes of the SF single-family districts are to create, maintain and enhance neighborhood residential areas that are characterized by detached, single-unit structures. Future development must remain single-family residential in character, although some public and non-residential uses may be permitted in certain districts. SF-2 allows high-density, small lot, single-family developments. The minimum lot size is 2,000 square feet.

Single-family zoning constitutes 18% of the study area. It is found a block north of Queen City Avenue, as well as to the northwest of the study area.

*Residential Multi-Family Districts (RM)*

The specific purposes of the RM Residential Multi-family subdistricts are to create, maintain and enhance neighborhood residential areas with multi-family housing that are typically located near the city's major arterials and characterized by a mix of attached housing, small and large multi-unit buildings and community facilities, where appropriate. Future development will be primarily residential in character, although some small-scale public and non-residential uses on the ground floor in a mixed-use building on an arterial street may be allowed with specific limitations.

*Subdistrict: Residential Mixed (RMX)*

This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

The RMX zoning district in the Phase I zoning study area is located on the northern border between Harrison Avenue and Tremont Street and south of Westwood Avenue. The district is characterized primarily by single-family and two-family houses on small lots. There are some smaller-scale apartment buildings as well along Westwood Avenue.

*Subdistrict: Residential Multi-Family 1.2 (RM-1.2)*

This subdistrict is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. The minimum land area for every dwelling unit is 1,200 square feet.

RM-1.2 is found along Queen City Avenue towards the center of the stud area and extends north to Tremont Avenue. The area primarily consists of two large parcels with a school and a senior housing facility. 11% of the study area is RM-1.2.

**PROPOSED ZONE CHANGES AND ANALYSIS:**

The proposed zone changes consist of a total of 1,283 properties within the study area. 460 of these properties are being proposed to change their existing zoning with approximately 163 property owners affected. These changes are outlined in the proposed zoning map found in Exhibit F.

There are four (4) main areas that are being requested to change zoning districts. These areas include:

### **1) Manufacturing General (MG) to Urban Mix (UM)**

These properties are currently zoned MG and are found in the southeast corner of the study area south of the Harrison Avenue ramp and north of Queen City Avenue. This area consists of approximately 54 acres and 236 properties. This area is 30% of the Phase I study area. This portion includes the Lunkenheimer building, Cincinnati Fire Department Station 21, and multiple construction and industrial businesses and self-storage facilities.

All the proposed zone changes are being proposed to zoning districts that currently exist in the study area with the only exception being the introduction of the Urban Mix (UM) zoning district.

### **Urban Mix**

The purposes of Urban Mix district are to:

- (a) Provide a balance of uses and amenities fostering a vital economic, livable and cultural area and enhance its urban, aesthetic qualities.
- (b) Protect and enhance historic, cultural, economic and architectural resources.
- (c) 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.
- (d) Provide quality public spaces, such as urban street corridors, by maintaining the physical continuity of the street edge created by buildings.
- (e) Bring most daily activities within walking distance, giving the elderly, young and disabled increased independence of movement.
- (f) Reduce the number of automobile trips; minimize congestion, consumption of resources and air and noise pollution.

The UM zoning district permits single-family homes (attached and detached), multi-family dwellings, offices, hospitals, hotels, daycares, eating and drinking establishments with no drive-throughs, business services, and a variety of other commercial uses. This use restricts vehicular services, storage services, and other industrial uses. This area was identified by the community to allow for more entertainment uses including event space, restaurants, and possible brewery or winery. This area is one of the gateways to the Lick Run Corridor and should allow uses for pedestrians to easily access from this corridor, safely and appropriately.

### **2) Commercial Community – Auto (CC-A) to Commercial Community – Mixed (CC-M)**

This area consists of properties located in the southwestern corner of the study area and are located south of Queen City Avenue and west of Quebec Road. The existing uses within this area cater towards vehicular services and commercial uses. This area consists of approximately 11 acres and 54 properties.

The properties directly east across the other side of Quebec Road are currently zoned CC-M, so staff and the community members thought it was appropriate to downzone this existing zoning district to more of a middle ground zoning district. The CC-M zoning district is intended to provide for a mix of pedestrian and auto-oriented developments. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses. Car washes and fuel sales are permitted within the CC-M zoning districts.

### **3) Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P)**

This area consists of the properties north of Queen City Avenue, adjacent and below Harrison Avenue (west of the existing BP gas station) and just east of Grand Avenue. 64 properties belong to this area and consists of approximately 6 acres and currently has small businesses, abandoned buildings with many of the building fronts up against the right-of-away, and the Cincinnati Water Works Western Hills Pumping Station.

This area was identified by the community to include mixed-use infill efforts. The proposed zone changes to CC-P would allow a traditional urban character where buildings are built to the street line to provide close relationships with the pedestrians that walk by on the sidewalk and that are coming from the Lick Run Corridor. This zoning district may apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified verbatim in the community plan.

### **4) Commercial Community – Mixed (CC-M) to Commercial Community – Pedestrian (CC-P)**

This last main zone change area consists of 106 properties and sits at approximately 11.5 acres. All these properties are currently zoned CC-M and are being requested to change to the CC-P zoning district. Buildings in this area consists of places of worship, residences, a tire shop, a carwash, vacant lots, and multiple dilapidated buildings.

These areas were identified in the concept plan to include walkable, mixed-use, pedestrian-scale developments in which CC-P would permit these efforts. With the intent of reducing the amount of vehicular-oriented zoning, pedestrians might feel more comfortable with walking to businesses or places. These proposed zone changes are one of the many attempts to reduce speeding and to increase the pedestrian safety of the neighborhood and community as a whole.

### **ZONING DISTRICTS RECOMMENDED TO STAY THE SAME:**

No zone changes are being proposed for the following areas:

#### **RM-1.2**

This zone permits moderately high multi-family residential densities. The community's concept plan does indicate a desired change to this area. The existing zoning within the study area that is current zoned RM-1.2 is appropriate for the current uses.

#### **RMX**

This zone permits a mix of lot sizes and residences with up to three units. This is in line with the community's concept plan which calls for attached and detached single-family infill housing.

#### **SF-2 - West of White Street**

The concept plan calls for a job training center on the site of the old school on the parcel in the northwest along White Street. The SF-2 zoning district's uses are restrictive, which provides protection for this site until there is a proposal for redevelopment. The zoning for this site can be examined when there is a plan for the site in the future.

#### **CC-A - Harrison Avenue Area**

The area north of Harrison Avenue that is zoned CC-A is not proposed to be changed. The community's concept plan does not make a note of this area. The area is at the intersection of two main roads; auto-oriented uses are appropriate here.

### CC-M (Quebec Road)

The area zoned CC-M along Quebec Road is not proposed to be changed. The community's concept plan calls for this area to have an event center, destination restaurants, and mixed uses. It also can serve as a gateway area. The community's desired uses require a mix of pedestrian and auto-oriented development.

### **CONSISTENCY WITH PLANS:**

South Fairmount currently has two plans that have set vision and goals for the neighborhood, including the *Cincinnati Choice Neighborhoods Transformation Plan* (2014) and the *Lick Run Watershed Master Plan* (2012).

The proposed zone changes are consistent with aspects of both plans, including goals and strategies related to:

- Creating a strong neighborhood core for South Fairmount.
- Promoting a walkable, mixed use business district by improving pedestrian safety.
- Promoting market driven redevelopment along Queen City Avenue.
- Improving desirability of housing by increasing commercial and recreational options in the neighborhood.
- Emphasizing the Lick Run corridor and maximizing density and retail opportunities along the corridor.

### Plan Cincinnati (2012)

These proposed zone changes are additionally consistent with *Plan Cincinnati* (2012) goals in the Compete, Connect, Live, and Sustain Initiative Areas. The plan specifically notes the South Fairmount/Lick Run areas as a future opportunity for mixed-use developments or a neighborhood center.

These proposed zone changes are additionally consistent with the Geographic Principle to "Create new centers of activity where appropriate" (p. 94). While much of the City of Cincinnati is within close distances to center of activities, or multiple centers of activity, some residential populations are not being adequately served by existing centers. Currently, there are large under-served areas on the west and north sides of the City. South Fairmount is identified as one of these under-served communities.

South Fairmount used to be known as Cincinnati's 'Little Italy' and had a much greater and dense population than it does today. These proposed zone changes are intended to help the neighborhood and the greater community to get back to its roots, to help set up success for more pedestrian-oriented revitalization and development, and to contribute to the success of the Lick Run Corridor improvements.

### **CONCLUSIONS:**

The staff of the Department of City Planning and Engagement supports the proposed changes in zoning as identified in Exhibit F for the following reasons:

1. The proposed zone changes are consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.

2. The proposed zone changes are consistent with the *Cincinnati Choice Neighborhoods Transformation Plan* (2014) and the *Lick Run Watershed Master Plan* (2012).
3. The proposed zone changes are consistent with four of the Initiative Areas and the Geographic Principle to “Create new centers of activity where appropriate” of *Plan Cincinnati* (2012).
4. This has been a community-driven initiative with buy-in from a majority of property owners within the proposed zone change area.

**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 changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount as identified in Exhibit F.

Respectfully submitted:



Jesse Urbancsik, Senior City Planner  
Department of City Planning and Engagement

Approved:



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



## **SOUTH FAIRMOUNT COMMUNITY COUNCIL**

Dear Mr. Peppers and Ms. Keough-Jurs,

The South Fairmount Community Council is requesting zoning changes in the area surrounding the Lick Run Greenway.

The South Fairmount Community Council had a zoning workshop in 2020. The drawings with the preferred areas for zone changes indicated had been voted on, agreed upon, and sent to your office in 2020. Your question about how we want the different areas zoned is more complex than what we achieved in the workshop. I think it would be in the best interest of the South Fairmount Community Council and residents to schedule a meeting with the Planning Department. As the area is nearing completion other requests have been made of the Council to address, such as more pedestrian friendly streets and crossings.

The South Fairmount Community Council would like to formally request an advisory meeting with the planning staff so we can share the drawings from the workshop and seek guidance for the rezoning request.

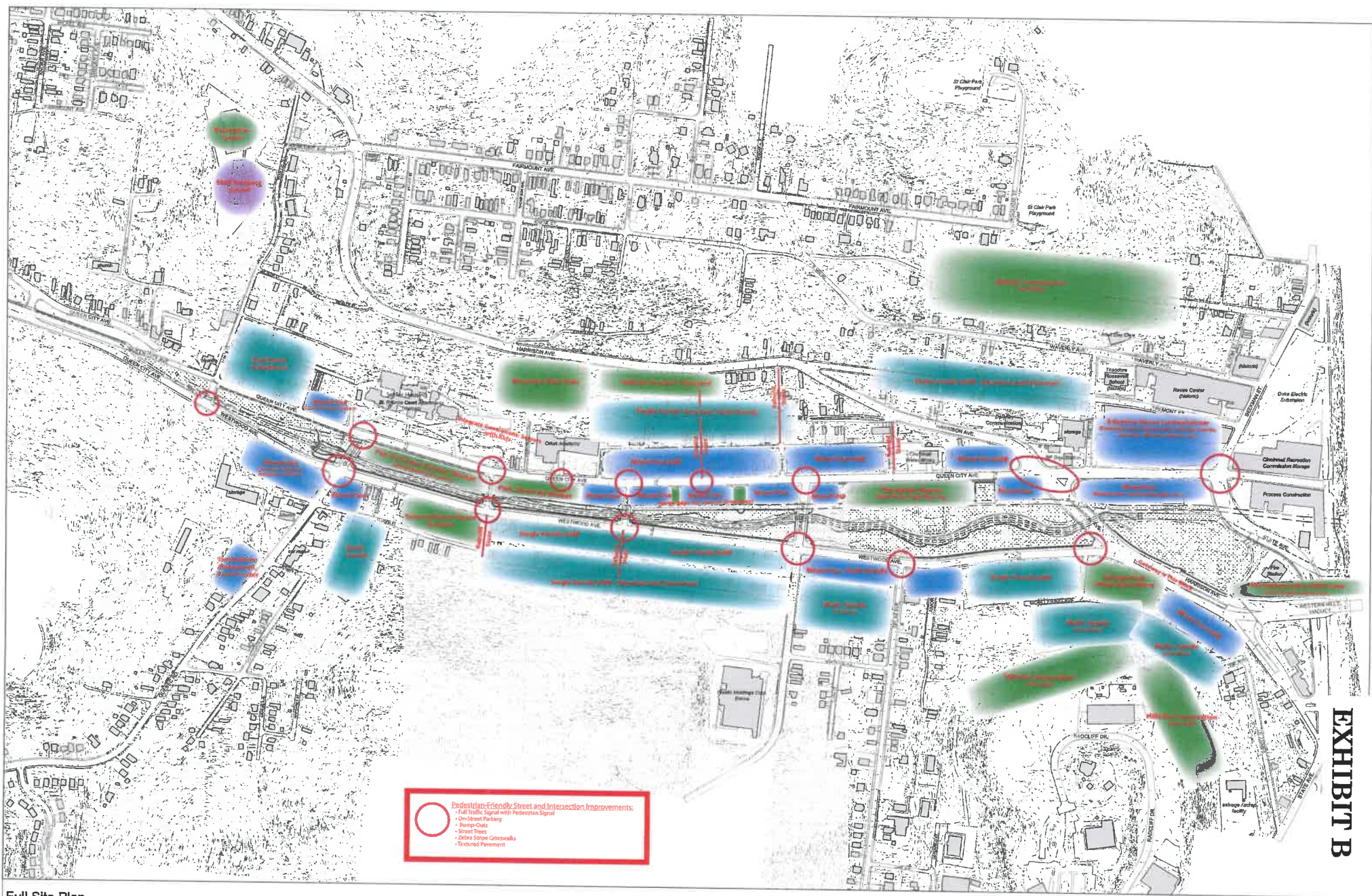
Sincerely,

James Casey  
President South Fairmount Community Council

cc. Councilmember Chris Seelbach

South Fairmount  
Community Council  
PO Box 14165  
Cincinnati, Ohio 45250

PHONE 513-567-2243  
EMAIL southfairmountcouncil@gmail.com





# SOUTH FAIRMOUNT/LICK RUN STUDY BOUNDARY

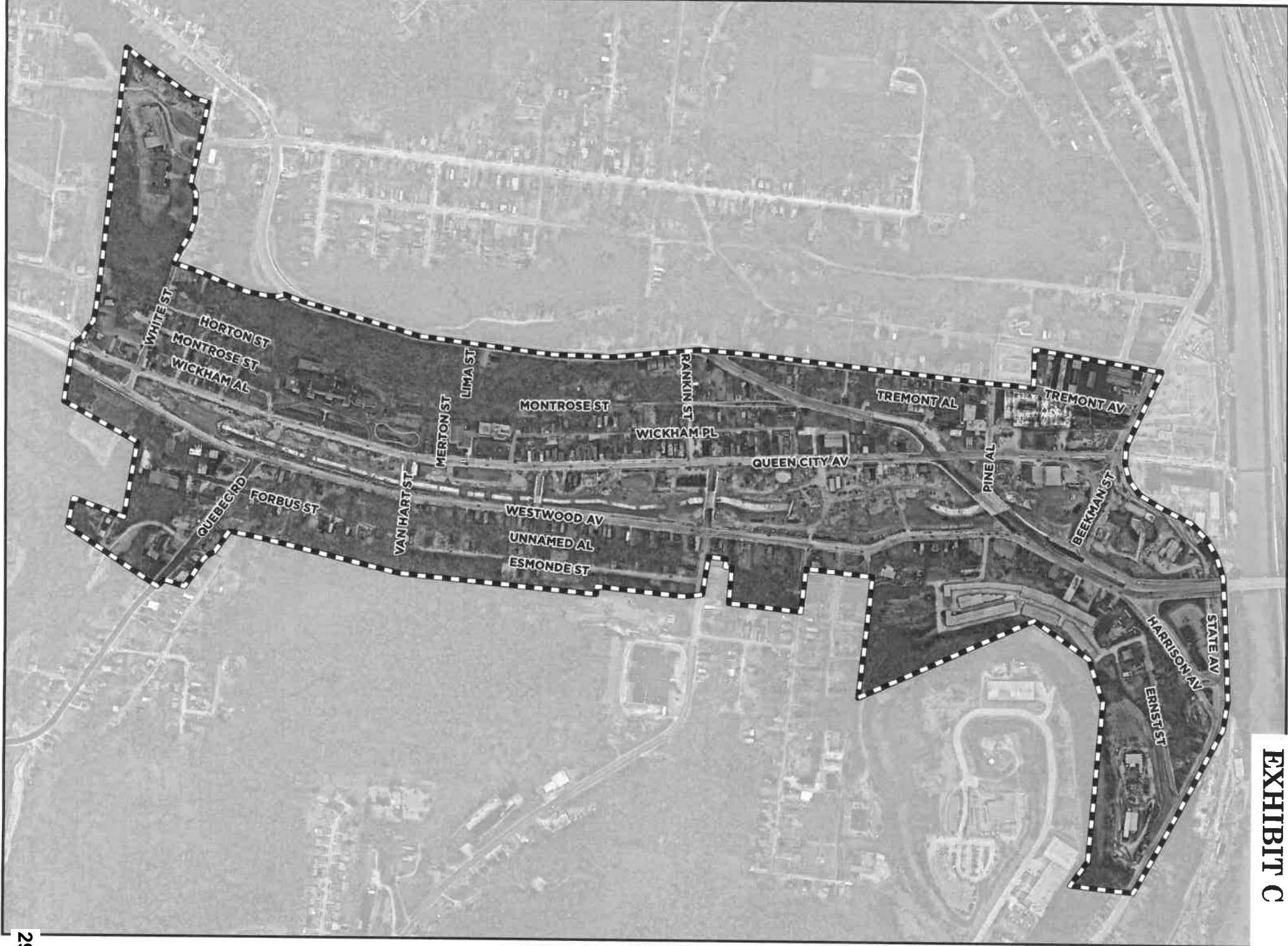


EXHIBIT C

# SOUTH FAIRMOUNT/LICK RUN POTENTIAL PHASES

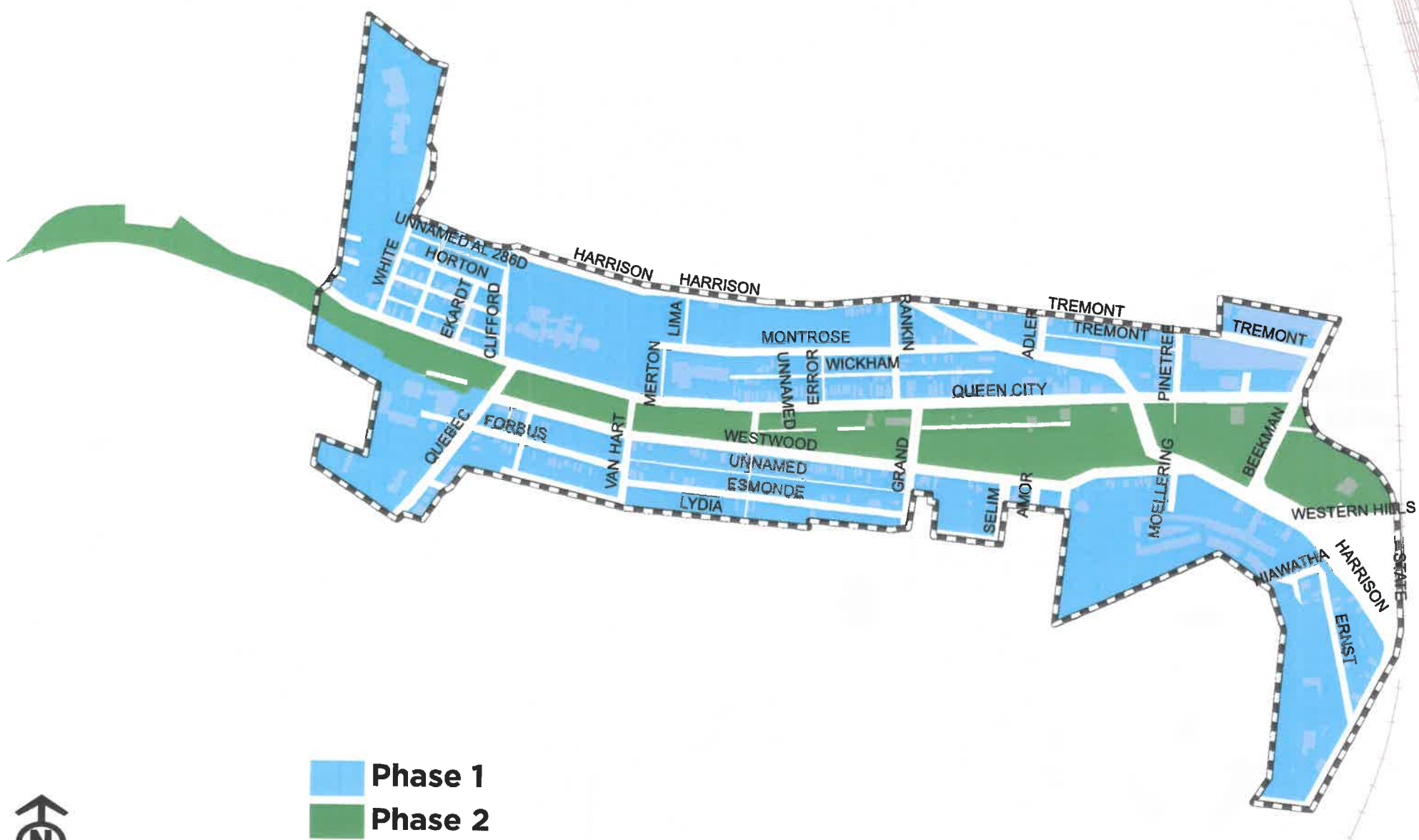
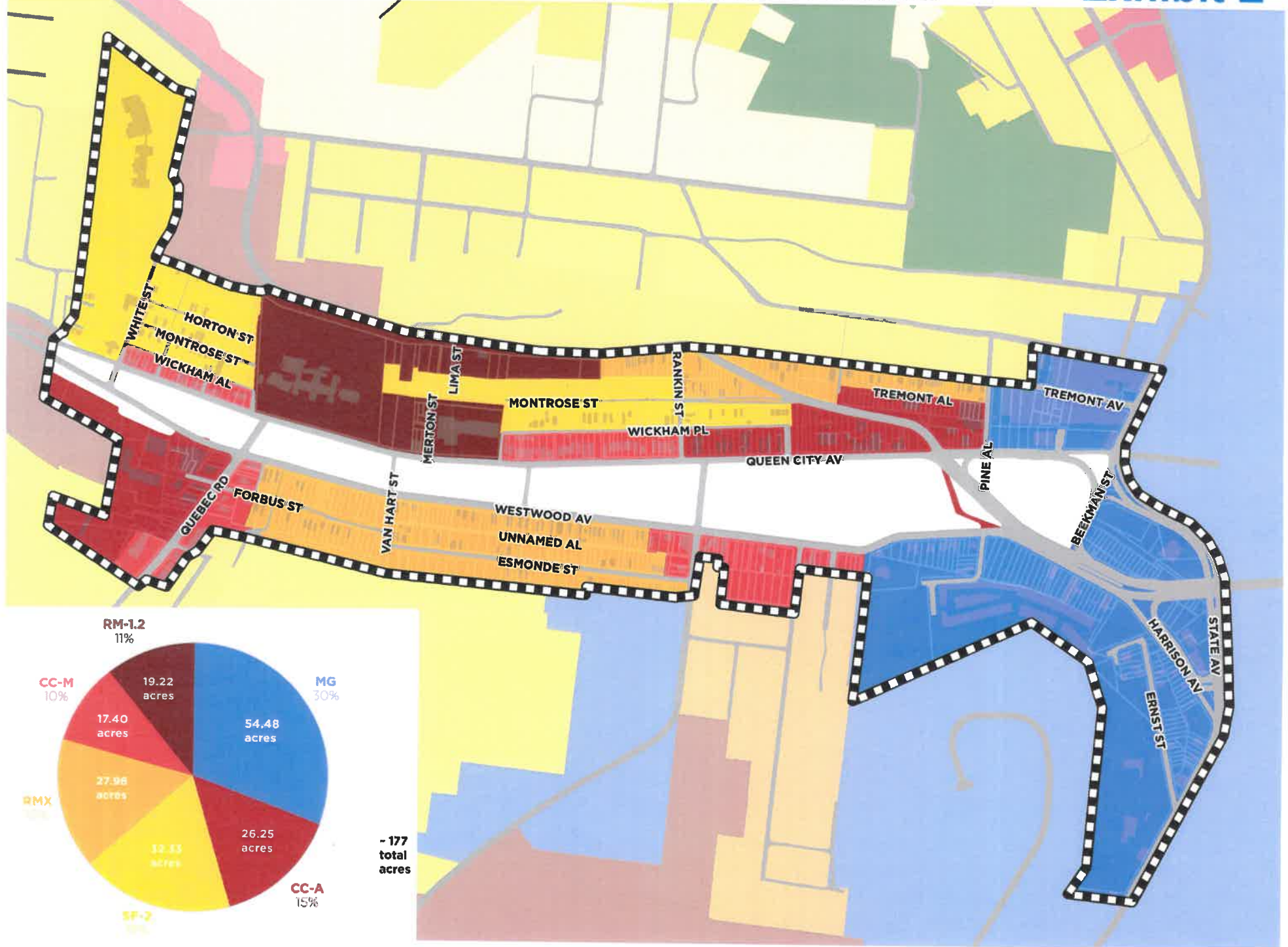


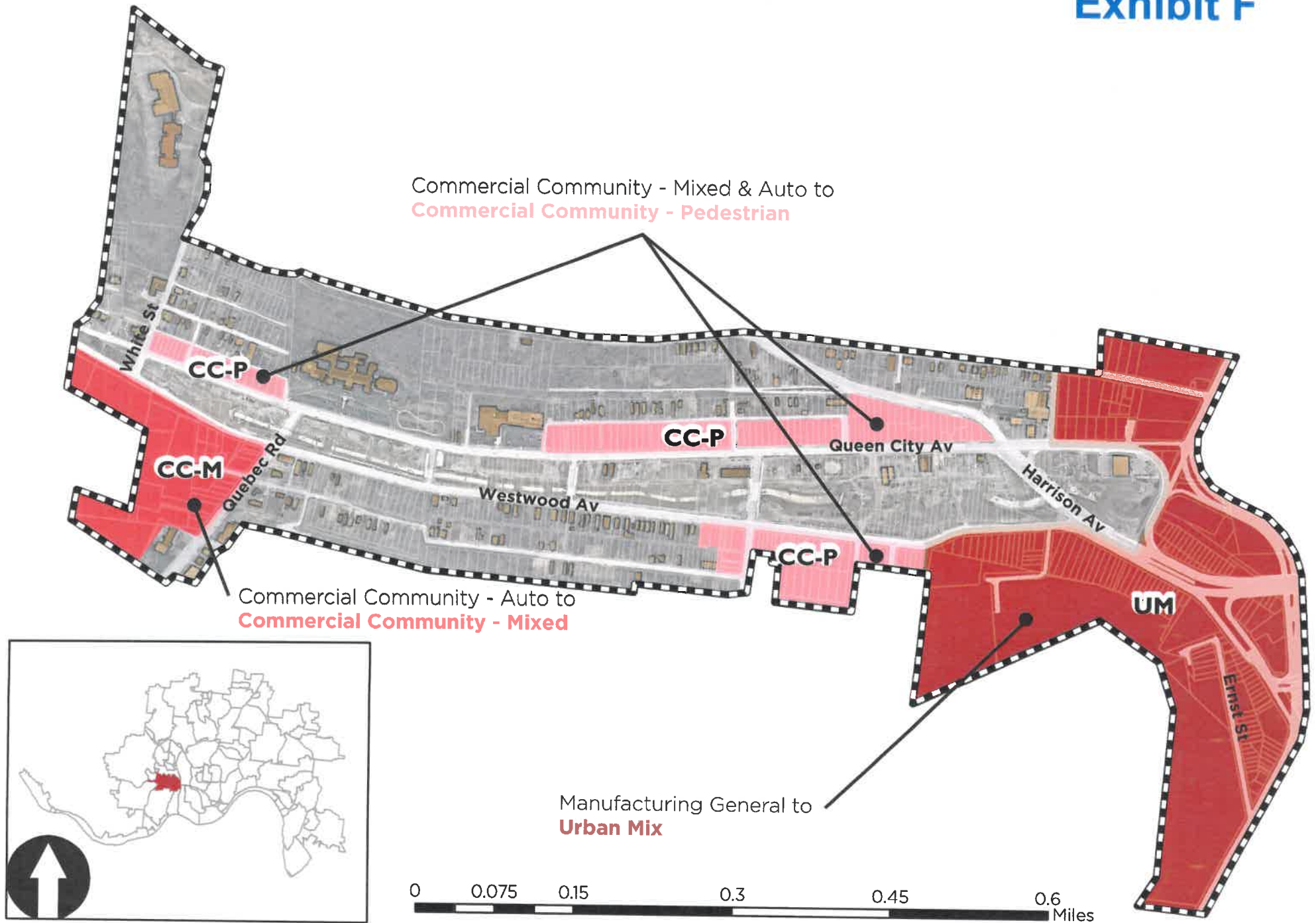
EXHIBIT D



# SOUTH FAIRMOUNT/LICK RUN EXISTING ZONING

## Exhibit E







**Public Participation Urban Design**  
**Workshops**  
**by AIA Cincinnati**

HELPING NEIGHBORHOODS CREATE A VISION FOR THEIR FUTURE

1

**South Fairmount on the Rise**

PUBLIC PARTICIPATION URBAN DESIGN WORKSHOP

for the

**Lick Run District**

of the

**South Fairmount Neighborhood**

Hosted by

**SOUTH FAIRMOUNT  
COMMUNITY  
COUNCIL**



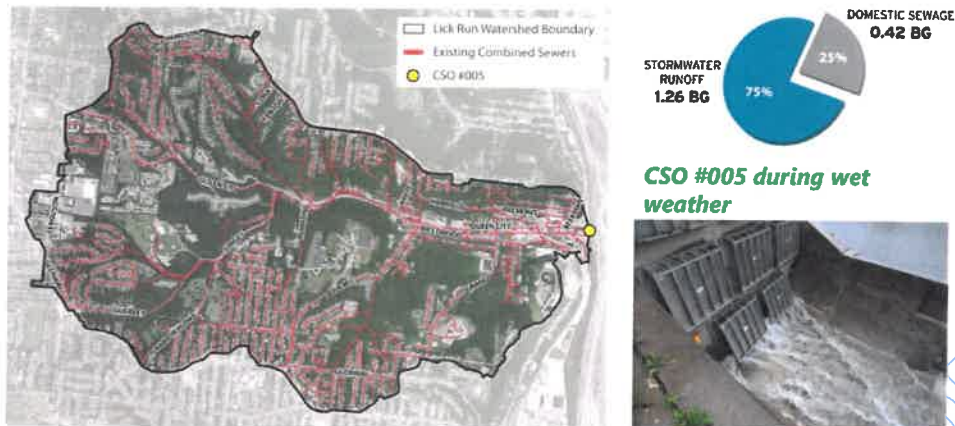
**AIA  
Cincinnati**

2

## LICK RUN WATERSHED

## An Outsized Impact

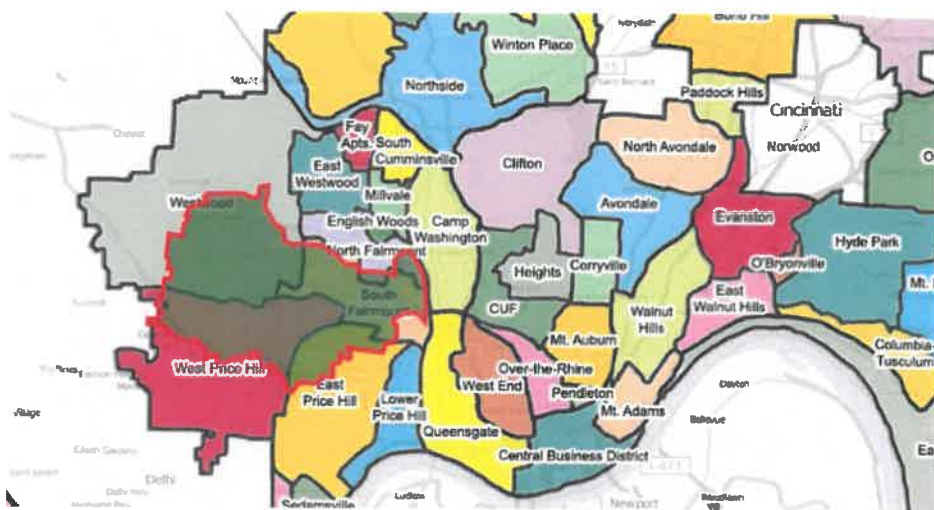
"The Lick Run Watershed contributes the largest volume of overflows from combined sewers of any watershed in Hamilton County." - MSD

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ALA Cincinnati

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## LICK RUN WATERSHED

Covering nearly the entire South Fairmount neighborhood

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## AN INNOVATIVE SOLUTION – DAYLIGHTING A STREAM

A 1.5 Mile, \$90 Million, Amenity-rich Greenway



5

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## NOW WHAT?

What image should be cultivated?

What should be developed around the Greenway?

- Housing?
- Business?
- Retail?
- Restaurants?
- Manufacturing?
- Cultural Institutions?
- Storage / Shipping?
- Entertainment / Recreation?

Gathering spaces?

How intense and dense?

How pedestrian and bicycle friendly?

How should street corridors be treated?

How should the community get what it wants?

How should it start?

## WHAT'S THE VISION FOR THIS DISTRICT?

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## FRAMEWORK –SOUTH FAIRMOUNT HISTORY

From Farms & Grapevines to Working Class Neighborhood

French & German immigrants  
Industry and jobs  
Neighborhood businesses  
Three breweries  
Northern hillside of grape vines  
Shooting range ("Shooters Hill")  
Population peak: 15,000



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## FRAMEWORK –SOUTH FAIRMOUNT HISTORY

A Brief History of What This Neighborhood Once Was



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## FRAMEWORK –SOUTH FAIRMOUNT HISTORY

A Brief History of What This Neighborhood Once Was



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## FRAMEWORK –SOUTH FAIRMOUNT HISTORY

A Brief History of What This Neighborhood Once Was



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## FRAMEWORK –SOUTH FAIRMOUNT HISTORY

Recent Thinking About What This Neighborhood Can Be

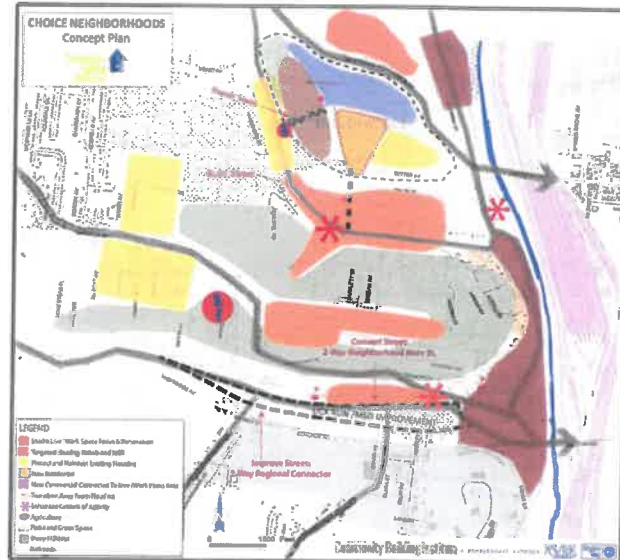
### CINCINNATI CHOICE NEIGHBORHOODS TRANSFORMATION PLAN:

A COMPREHENSIVE COMMUNITY  
DEVELOPMENT STRATEGY FOR ENGLISH  
WOODS, NORTH FAIRMOUNT, AND  
SOUTH FAIRMOUNT

#### FINAL PLAN

November 18, 2013  
Updated March 16, 2014

Prepared by the Community Building Institute with support from  
the Cincinnati Metropolitan Housing Authority, Michaels Develop-  
ment Company, Model Group, and WRT Design



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## FRAMEWORK – THE LICK RUN GREENWAY

Preliminary Urban Waterway Concept Plan



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## FRAMEWORK – THE LICK RUN GREENWAY

The Headwater Zone – A Community Amenity



DRAFT

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## FRAMEWORK – THE LICK RUN GREENWAY

View Along Narrow Channel Zone – Opportunity for Redevelopment



DRAFT

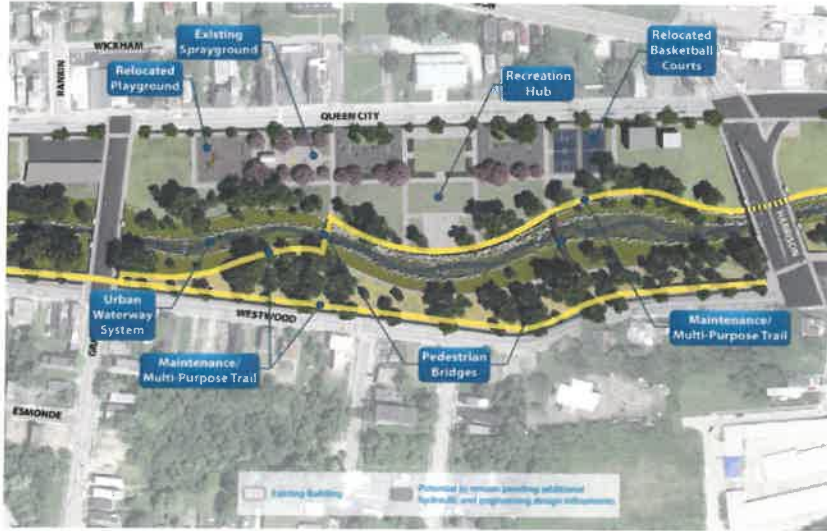
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## FRAMEWORK – THE LICK RUN GREENWAY

Civic Recreation Area



DRAFT

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## FRAMEWORK – THE LICK RUN GREENWAY

Civic Recreation Area



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## FRAMEWORK – THE LICK RUN GREENWAY

Civic Recreation Area



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## FRAMEWORK – THE LICK RUN GREENWAY

Civic Recreation Area



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## EXISTING CONDITIONS

A Valley Neighborhood



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2022 Regulated Systems

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## EXISTING CONDITIONS

A Valley Neighborhood



From Queen City (Family Dollar looking east)



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2022 Regulated Systems

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## EXISTING CONDITIONS

A Thruway



Westwood looking east toward Quebec



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## EXISTING CONDITIONS

A Thruway



Westwood looking east from Grand



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## EXISTING CONDITIONS

### A Thruway



Queen City looking west toward Grand



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## EXISTING CONDITIONS

### Building Fabric



Westwood remaining



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## EXISTING CONDITIONS

### Building Fabric



*Queen City Ave looking South toward houses on Westwood*

Queen City remaining



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## EXISTING CONDITIONS

### Building Fabric – Key Buildings



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## EXISTING CONDITIONS

Building Fabric – Vernacular Buildings; and Other Elements



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## VISUAL PREFERENCE ARRAY

Choice to Seed Visions of Possibilities

- Sub-Urban Residential
- General Urban
- Urban Center
- Urban Core
- Business Parking
- Public / Gathering Places
- Hillside Development
- **Streets**



Ingredients of a Neighborhood Business District Street

CATEGORY: Street Corridors

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## VISUAL PREFERENCE ARRAY

Choice to Seed Visions of Possibilities



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## BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities



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## BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

### THE MOST WONDERFUL THINGS ABOUT THIS NEIGHBORHOOD

- Community (formerly)
- Unique Geography
- "Urban Nature"
- Wildlife
- Proximity to Downtown
- Great Pieces of Architecture



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## BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

### BIG IDEAS

- Water Themes
  - Mill Creek Connection
  - Swan Boats in Lake
  - Hydro-Electric Water Mill
- Recreation Themes
  - Dog Park
  - Zip Line (a big one)
  - Bike link to Mill Creek Trail
  - Kayaking
- Business Themes
  - Work Skill-Building Academy
  - Non-traditional Office
  - International Hub
- Entertainment
  - Winery / Orchard
  - Brewery
- Housing
  - Infill Throughout (including hillsides)
  - Senior
- Urban Agriculture



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## BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

### AROUND THE GREENWAY

- Transportation & Streets
  - Slow the Traffic Down (Two-way?)
  - Pedestrian Features (bump-outs, crosswalks / lights, ground signs, etc.)
  - Redbike Station
  - Run Streetcar to South Fairmount
  - Make Stairs Nice Again
- Neighborhood Business District
  - Local Unique Eating Attractions
  - Outdoor Dining
  - Local Retail
  - Farm to Table
  - Housing above Shops
- Lunkenheimer Reuse (very large Industrial building)
  - Senior / Transitional Housing
  - Retail Center
  - Maker / Craft Training Center
  - Cultural Center



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## SMALL GROUP PLANNING SESSION

Preparations

Five Small Groups:

Geographical

- West
- Center
- East

Topical

- Branding / Image
- Civic Infrastructure / Implementation



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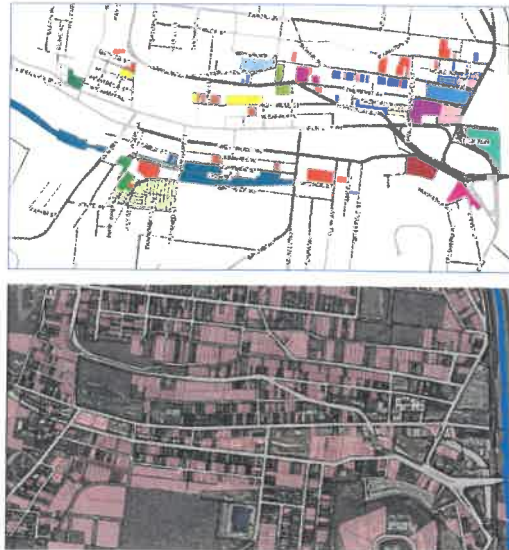
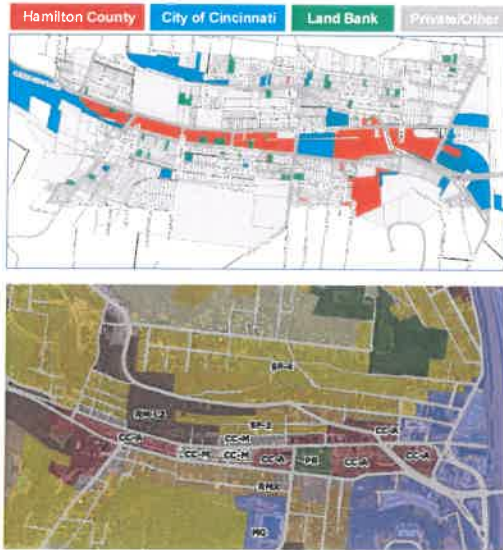
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## SMALL GROUP PLANNING SESSION

### Preparations



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## SMALL GROUP PLANNING SESSION

### Discussions and Sketches



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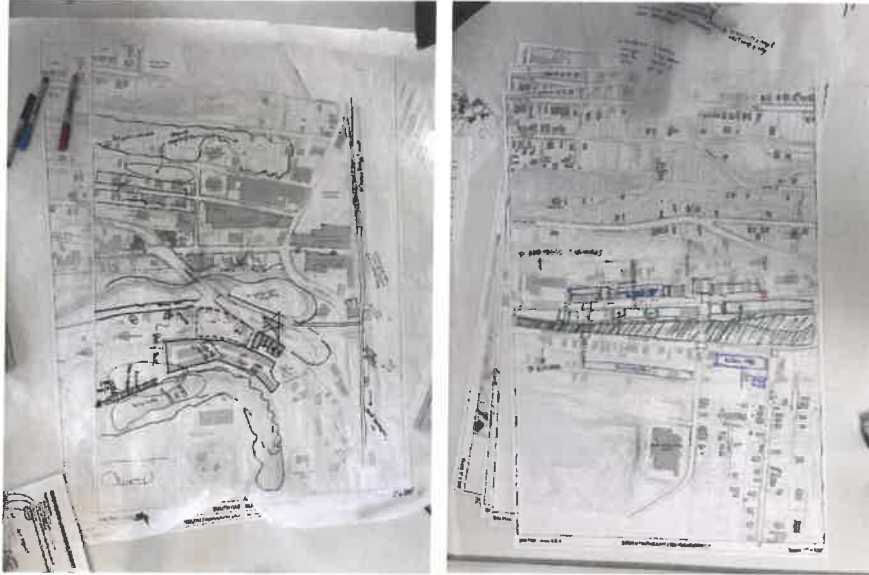
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## SMALL GROUP PLANNING SESSION

Output



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## SMALL GROUP PLANNING SESSION

Output



### South Fairmount 2026

South Fairmount, just minutes from downtown Cincinnati, is a community with deep heritage and strong 21st century assets. Home to the Lick Run Greenway, the area is a national model for green infrastructure solutions and creative urban agriculture. Historic small homes and imposing 19th century factory buildings shelter families, industry and cultural institutions. Hillside stairways lead to a network of parks where wildlife still roam and bike paths connect to adjacent communities and the Mill Creek waterway. Affordable and close knit, the community also sports a thriving business district and serves as the gateway to Cincinnati's beautiful west side.

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## SMALL GROUP PLANNING SESSION

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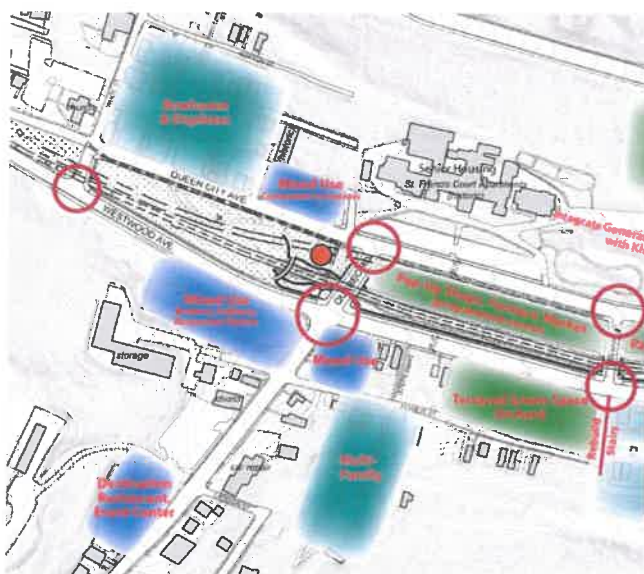
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## SMALL GROUP PLANNING SESSION

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## SMALL GROUP PLANNING SESSION

### Output



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### SMALL GROUP PLANNING SESSION

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Hillside Space

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CATEGORY Public and Gathering Spaces

F1

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### SMALL GROUP PLANNING SESSION

Output

Hillside Space

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CATEGORY Urban Center

G6

CATEGORY Hillside Development

G9

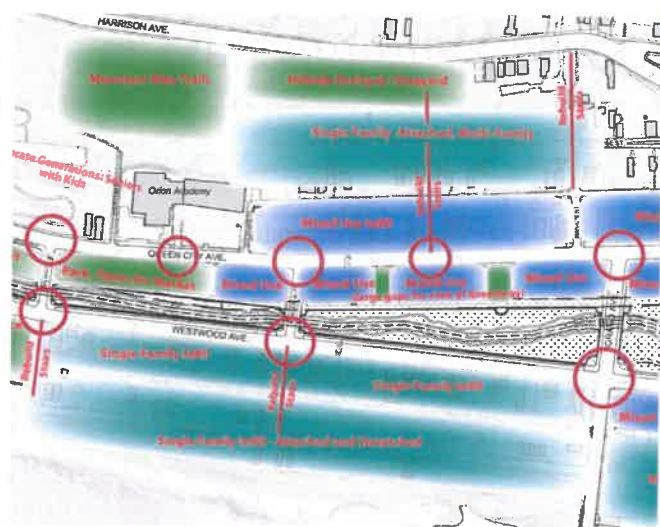
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## SMALL GROUP PLANNING SESSION

### Output



CATEGORY: Hillside Development

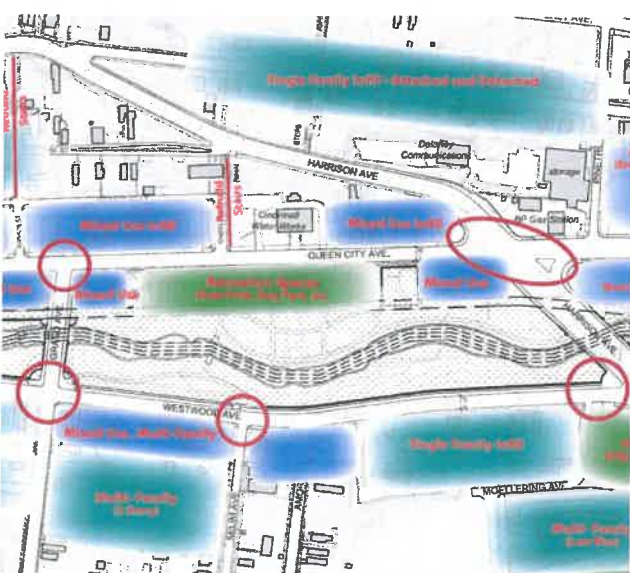
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### Output



CATEGORY: Hillside Development

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### SMALL GROUP PLANNING SESSION

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CATEGORY: Urban Center

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## SMALL GROUP PLANNING SESSION

Output

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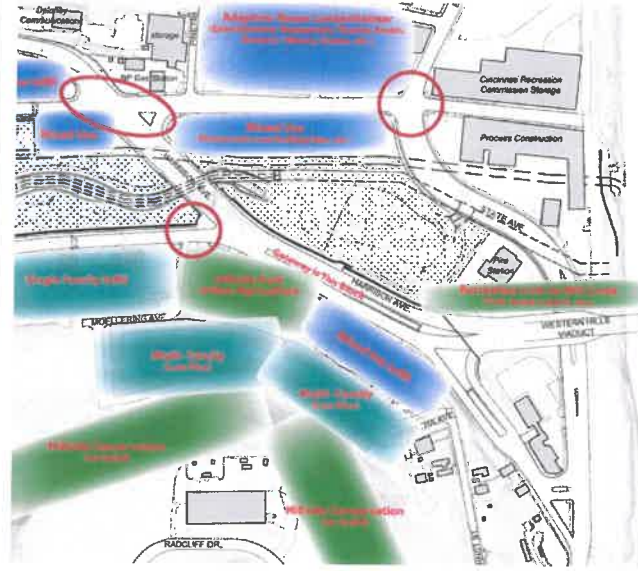
2020 Neighborhood Survey  
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### SMALL GROUP PLANNING SESSION

Output





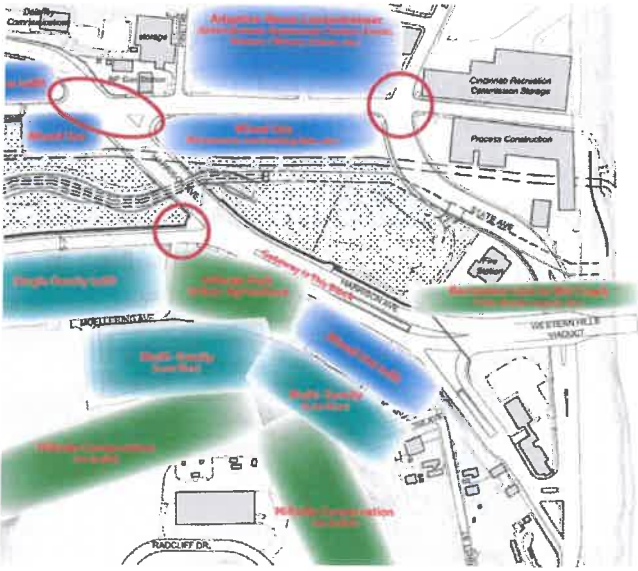
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2022 Neighborhood Summit

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### SMALL GROUP PLANNING SESSION

Output





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2022 Neighborhood Summit

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## SMALL GROUP PLANNING SESSION

Output



### Pedestrian-Friendly Street and Intersection Improvements:

- Full Traffic Signal with Pedestrian Signal
- On-Street Parking
- Bump-Outs
- Street Trees
- Zebra Stripe Crosswalks
- Textured Pavement



Full Site Plan

SOUTH FAIRMOUNT LICK RUN DISTRICT

Scale: 1" = 200'

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2020 Neighborhood Summit

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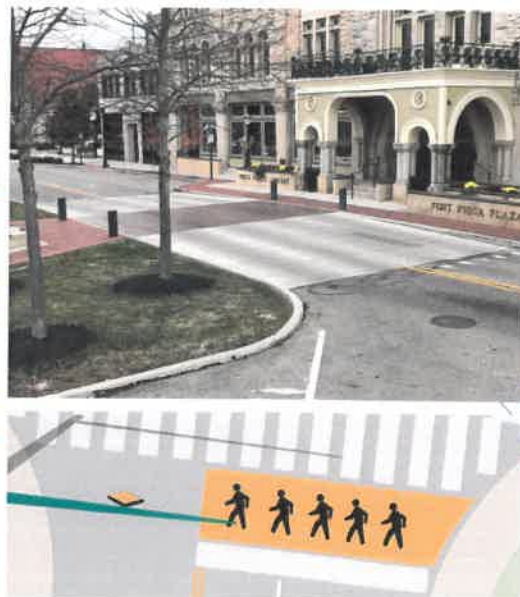
## SMALL GROUP PLANNING SESSION

Output



### Pedestrian-Friendly Street and Intersection Improvements:

- Full Traffic Signal with Pedestrian Signal
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- Street Trees
- Zebra Stripe Crosswalks
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2020 Neighborhood Summit

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## SMALL GROUP PLANNING SESSION

Output



### Pedestrian-Friendly Street and Intersection Improvements:

- Full Traffic Signal with Pedestrian Signal
- On-Street Parking
- Bump-Outs
- Street Trees
- Zebra Stripe Crosswalks
- Textured Pavement



59

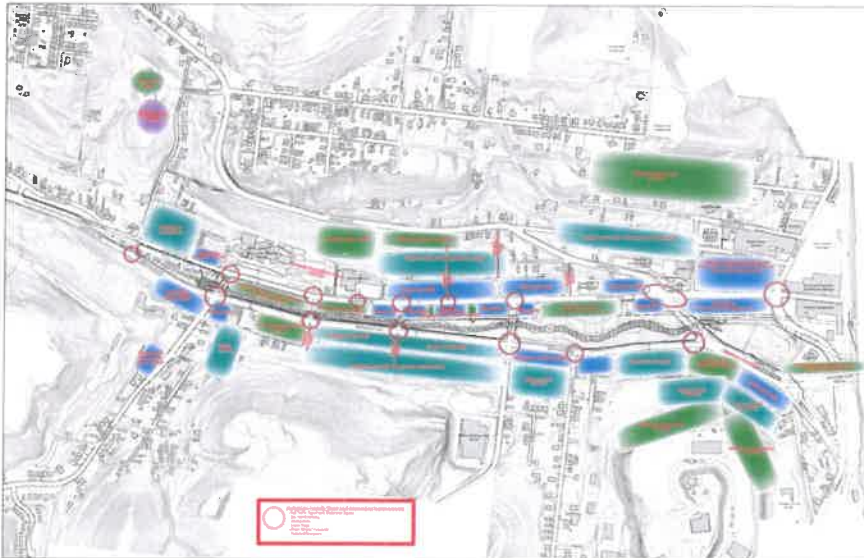
59

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## SMALL GROUP PLANNING SESSION

Output



Full Site Plan

SOUTH FAIRMOUNT LICK RUN DISTRICT

Scale: 1" = 200'

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## SMALL GROUP PLANNING SESSION

Community Image and Brand

### The Personality Statement

(first Draft)

#### **South Fairmount 2026**

South Fairmount, just minutes from downtown Cincinnati, is a community with deep heritage and strong 21st century assets. Home to the Lick Run Greenway, the area is a national model for green infrastructure solutions and creative urban agriculture. Historic small homes and imposing 19th century factory buildings shelter families, industry and cultural institutions. Hillside stairways lead to a network of parks where wildlife still roam and bike paths connect to adjacent communities and the Mill Creek waterway. Affordable and close knit, the community also sports a thriving business district and serves as the gateway to Cincinnati's beautiful west side.



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## SMALL GROUP PLANNING SESSION

Community Image and Brand

### **A Heritage and a Name**

The neighborhood has heritage.  
The community has Catholic roots.  
It has Italian roots.  
It has Appalachian roots.  
It has German roots.

This is a community of heritage and heritage is the point and you can drill down and find all the heritage points beneath that.

The neighborhood affirms its name. **South Fairmount** is the neighborhood's historic name – and its future name.

South Fairmount is home to the Lick Run Greenway, much as Mt. Lookout is home to Ault and Alms Parks and Over-the-Rhine is home to Washington Park.



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## SMALL GROUP PLANNING SESSION

### Implementation and Civic Infrastructure

#### Key Needs

The Civic Infrastructure/ Implementation group identified several key needs for the Lick Run area and surrounding community. The needs are:

- Control Over Development – this was identified as the primary need
- Business Attraction
- Education Improvement
- Transportation Advocacy
- Development of Urban Agriculture network
- Blight Elimination
- Crime Prevention

The group also recognized limitations such as:

- A lack of resident capacity,
- A five-member community council board, and
- Limited attendance at community council meetings.

**The Community will need partners to achieve its goals**

"If you want to do any type of reconfiguration of the road network, now is the time to get started on that planning right now."

"If we want to make any changes we have to get a handle on the zoning and to start acting right away."

"We should consider whether or not we want to keep existing buildings, historic buildings. Hillside development has a lot of challenges."

"In all honesty there is a lot of opportunity to work with the City and intergovernmental agencies like the Port, the Land Bank, Community Development Corporations and others to achieve our goals."

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## SMALL GROUP PLANNING SESSION

### Implementation and Civic Infrastructure

#### Goals and Next Steps

| Next Step   | Potential Partners  |
|---|---|
| Promote residents to be proactive and reporting issues in the neighborhood  | City's Property Maintenance and Code Enforcement Division             |
| Have a voice in the acquisition and disposition of property, consider the REACH program   | Port Authority Landbank   |
| Make proactive changes residents want to zoning now, rather than waiting for more development interest (then it's too late to stop development we don't want) | City Planning Department and Zoning Division                          |
| Continue moving forward with WIN on Beekman Street initiative and other initiatives   | Working in Neighborhoods  |
| Build membership in the community council and engage renters, as well as review bylaws  | Invest in Neighborhoods   |
| Gain a better understand of programs and resources available for economic development   | City Department of Community and Economic Development Program Officer |

#### Some Immediate and Short Term Actions

Continue to plan cleanups and beautification projects.  
Explore ways to bring artists and public art (such as murals) to the community.  
Prepare to advocate for transportation changes along with Western Hills viaduct project.  
Build community capacity to enact and advocate for identified Goals and Next Steps listed above

"Our primary partners are WIN and the community councils."

"We should partner with neighborhoods who've come a long way like Westwood where several organizations work together and property values have gone up, more restaurants and businesses have moved in. Camp Washington too."

"We should work on short term efforts too: Trash, beautification efforts, clean-ups which allow community members to participate, welcoming new people into the community. Community gathering spaces. Building that community infrastructure."

"There have been some conversations with Artworks about putting murals up. Need to ID a fundraising campaign to pay for them, maybe GoFundMe."

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## SMALL GROUP PLANNING SESSION

Implementation and Civic Infrastructure

### Conclusion

The overall conversation and impressions from the Implementation and Civic Infrastructure group was that the Lick Run Greenway project presented a **tremendous opportunity** for the South Fairmont Community.

Community leaders in the breakout group developed key connections with other community development leaders in learning some best practices and insights into spurring momentum in older city neighborhoods.

South Fairmont is uniquely positioned today with a blend of **significant history behind it**, challenge in front of it, and **boundless opportunity ahead of it**.

This plan is a roadmap forward for this community coming out of the Lick Run Greenway Project, **let's get started**.



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|  |  |  |
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| 1550 QUEEN CINCINNATI LLC<br>1425 MOUNTAIN DR<br>BETHLEHEM PA 18015          | 1624 WAVERLY LLC<br>1317 HOPPLE ST<br>CINCINNATI OH 45225                  | 1632 QUEEN CITY LLC<br>P O BOX 141462<br>CINCINNATI OH 45250       |
| 1676 QUEEN CITY LLC<br>4821 READING RD # 11<br>CINCINNATI OH 45237           | 1929 MONTROSE LLC<br>959 DELHI AVE # 4<br>CINCINNATI OH 45204              | 1993 STATE LLC<br>PO BOX 9422<br>CINCINNATI OH 45209               |
| 2 K K PROPERTIES LLC<br>10043 PIPPIN RD<br>CINCINNATI OH 45231               | 213 PROPERTIES LLC<br>P O BOX 29042<br>CINCINNATI OH 45229                 | 2181 GRAND AVE LLC<br>5782 WULFF RUN RD<br>CINCINNATI OH 45233     |
| 2236 2238 SELIM LLC<br>2635 HIGHLAND AVE #2<br>CINCINNATI OH 45219           | 2279 SCHOEDINGER AVE LLC<br>P O BOX 9422<br>CINCINNATI OH 45209            | 2283 SCJOEDINGER AVE LLC<br>4041 READING RD<br>CINCINNATI OH 45229 |
| 4 PACK HOLDINGS LTD<br>P O BOX 24134<br>CINCINNATI OH 45224                  | A & A ULTIMATE ENTERPRISES INC<br>5562 WERK RD<br>CINCINNATI OH 45238      | ADVANTAGE BANK<br>814 WHEELING AVE<br>CAMBRIDGE OH 43725           |
| AFFORDABLE HOUSING CORPORATION LLC<br>2902 GRANDIN RD<br>CINCINNATI OH 45208 | AIM HIGH PROPERTIES LLC<br>3521 S RIDGEVIEW DR<br>SPOKANE WA 99206         | AIM HILL LLC<br>61 N DIXIE DR<br>VANDALIA OH 45377                 |
| AKORLI R<br>2011 BURNET AVE<br>CINCINNATI OH 45219                           | AKOSH ACCOMMODATIONS LLC<br>1697 WESTWOOD AVE<br>CINCINNATI OH 45214       | ALLIANCE SERVICES LTD<br>3306 MILTON CT<br>CINCINNATI OH 45229     |
| ALTIORA FUND THE<br>3900 VINCENT AVE<br>CINCINNATI OH 45205                  | ANDERSON LAWRENCE<br>2416 RANKIN ST<br>CINCINNATI OH 45214                 | ARCHBISHOP OF CINCINNATI TR<br>108 E 8TH ST<br>CINCINNATI OH 45208 |
| ARMSTRONG INEZ<br>1586 TREMONT STREET<br>CINCINNATI OH 45214                 | ARMSTRONG TRENELL<br>1742 TUXWORTH AVE<br>CINCINNATI OH 45238              | AUSTIN LATONYA<br>2280 SCHOEDINGER AVE<br>CINCINNATI OH 45214      |
| B/K HOUSING DEVELOPMENT LLC<br>14105 N MORRIS ST<br>BATESVILLE IN 47006      | BALTIMORE & OHIO RAILROAD COMPANY<br>500 WATER ST<br>JACKSONVILLE FL 32202 | BARBER WILLIAM<br>8181 DESOTO DR #E9<br>WEST CHESTER OH 45069      |



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|---|--|--|
| BARKLEY KEVIN J & ADRIENNE J<br>1664 NORTHSIDE AVE<br>CINCINNATI OH 45214-1513    | BARNABY RIDGE PROPERTIES LLC<br>1030 PAMELA DR<br>CINCINNATI OH 45255    | BETHEL #2 APOSTOLIC PENTECOSTAL<br>CHURCH<br>2319 QUEBEC RD<br>CINCINNATI OH 45214 |
| BH REALTY GROUP LLC<br>213 FINDLAY ST UNIT 1<br>CINCINNATI OH 45202               | BHANDAURIA RAJAT & RAJAT SHARMA<br>4422 WINTON RD<br>CINCINNATI OH 45232 | BISOKA ISSA<br>1679 WESTWOOD AVE<br>CINCINNATI OH 45214                            |
| BJM INVESTMENTS AND HOLDINGS LLC<br>1093 WIONNA AVE<br>CINCINNATI OH 45224        | BLACKFOOT PROPERTIES LLC<br>745 AVON FIELDS<br>CINCINNATI OH 45229       | BLWWN LLC<br>PO BOX 4755<br>PARKER CO 80134  |
| BODERONE ANTHONY V & MARY JANE<br>1994 QUEEN CITY AVE<br>CINCINNATI OH 45214-1047 | BORTHWICK RICHARD A<br>1625 BALTIMORE AVE<br>CINCINNATI OH 45225         | BOWLING MARY LOU<br>585 KINGS RUN DR<br>CINCINNATI OH 45232                        |
| BOYASKO GREGORY P<br>PO BOX 9522<br>CINCINNATI OH 45209                           | BRANDON BLAIR YOUTH CENTER INC<br>1615 TREMONT ST<br>CINCINNATI OH 45214 | BRENNER & JANSEN PROPERTIES INC<br>PO BOX 36008<br>CINCINNATI OH 45236             |
| BROOKS ANBER M<br>1900 FREEMAN AV E #10<br>CINCINNATI OH 45214                    | BROUSSARD TIREE G<br>1684 QUEEN CITY AVE<br>CINCINNATI OH 45214-1443     | BROWN CHARLES J & TINA SUE<br>1672 QUEEN CITY AVE<br>CINCINNATI OH 45214           |
| B'S REPAIR LLC<br>2240 SELIM AVE<br>CINCINNATI OH 45219                           | BUILDING COMPACT LLC<br>3559 EDEN AVE<br>CINCINNATI OH 45229             | BURD STEPHANIE<br>1930 STATE AVE<br>CINCINNATI OH 45204                            |
| BURGIN THEODORE T & GRACE M<br>2333 QUEBEC RD<br>CINCINNATI OH 45214              | BUSH AARON<br>1724 ESMONDE ST<br>CINCINNATI OH 45214                     | BUSH DOROTHY A<br>1729 WESTWOOD AVE<br>CINCINNATI OH 45214-1337                    |
| BYRD JEFFREY ALLEN<br>5731 NORTHGLEN RD<br>CINCINNATI OH 45220                    | CANNON BRYAN C<br>213 FINDLAY ST APT 1<br>CINCINNATI OH 45202            | CARPENTER CLEM J & GARY DAVIS<br>1714 ESMONDE ST<br>CINCINNATI OH 45214            |
| CARROLL JASEN<br>1011 KEMPER MEADOW DR<br>CINCINNATI OH 45240                     | CCSLI INC<br>10917 MERRIT ST<br>CASTROVILLE CA 95012                     | CHANCE GARY L<br>5867 BROOKE MEADOWS CT<br>HAMILTON OH 45011                       |

CHAPPELL TERRY  
8894 PLANET DR  
CINCINNATI OH 45231

CHARTER DEVELOPMENT COMPANY LLC  
3850 BROADMOOR STE 201  
GRAND RAPIDS MI 49512

CHEIK ABDI  
2925 W MCMICKEN AVE  
CINCINNATI OH 45225

CHHAY CHANNY & ADAM A CAMERON  
1681 WESTWOOD AVE  
CINCINNATI OH 45214

CHISCHILLIE JACQUELYN & JAMES D CASEY  
1755 MONTROSE PL  
CINCINNATI OH 45214

CHITWOOD PROPERTIES  
5941 LAWRENCE RD  
CINCINNATI OH 45248

CINCINNATI BELL TELEPHONE COMPANY  
221 E FOURTH ST  
CINCINNATI OH 45202

CINCINNATI BLUE LINE FOUNDATION INC  
2060 RADCLIFF DR  
CINCINNATI OH 45204

CINCINNATI MUSEUM ASSOCIATION  
953 EDEN PARK DR  
CINCINNATI OH 45202

CINCINNATI S & M PROPERTIES LLC  
P O BOX 37147  
CINCINNATI OH 45222

CINCY INVESTMENT V LLC  
7672 MONTGOMERY RD SUITE 211  
CINCINNATI OH 45236

CLARK KATRINA M  
2428 WHITE ST  
CINCINNATI OH 45214-1169

CLEMSON REALTY INC  
1421 QUEEN CITY AVE  
CINCINNATI OH 45214

CODY ERIC  
1538 ST CLAIR AVE  
CINCINNATI OH 45231

COLLINS MADALINE  
1399 HARRISON AVE  
CINCINNATI OH 45214

COLVIN SHANNON  
1599 TREMONT AVE  
CINCINNATI OH 45214

CONLEY BRANDON  
2270 QUEBEC RD  
CINCINNATI OH 45214

CONNAIRE JAMES  
417 PURCELL AVE  
CINCINNATI OH 45205

CONNER MICHAEL  
4397 SKYLARK DR  
CINCINNATI OH 45237

CONNORS ROGER T & DEBORAH  
3491 HILLSIDE AVE  
CINCINNATI OH 45204

COOPER CLYDE S JR & NANCY L ROBERTS  
2194 GRAND AVE  
CINCINNATI OH 45214

COOPER MELISSA  
1680 NORTHSIDE AVE  
CINCINNATI OH 45214

CRAWFORD JAMES L  
1920 HORTON ST  
CINCINNATI OH 45214

CRAWFORD JAMES L  
3212 BASSETT RD  
CINCINNATI OH 45205

CUTIE PIE PROPERTIES IV  
P O BOX 19129  
CINCINNATI OH 45219

D SOUZA LEO  
G BLOCK BKC BANDRA EAST  
MUMBAI MH INDIA 400051

DANIEL ALICE E  
4334 RUNNING FAWN DR  
CINCINNATI OH 45247

DAVIS CRYSTAL I  
312 AVIARY  
TRENTON OH 45067

DAVIS DENNY W & AUDREY  
1916 QUEEN CITY AVE  
CINCINNATI OH 45214-1016

DAVIS HAZEL  
171 1/2 ESMONDE ST  
CINCINNATI OH 45214



|   |   |   |
|---|---|---|
| DAVIS KENDALL W<br>36 KESSLER PLACE<br>CINCINNATI OH 45217                  | DAVIS SIMON JACOB<br>4441 HAMILTON AVE<br>CINCINNATI OH 45223                         | DEEL EMMIT<br>101 MARGARET ST<br>CINCINNATI OH 45214                            |
| DESBOROUGH ANDREW<br>1933 STATE AVE<br>CINCINNATI OH 45204-1811             | DILIO LLC<br>11711 PRINCETON PIKE STE 341-331<br>CINCINNATI OH 45246                  | DOLL EUGENE P<br>2935 LEHMAN RD<br>CINCINNATI OH 45204                          |
| DRB CONSULTANTS THREE LTD<br>8950 OLD LEGEND CT<br>CINCINNATI OH 45249      | DTH INVESTMENTS LLC<br>4 W FOURTH ST<br>NEWPORT KY 41071                              | DUBOSE CHARLES<br>2338 IROLL AVE<br>CINCINNATI OH 45225                         |
| DUKE ENERGY OHIO INC<br>139 E 4TH STREET<br>CINCINNATI OH 45202             | DUNCAN NICHOLAS & CHRISTIAN HAKALA<br>2216 SELIM AVE<br>CINCINNATI OH 45214           | DYMCO PROPERTIES LLC<br>PO BOX 36106<br>CINCINNATI OH 45236                     |
| EDELSTEIN MICHAEL<br>P O BOX 62779<br>CINCINNATI OH 45262                   | EH MORRIS LLC<br>1666 QUEEN CITY AVE<br>CINCINNATI OH 45214                           | ENCOMPASS INTERNATIONAL LLC<br>2209 QUEEN CITY AVE<br>CINCINNATI OH 45214       |
| EQUITY TRUST COMPANY<br>P O BOX 141261<br>CINCINNATI OH 45250               | ERIC AHLERS TRUST<br>36 BEIHL ST<br>NEWPORT KY 41071                                  | ERVIN DONALD II & AMANDA MARIE CRAIG<br>1694 MONTROSE ST<br>CINCINNATI OH 45214 |
| ESSEL WILLIAM G & ROBERT E<br>14975 HIGHLAND TL<br>MINNETONKA MN 55345-4620 | ETIQUETTE HOUSING LLC<br>165 SUMMERTOWN PL<br>GALLOWAY OH 43119                       | ETTER ANTONIO<br>1790 LOCKBORNE DR<br>CINCINNATI OH 45240                       |
| EVEGAN WILLIAM F<br>2554 ORLAND AVE<br>CINCINNATI OH 45211                  | EVELYNS POINTE OF VIEW LLC<br>3587 PURDUE<br>CINCINNATI OH 45220                      | FAIR FUTURE HOMES LLC<br>2859 WESTBROOK DR<br>CINCINNATI OH 45211               |
| FAIRMOUNT METHODIST<br>1617 TREMONT ST<br>CINCINNATI OH 45214-1439          | FAIRVIEW ESTATES LIMITED PARTNERSHIP<br>21 W 13TH ST SUITE 100<br>CINCINNATI OH 45202 | FAMILY DOLLAR STORES OF OHIO INC<br>PO BOX 1017<br>CHARLOTTE NC 28201-1017      |
| FEUCHT CINDY ROSE @3<br>8790 CARROUSEL PARK CIR #144<br>CINCINNATI OH 45251 | FITZHUGH KENNETH & LYDIA<br>2170 SELIM AVE<br>CINCINNATI OH 45214                     | FLAX JAMES TR<br>3707 WARSAW AVE<br>CINCINNATI OH 45205                         |

FORTY-NINE PROPERTIES AND  
ACQUISITIONS LLC  
3755 SUNBURST RIDGE  
CINCINNATI OH 45248

FRANKLIN MARK A  
1865 WESTWOOD AVE  
CINCINNATI OH 45214

FREEMAN OTHNIEL  
9139 WHITEHEAD DR  
CINCINNATI OH 45251

FREEMAN VIKKI E  
1756 QUEEN CITY AVE  
CINCINNATI OH 45214

GABLE EDWARD  
565 PURCELL AVE  
CINCINNATI OH 45205

GALLOWAY JOYCE L & DONALD  
2223 SELIM AVE  
CINCINNATI OH 45214

GALLOWAY SEAN  
1380 MEREDITH DR  
CINCINNATI OH 45231

GAY R MARC  
5380 SIDNEY RD  
CINCINNATI OH 45238

GIPSON TASHA LENA E  
10155 KINGSPOUR DR  
CINCINNATI OH 45241

GIVEN A CHANCE DEVELOPMENT  
3639 DAWSON  
CINCINNATI OH 45223

GLASPY CAROLYN  
1583 TREMONT AVE  
CINCINNATI OH 45244

GO FORWARD VENTURES LTD  
C/O RAW PROPERTY MANAGEMENT 5535  
COLERAIN AVE  
CINCINNATI OH 45239

GODBEY JAMES D & ERLINDA  
2268 QUEBEC RD  
CINCINNATI OH 45214-1356

GOEDDE JOSEPH N  
1527 KNOX AVE  
CINCINNATI OH 45214

GOFF JERRE D  
124 NORTHFIELD DR F167  
BROWNSBURG IN 46112

GOHS ROBERT B  
1669 HARRISON AVE  
CINCINNATI OH 45214

GOINES CHARLES E  
2307 HARRISON AVE  
CINCINNATI OH 45211

GOINES CHARLES E JR  
2168 HARRISON AVE 1ST FLOOR  
CINCINNATI OH 45211

GONZALEZ SAMUEL  
19 HOBMOOR AVE  
BUFFALO NY 14216

GOODIN GODS EYES LLC  
P O BOX 754  
PORTSMOUTH OH 45662

GORDON ERICA  
9029 WEEPY HOLLOW TRL  
FORT WORTH TX 76179

GRAU JEFFREY A  
6535 HAMILTON AVE  
CINCINNATI OH 45224

GRAUSE RON & RHONDA ADAMS  
2308 QUEBEC RD  
CINCINNATI OH 45214

GRAY HOUSE PROPERTIES LLC  
3347 WOOD BURN AVE  
CINCINNATI OH 45207

GREEN ELMER L JR  
2257 QUEBEC RD  
CINCINNATI OH 45214

GREEN SHERMAN E  
2274 QUEBEC RD  
CINCINNATI OH 45214-1356

GRIMME FAMILY PARTNERS  
1925 WESTWOOD AVE  
CINCINNATI OH 45214

GROSS DANNY & BONNIE  
1681 MONTROSE ST  
CINCINNATI OH 45214-1407

H&E ENTERPRISES LLC  
PO BOX 62779  
CINCINNATI OH 45262

HACKLE RICKY  
1570 TREMONT AVE  
CINCINNATI OH 45214



HADDENS ENTERPRISE LLC  
2434 BLOOM AVE  
CINCINNATI OH 45214

HAFIDI ELOUADOUDI  
7753 TLYERS RESERVE DR  
WEST CHESTER OH 45069

HALBERT CHARLES  
4259 FERGUS STREET  
CINCINNATI OH 45223

HALL MICHAEL TR  
40701 RANCHO VISTA BLVD #310  
PALMDALE CA 93551

HALSELL DAVID K  
1101 PURCELL AVE  
CINCINNATI OH 45205

HAMILTON COUNTY OHIO BOARD OF  
COUNTY COMMRS THE  
138 E COURT ST 6TH FL  
CINCINNATI OH 45202

HARNIST & CORCORAN PROPERTIES LLC  
1457 HARRISON AVE  
CINCINNATI OH 45214

HARRIS RONALD L SR & PAULETTE  
6432 WITHERBY AVE  
CINCINNATI OH 45224

HASAN RAMZI  
1400 ERNST ST  
CINCINNATI OH 45204

HASBRA LOGISTICS LLC  
1491 POLARIS PKWY  
COLUMBUS OH 43204

HASSAN ABDUIKKDIR  
2722 ERLINE DR APT 314  
CINCINNATI OH 45238

HAUCK INVESTMENTS LLC  
1727 E GALBRAITH RD  
CINCINNATI OH 45215

HAYNES JERRY  
2226 AMOR PL  
CINCINNATI OH 45214

HELTON JOHN & DEBORAH  
1573 TREMONT AVE  
CINCINNATI OH 45214

HEMAYA AHMAD  
35 KOSSUTH ST  
NEW HAVEN CT 06519

HENDRICKSON ROSETTA R  
1663 HARRISON AVE  
CINCINNATI OH 45214-1446

HERNANDEZ GERVASIO JOEL  
1629 WESTWOOD AVE  
CINCINNATI OH 45231

HERNANDEZ HORACIO  
1847 FORBUS ST  
CINCINNATI OH 45214

HIGDON-SMITH ANTHONY K  
1934 QUEEN CITY AVE  
CINCINNATI OH 45214

HILL NORMAN  
2166 SELIM AVE  
CINCINNATI OH 45204

HILMER BRENT  
2654 FENTON AVE  
CINCINNATI OH 45211

HOLDEN MARY LACEFIELD  
1592 TREMONT AVE  
CINCINNATI OH 45214

HOLDEN TERRY  
1588 TREMONT STREET  
CINCINNATI OH 45214

HOLIDAY GERWAN  
6291 WILLOWBROOKE  
LIBERTY TOWNSHIP OH 45011

HOOD REGINALD L  
1909 MONTROSE ST  
CINCINNATI OH 45214

HOOP 121 LLC TR  
1727 E GALBRAITH RD  
CINCINNATI OH 45215

HORBLAND TERRITORIES  
5 MCCORMACK CRESCENT  
<Null>

HOWARD-LEWIS MARILYN  
3636 BORDEN ST  
CINCINNATI OH 45223

HSU JAMES  
1751 WESTWOOD AVE  
CINCINNATI OH 45214

HSU PING  
2318 QUEBEC RD  
CINCINNATI OH 45214-1330

|  |  |  |
|--|--|--|
| HUNTER DONNA<br>2721 ORLAND AVE<br>CINCINNATI OH 45211                         | IMMANUEL EVANG CHURCH THE<br>1520 QUEEN CITY AVE<br>CINCINNATI OH 45214                  | IRWIN NINA D & STEVEN A<br>1962 QUEEN CITY AVE<br>CINCINNATI OH 45214-1014     |
| ISAIAH 55 INC<br>2232 BURNET AVE<br>CINCINNATI OH 45219                        | ITS FRANCHISING LTD<br>PO BOX 9626<br>CINCINNATI OH 45209                                | JACOB BEN SHOUSHAN LLC<br>10901 REED HARTMAN HW SUITE 314<br>BLUE ASH OH 45242 |
| JACOB HOLDINGS LLC<br>138 LOOKOUT FARM DR<br>COVINGTON KY 41017                | JKV ALPHA SFR I LLC<br>1749 WESTWOOD AVE<br>CINCINNATI OH 45214                          | JOHNSON DAVINA<br>2269 QUEBEC RD<br>CINCINNATI OH 45214                        |
| JONES & TUGGLE RENTAL PROPERTIES LLC<br>1078 ADDICE WAY<br>CINCINNATI OH 45224 | JONES BRENDA LEE & JERRY FRANKLIN<br>JONES<br>1727 E GALBRAITH RD<br>CINCINNATI OH 45215 | JOYFUL GIVING LLC<br>114 CAMINO PLAZA<br>UNION CITY CA 94587                   |
| KAG WORLDWIDE LLC<br>1809 CENTRAL AVE<br>CINCINNATI OH 45214                   | KAK LLC<br>2439 ALEXANDRIA PIKE STE A<br>NEWPORT KY 41076                                | KANE TOSEF TR<br>808 COTTONWOOD LN<br>CENTERVILLE IN 47330                     |
| KAPPEN CARL<br>5545 RAPID RUN PIKE<br>CINCINNATI OH 45238                      | KAUFHOLD BROTHERS LLC<br>43 LOZIER RD<br>BUDD LAKE NJ 07828                              | KBF RENTALS LLC<br>3103 DIXIE HIGHWAY<br>HAMILTON OH 45015                     |
| KEITH JILL ANN<br>1753 MONTROSE ST<br>CINCINNATI OH 45214-1409                 | KELLEY & KELLEY INVESTMENTS LLC<br>3328 GRAYDON AVE<br>CINCINNATI OH 45207               | KING DEBRA M<br>636 ORIENT AVE<br>CINCINNATI OH 45232                          |
| KING RANDALL & PATRICIA<br>2543 DIXIE HWY<br>FT MITCHELL KY 41017              | KRUMDIECK ROBERT J<br>6257 SPRINGDALE RD<br>CINCINNATI OH 45247                          | KUHLMANN DEBORAH M<br>2203 SELIM AVE<br>CINCINNATI OH 45214                    |
| LACEY JEFFREY L & JEFFREY H LACEY<br>2212 SELIM AVE<br>CINCINNATI OH 45214     | LEE ALVIN<br>1914 WEST FORK RD<br>CINCINNATI OH 45223                                    | LEVALS LEGACY LLC<br>1610 QUEEN CITY AVENUE APT #1<br>CINCINNATI OH 45214      |
| LEVI YEHUDA PAKANAIEV<br>P O BOX 62007<br>CINCINNATI OH 45262                  | LEWIS DAMIN<br>2135 FREEMAN AVE APT B<br>CINCINNATI OH 45214                             | LIBRANDI STEVE<br>2250 QUEBEC RD<br>CINCINNATI OH 45214                        |



LITTLE KEITH D  
1960 STATE AVE  
CINCINNATI OH 45204-1858

LIU BIYAO  
12151 MARWOOD LN  
CINCINNATI OH 45246

LMNOP PROPERTIES LLC  
2426 ROOSEVELT AVE  
CINCINNATI OH 45231

LONG LOUIS T & ANGELA  
1686 QUEEN CITY AVE APT #1  
CINCINNATI OH 45214

LOPEZ JUAN P SILVA  
1587 TREMONT ST  
CINCINNATI OH 45214

LOPEZ MANUEL DE JESUS  
3179 MAYRIDGE CT # 2  
CINCINNATI OH 45211

LOVE JONATHAN TR  
2208 GRAND AVE  
CINCINNATI OH 45214

LUNKEN BUILDING LLC  
1530 TREMONT ST  
CINCINNATI OH 45214

LUTZ SHANNON RAE  
1679 WAVERLY  
CINCINNATI OH 45214

LYNN ALISA L  
3635 FYFFE AVE  
CINCINNATI OH 45211

MALONEY LINDA  
10501 W BROWARD BLVD APT 307  
FORT LAUDERDALE FL 33324

MARCUM EDWARD  
1768 ESMONDE ST  
CINCINNATI OH 45214

MARDAPH III LLC  
2636 FENTON AVE  
CINCINNATI OH 45211

MARTIN MEDIA  
1260 EDISON DR  
CINCINNATI OH 45216

MARTIN WILLIAM H  
1716 WICKHAM AL  
CINCINNATI OH 45214

MARTIN WILLIAM III & CIARA Y HARDIN  
1701 MONTROSE ST  
CINCINNATI OH 45214

MATHIEU NTUNZWENIMANA  
3142 MELISSA RIVER WAY  
DALLAS TX 75222

MATHIS JEFFREY SR & KENNETH  
4944 CHARLEMAR DR  
CINCINNATI OH 45227

MCCLOUD WINNIE  
1552 TREMONT AVE  
CINCINNATI OH 45214-1431

MCKINNEY DOUGLAS A  
2442 RIVERSIDE DR  
CINCINNATI OH 45202

MESSER STERLING D  
1624 TREMONT AVE  
CINCINNATI OH 45214

METROMEDIA INC  
1260 EDISON DR  
CINCINNATI OH 45216

MEYER MANAGEMENT INC  
PO BOX 5486  
CINCINNATI OH 45205

MHD I LTD  
2921 WERK RD  
CINCINNATI OH 45211

MILLER TODD D  
4560 HAMILTON AVE  
CINCINNATI OH 45223

MINIARD DAVID R  
9568 CARROLL CT  
LOVELAND OH 45140

MONROE RENITA  
2171 SELIM AVE  
CINCINNATI OH 45214

MONTGOMERY KEITH R  
2158 SELIM AVE  
CINCINNATI OH 45214

MONTGOMERY LAURETTA  
2154 SELIM AVE  
CINCINNATI OH 45214

MOORE DARYL L  
PO BOX 53203  
CINCINNATI OH 45253

|  |   |   |
|--|---|---|
| MOORE RICHARD<br>5115 MT AIRY<br>CINCINNATI OH 45223   | MORALES MARVIN ALEXANDER RAMIREZ<br>X 3792 WESTMONT DR APT 211<br>CINCINNATI OH 45205 | MORRIS TRACI A & GREGORY A<br>4735 WINTON RD STE 100<br>CINCINNATI OH 45232 |
| MOSS BRYAN W<br>1998 QUEEN CITY AVE<br>CINCINNATI OH 45214-1047  | MULLINS PROPERTIES 1634 LLC<br>2126 WERON LN<br>CINCINNATI OH 45225                   | MURPHY JERALD P<br>1672 NORTHSIDE AVE<br>CINCINNATI OH 45214-1513           |
| NA KOLODNY PROPERTIES LLC<br>4400 EASTON COMMONS WAY SUITE 125<br>COLUMBUS OH 43219                      | NAGEL ROBERT A<br>1903 GEORGE ST<br>GOSHEN OH 45122                                   | NATURE JONES<br>1664 NORTHSIDE AVE<br>CINCINNATI, OH 45214                  |
| NAUMENKO ANDRAYA TR<br>1934 INDEPENDENCE RD<br>INDEPENDENCE KY 41051                                     | NEEDOM CHARLES & SHIRLEY CORELL<br>1942 QUEEN CITY AVE<br>CINCINNATI OH 45214         | NELSON JOHN S & VICKI L<br>1980 QUEEN CITY AVE<br>CINCINNATI OH 45214-1047  |
| NEWTON ELECIA J<br>2262 QUEBEC ROAD<br>CINCINNATI OH 45214   | NICHOLS ANTOINE<br>838 HERMOSA AVE<br>CINCINNATI OH 45238                             | NIRO REAL ESTATE INVESTMENT LLC<br>962 HATCH ST<br>CINCINNATI OH 45202      |
| NORTH FAIRMONT COMMUNITY CENTER<br>1826 BALTIMORE AVE<br>CINCINNATI OH 45225                             | OUT THE MUD INVESTMENTS LLC<br>PO BOX 11545<br>CINCINNATI OH 45211                    | PANTHER ATHLETIC COMPLEX FUND<br>3723 POWNER RD<br>CINCINNATI OH 45248      |
| PATTERSON WARREN C<br>2290 QUEBEC RD<br>CINCINNATI OH 45214  | PECOT JEFFREY<br>PO BOX 9916<br>GLENDALE CA 91226                                     | PERKINS BRANDON<br>10127 CHESTER RD<br>CINCINNATI OH 45215                  |
| PERKINS CARL<br>1989 STATE AVE<br>CINCINNATI OH 45204  | PETRANEK PAMELA JOY<br>1621 WESTWOOD AVE<br>CINCINNATI OH 45214-1526                  | PHILLIPS JOSEPH<br>4346 CAPPEL DR<br>CINCINNATI OH 45205                    |
| PHILLIPS KAIWAN SR<br>70 LYDIA AVE<br>CINCINNATI OH 45214  | PIERRE WENDELL<br>526 44TH ST NE<br>WASHINGTON DC 20019                               | POPE ANDREW & BRITTANY MANGEL<br>331 HARVESTWAY<br>CRITTENDEN KY 41030      |
| PORT OF GREATER CINCINNATI<br>DEVELOPMENT AUTHORITY<br>3 EAST FOURTH ST SUITE 300<br>CINCINNATI OH 45202 | RALEIGH JOHN E<br>401 BREEZEWOOD CT<br>COVINGTON KY 41016                             | RAMSEY JULIE<br>1686 MONTROSE ST<br>CINCINNATI OH 45214                     |

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|--|---|---|
| RE RECYCLE IT LLC<br>8326 SCHRAEDER LN<br>AURORA IN 47001                        | REDDEN RONALD JAY<br>3359 WUNDER AVE<br>CINCINNATI OH 45211                         | REDMON INGRID<br>9972 CHESTER RD<br>CINCINNATI OH 45215                                 |
| RELLAR FAMILY PROPERTIES LLC<br>5540 FOLEY RD<br>CINCINNATI OH 45238             | RICE FRANK A<br>8725 ANTHONY WAYNE AVE<br>CINCINNATI OH 45216                       | RIVER CITY HOLDINGS LLC<br>4680 MISSION LN<br>CINCINNATI OH 45223                       |
| RIVER METALS RECYCLING LLC<br>334 BEECHWOOD RD SUITE 401<br>FT MITCHELL KY 41017 | RJC REAL ESTATE INVESTMENTS III LLC<br>325 WEST MCMICKEN AVE<br>CINCINNATI OH 45214 | RO & RU LLC<br>2192 GRAND AVE<br>CINCINNATI OH 45214                                    |
| ROBERTS SHIRLEY<br>5784 FIELDS ERTEL RD<br>CINCINNATI OH 45241                   | ROBINSON COURTNEY L<br>1540 WAVERLY AVE<br>CINCINNATI OH 45214-1251                 | RODRIGUEZ ABEL<br>1263 HAVEMEYER AVE #2F<br>BRONX NY 10462                              |
| RODRIGUEZ-CEDILLO BENJAMIN<br>1881 WESTWOOD AVE<br>CINCINNATI OH 45214           | ROGERS DONALD S<br>5631 =SORG RD<br>WINCHESTER OH 45697                             | ROSENFELD JOHN H & DONALD W<br>ROSENFELD JR<br>2224 AMOR PL<br>CINCINNATI OH 45214-1515 |
| ROSS PATRICIA JEAN<br>10526 WEST RD #6<br>HARRISON OH 45030                      | ROTH JORIAN GETTLER<br>7803 KELLER RD<br>CINCINNATI OH 45243                        | ROYAL FRESH HOUSES LLC<br>2747 W NORTHBEND RD<br>CINCINNATI OH 45239                    |
| RTS PROPERTIES LLC<br>P O BOX 23061<br>CINCINNATI OH 45223                       | RZA PROPERTIES LLC<br>6782 HARRISON AVE # 95<br>CINCINNATI OH 45247                 | SANDIA PROPERTIES LLC<br>P O BOX 389196<br>CINCINNATI OH 45238                          |
| SANDLIN DAVID<br>1918 MONTROSE ST<br>CINCINNATI OH 45214-1168                    | SANDS JAMES AARON JR<br>136 W BELMONT AVE 11-105<br>CALHOUN GA 30701                | SANTANGELO MARK E<br>1737 MONTROSE ST<br>CINCINNATI OH 45214                            |
| SAUNDERS DOMINIQUE L SR<br>1629 TREMONT ST<br>CINCINNATI OH 45214                | SCHAFER TIMOTHY TR<br>1727 E GALBRAITH RD<br>CINCINNATI OH 45215                    | SCHALLER CLIFFORD J & MINDY L<br>3847 POWNER RD<br>CINCINNATI OH 45248-2918             |
| SCHEPER GEORGE J<br>3730 YELLOWSTONE DR<br>CINCINNATI OH 45251                   | SCHEPERS ERMA J<br>1721 MONTROSE ST<br>CINCINNATI OH 45214                          | SCHEPERS JAMES<br>1729 MONTROSE ST<br>CINCINNATI OH 45214                               |



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|---|---|--|
| SCHEPERS SCOTT<br>1735 MONTROSE ST<br>CINCINNATI OH 45214                   | SCHNEIDER JUDITH<br>98 WHIPPOORWILL DR<br>HARRISON OH 45030                             | SCHULTZ JAMES E & SALLY M WEBER<br>1476 DEVILS BACKBONE RD<br>CINCINNATI OH 45233-4959 |
| SCHULTZ JEAN E & LISA A HURST<br>336 CORWIN AVE<br>HAMILTON OH 45015        | SEAL MATTHEW KENNETH<br>1986 QUEEN CITY AVE<br>CINCINNATI OH 45214                      | SELIM APARTMENTS LLC<br>926 SOUTH SECOND ST<br>HAMILTON OH 45011                       |
| SFR3-020 LLC<br>228 PARK AVE S SUITE 73833<br>NEW YORK NY 10003             | SHEWAT LTD<br>PO BOX 141203<br>CINCINNATI OH 45250                                      | SIAM IZZE DEAN Y<br>1703 WESTWOOD AVE<br>CINCINNATI OH 45214-1337                      |
| SMALL ANNIE L<br>1668 NORTHSIDE AVE<br>CINCINNATI OH 45214-1513             | SMITH CHARLENE & PAUL<br>3015 KLEEMAN CT<br>CINCINNATI OH 45211                         | SMITH LATOSHA & DARYLE L HAYES JR<br>1633 TREMONT AVE<br>CINCINNATI OH 45214           |
| SMITH LENDELL<br>2435 BLOOM ST<br>CINCINNATI OH 45214                       | SORDO GRIFFIN<br>3200 WALWORTH AVE<br>CINCINNATI OH 45226                               | SOTO VINICIO HERNAN SANTIZO<br>1730 ESMANDE ST<br>CINCINNATI OH 45214                  |
| SOUTH FAIRMOUNT COMMUNITY COUNCIL<br>P.O. BOX 14165<br>CINCINNATI, OH 45214 | SOWLES GENE H<br>2428 BLOOM ST<br>CINCINNATI OH 45214                                   | SPEGAL JOSEPH M<br>5596 LEUMAS RD<br>CINCINNATI OH 45239                               |
| SS MOELLERING LLC<br>PO BOX 320099 SI # 2012<br>ALEXANDRIA VA 22320         | ST FRANCIS COMMUNITY URBAN<br>REDEVELOPMENT CORP<br>PO BOX 54947<br>CINCINNATI OH 45254 | STAR-LET CORP THE<br>3475 VISTA AVE<br>CINCINNATI OH 45208                             |
| STEINBACH MARTIN C TR<br>2106 GREEN BRIAR PL<br>UNION KY 41091              | STOKER MICHAEL & JUDITH<br>4672 KIRBY AVE<br>CINCINNATI OH 45223                        | STRATEGIC ASSETS LLC<br>P O BOX 1508<br>FLORENCE KY 41042                              |
| STRICKLEN BRANDON<br>8412 READING RD<br>CINCINNATI OH 45215                 | STROUD ANTHONY W TR<br>3252 NORTHBEND RD<br>CINCINNATI OH 45239                         | STROUD MARK<br>10506 S STATE ROUTE 48<br>LOVELAND OH 45140                             |
| SUMMERS RODNEY<br>908 LEXINGTON AVE<br>CINCINNATI OH 45229                  | SWAT PROPERTIES LLC<br>100 TIMBERWOOD LN<br>SPRINGBORO OH 45066                         | SWEET JAMES W<br>1401 ERNST ST<br>CINCINNATI OH 45204-1803                             |

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|--|---|--|
| SWEWAT LTD<br>1744 QUEEN CITY AVE<br>CINCINNATI OH 45214                             | T & T RENTAL ASSETS LLC<br>40 E MITCHELL AVE<br>CINCINNATI OH 45217         | T B F CT LLC<br>9435 WATERSTONE<br>CINCINNATI OH 45249                 |
| TALBERT SERVICES INCORPORATED<br>2600 VICTORY PKWY<br>CINCINNATI OH 45206            | TEKIE SAMUEL & DAHLAK GOITOM<br>1783 WESTWOOD AVE<br>CINCINNATI OH 45214    | TEMAJ MACEDONIO<br>4543 GLENWAY AVE APT 4<br>CINCINNATI OH 45205       |
| TENDE EDOUARD & SOPHIE MAKAL<br>1557 TEMONT SRT<br>CINCINNATI OH 45214               | THINNES PROPERTY LLC<br>1919 THINNES ST<br>CINCINNATI OH 45214              | THOMAS RENE B<br>1733 MONTROSE ST<br>CINCINNATI OH 45214-1409          |
| THOMPSON RONALD E & RUBY LEWIS-<br>BEAN<br>100 RIVERBOAT ROW #C2<br>NEWPORT KY 41071 | TOLL JAMES<br>932 CHANCELLOR CT<br>FLORENCE KY 41042                        | TOLL TONYA P<br>P O BOX 6054<br>FLORENCE KY 41022                      |
| TRAPANNI PROPERTIES LLC<br>1795 WESTWOOD AVE<br>CINCINNATI OH 45214                  | TRENT TERESA R<br>2217 MOELLERING AVE<br>CINCINNATI OH 45214                | TROSE PROPERTIES LLC<br>754 WATCH POINT DR<br>CINCINNATI OH 45230      |
| TRUTTER JUDITH A<br>1668 TREMONT AVE<br>CINCINNATI OH 45214                          | TURNER & YOUNG PROPERTIES LLC<br>P O BOX 258<br>NEW RICHMOND OH 45157       | TUSCAN HILLSIDE DEVELOPMENT LLC<br>PO BOX 58397<br>CINCINNATI OH 45258 |
| UNITED COMMUNITY BUILDERS INC<br>1651 JONATHAN AVE<br>CINCINNATI OH 45207            | UTR LLC<br>5661 ALOMAR DR<br>CINCINNATI OH 45238                            | VANKIRK JANELL<br>2916 STOUT RD<br>CINCINNATI OH 45251                 |
| VAUGHN DELIAH REFILL<br>2224 SELIM AVE<br>CINCINNATI OH 45214                        | VERN STEWART LLC<br>308 N LEE AVE<br>FULLERTON CA 92833                     | VOLLHARDT VICTOR<br>9344 LAUREL<br>FONTANA CA 92335                    |
| VOLLMAN GREGORY J & JOSEPH M ALLEN<br>1210 HAYWARD AVE<br>CINCINNATI OH 45208-4327   | WAINSCOTT ROSE MARIE & RONNIE JONES<br>1409 ERNST ST<br>CINCINNATI OH 45204 | WALKER CLAYTON<br>PO BOX 19550<br>CINCINNATI OH 45215                  |
| WALTERS MARK<br>2216 AMOR PL<br>CINCINNATI OH 45214                                  | WARD TYLA<br>5220 READING RD<br>CINCINNATI OH 45237                         | WATTS VICTOR E<br>1966 QUEEN CITY AVE<br>CINCINNATI OH 45237           |

WEDGE INTEGRITY LLC SERIES 1 DBA 1740  
QUEEN CITY LLC  
222 WEST JOHNSTOWN RD  
CINCINNATI OH 45230

WEILER JAMES F  
1699 WESTWOOD AVE  
CINCINNATI OH 45214-1551

WELDEMIKAL AYALEW  
1150 TAMARACK CIR  
FLORENCE KY 41042

WELLS MICHAEL L  
2409 REAR W CLIFTON  
CINCINNATI OH 45219

WESLEY SERVICES ORGANIZATION  
3333 GLENMORE AVE  
CINCINNATI OH 45211

WEST SIDE HOLDINGS I LLC  
2589 COUNTRYLAKE DR  
CINCINNATI OH 45233

WESTSIDE BLUE JAY LLC  
9970 CEDARWOOD DR  
UNION KY 41091

WHAM PROPERTIES VII LLC  
PO BOX 8233  
CINCINNATI OH 45208

WHITE ELAINE  
2436 BLOOM ST  
CINCINNATI OH 45214-1216

WHITFIELD LAWAYNE  
1945 STATE AVE  
CINCINNATI OH 45204

WHITTON WASTE AND RECYCLING LLC  
1478 FITZPATRICK ST  
CINCINNATI OH 45204

WILLIAMS ARTHUR G & SUSAN M  
2193 CLARA ST  
CINCINNATI OH 45214-1538

WILLIS ASHLEY @3  
1930 QUEEN CITY AVE  
CINCINNATI OH 45214

WILSON CHARLES JR  
1370 ERNST ST  
CINCINNATI OH 45240

WINTERS JANICE M  
2752 QUEENSWOOD DR  
CINCINNATI OH 45211

WOESTE BROTHERS PROPERTIES LTD  
PO BOX 53895  
CINCINNATI OH 45253

WOOD CHARLES L  
11065 STIRRUP LN  
WALTON KY 41094

WOOD GLEN C TR  
PO BOX 84  
NORTH BEND OH 45052

WORLD PEACE EARTH INC  
268 LUDLOW AVE  
CINCINNATI OH 45220

WOW PROPERTY MANAGEMENT LLC  
1393 HARRISON AVE  
CINCINNATI OH 45214

WXIX LLC  
201 MONROE ST  
MONTGOMERY AL 36104

XL INVESTMENTS LLC  
P O BOX 42489  
CINCINNATI OH 45242

YASJAM LTD  
67 SPRUCEWOOD  
ALISO VIEJO CA 92656

YOUNG CHARLES W JR  
1537 KNOX ST  
CINCINNATI OH 45214

ZOE CONSULTING LLC  
4962 KELLNICK CT  
INDEPENDENCE KY 41051





September 7, 2023

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real properties located in and around the Lick Run Greenway Corridor.

The City Planning Commission recommended approval of the zone change at its March 17, 2023 meeting.

**Summary:**

The Department of City Planning and Engagement (DCPE) conducted a zoning analysis in response to a request from the South Fairmount Community Council (SFCC) to study the area including and around the Lick Run Greenway. During the process, DCPE engaged the Metropolitan Sewer District (MSD), Department of Community and Economic Development (DCED), and the Department of Transportation and Engineering (DOTE), along with the community. These proposed zone changes are a result of over two and a half years of analysis and community input and engagement.

The City Planning Commission recommended the following on March 17, 2023, to City Council:

**APPROVE** the proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount as identified in Exhibit F and to exclude the property located at 1367 Ernst Avenue from the zone changes.

Motion to Approve: Ms. Kearney

Ayes:

Ms. Beltran

Ms. Kearney

Seconded: Mr. Samad

Mr. Samad

Ms. Sesler

Mr. Stallworth

THE CITY PLANNING COMMISSION



---

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

**September 26, 2023**

TO: Members of the Equitable Growth & Housing Committee  
FROM: Sheryl M. M. Long, City Manager  
SUBJECT: Presentation – Ordinance for the Rezoning of Properties adjacent to the Lick Run  
Greenway Corridor in South Fairmount

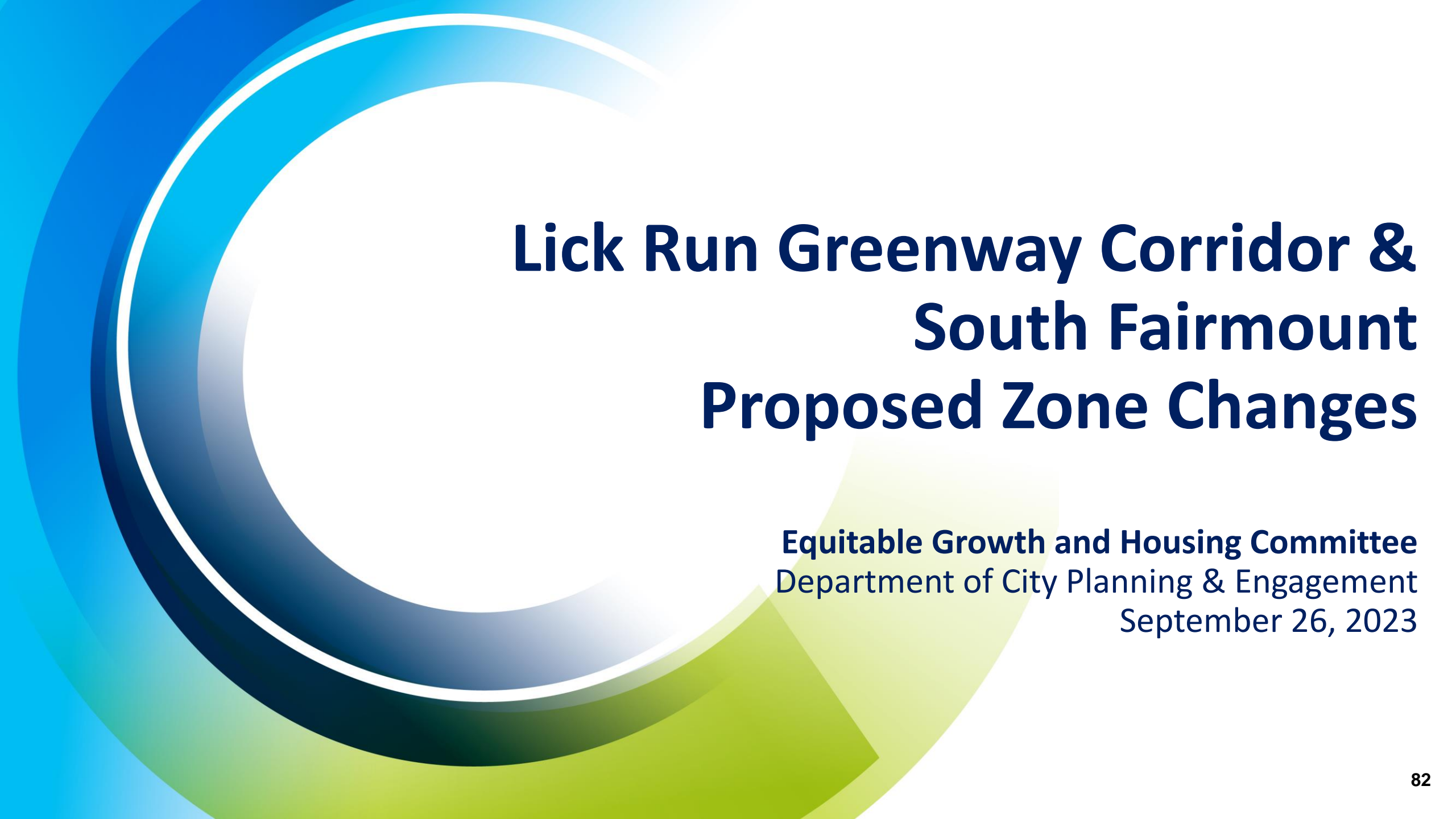
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202302029

Attached is the presentation for the September 26, 2023, Equitable Growth and Housing Committee regarding the Ordinance for the Rezoning of Properties adjacent to the Lick Run Greenway Corridor in South Fairmount.

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





# **Lick Run Greenway Corridor & South Fairmount Proposed Zone Changes**

**Equitable Growth and Housing Committee**  
Department of City Planning & Engagement  
September 26, 2023

# Background

- AIA Urban Design Workshop on Lick Run District (2020)
- South Fairmount Community Council zoning study request (April 2021)
- Completion of Lick Run Greenway (May 2021)

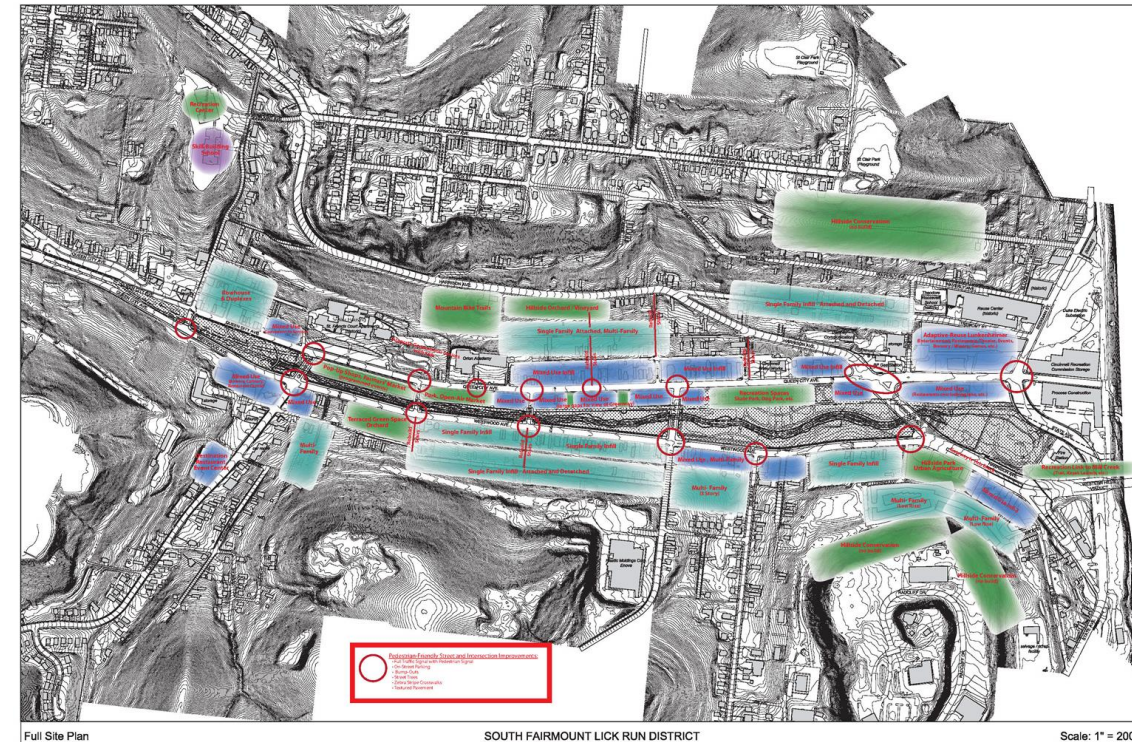


*Photo Credits:* Cincinnati Enquirer, Cincinnati Magazine + Google Images



# Conducting the Zoning Study

- Review of past plans
- Review of the community's workshop outcomes
- An analysis of existing zoning
- An analysis of potential zoning districts to respond to plans and community goals





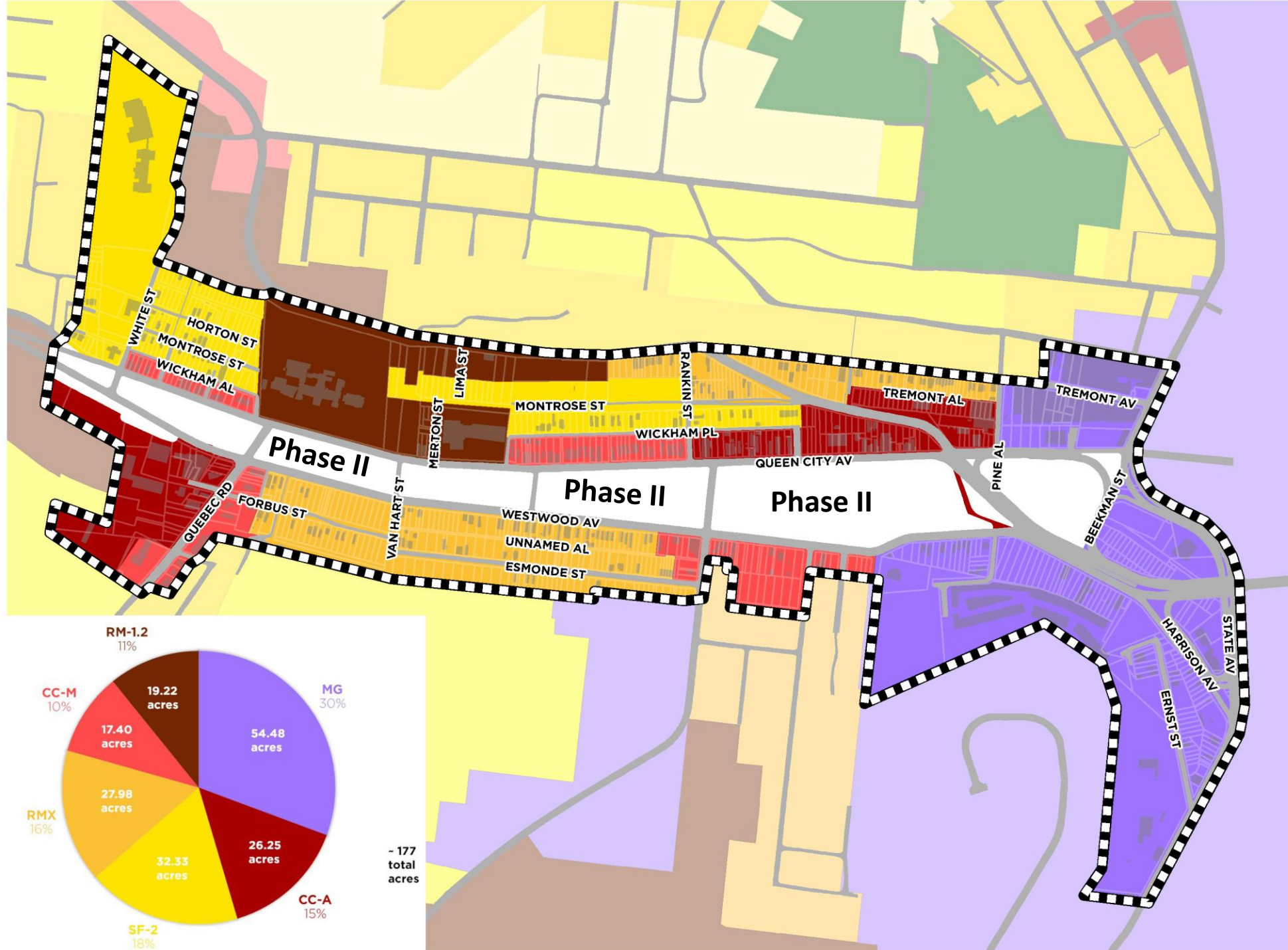
# Conducting the Zoning Study



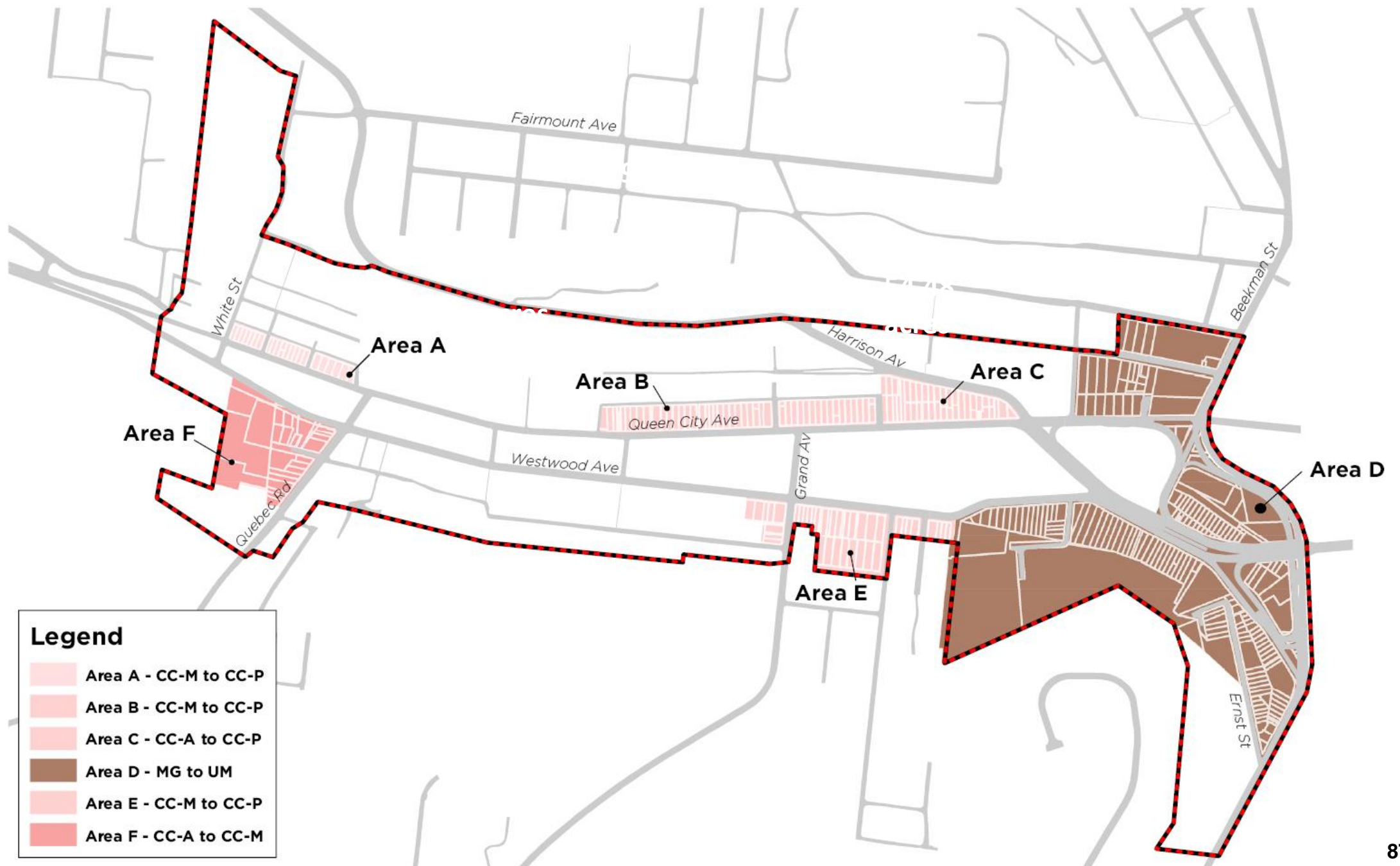


# Existing Zoning Analysis

## Phase I



# Proposed Changes





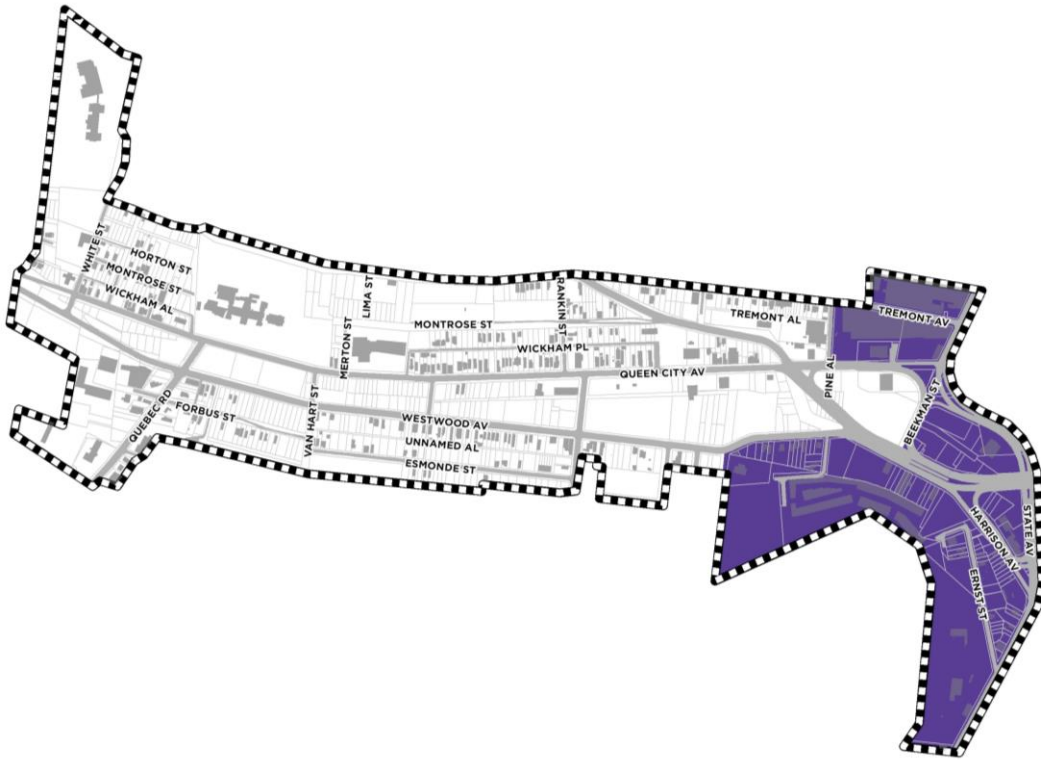
# Manufacturing General



30% of Phase 1 study area



# Manufacturing General



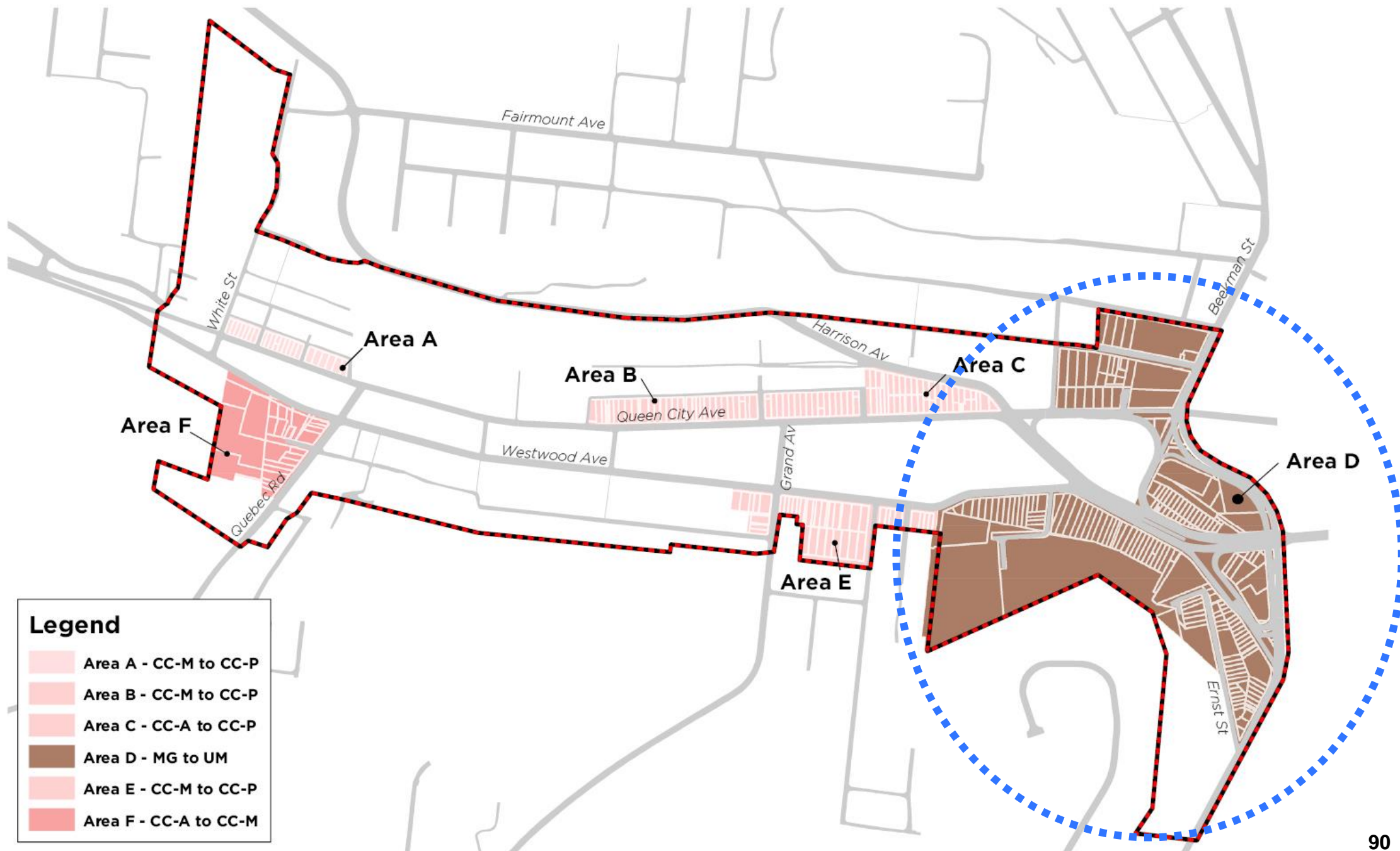
**Existing Zoning:** A wide variety of supporting and related commercial and manufacturing establishments

**Concept Plan:** Entertainment, restaurants, theater, events, brewery/winery, games

**Proposed Zoning:** URBAN MIX – UM

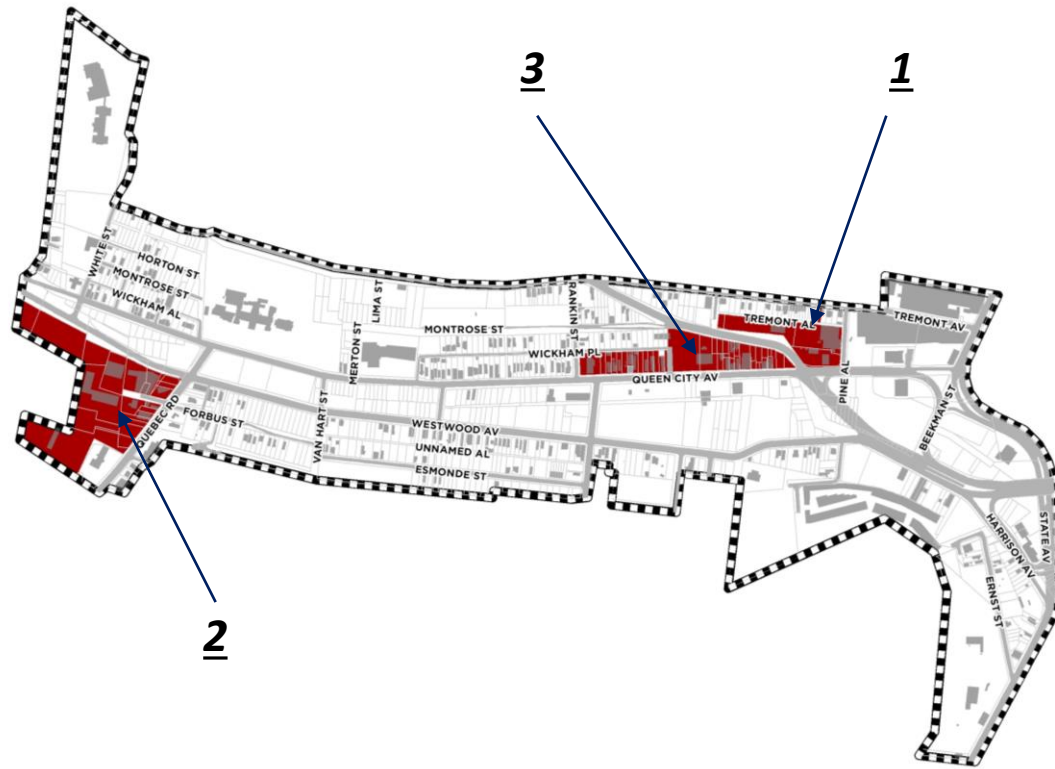
**Allows:** BnBs, Daycares, Single-family residential, offices, hospitals, parks and rec facilities, business services, drinking & eating establishments (drive-thrus are not permitted), retail (up to 15,000 sq. ft), and hotels.

# Proposed Changes





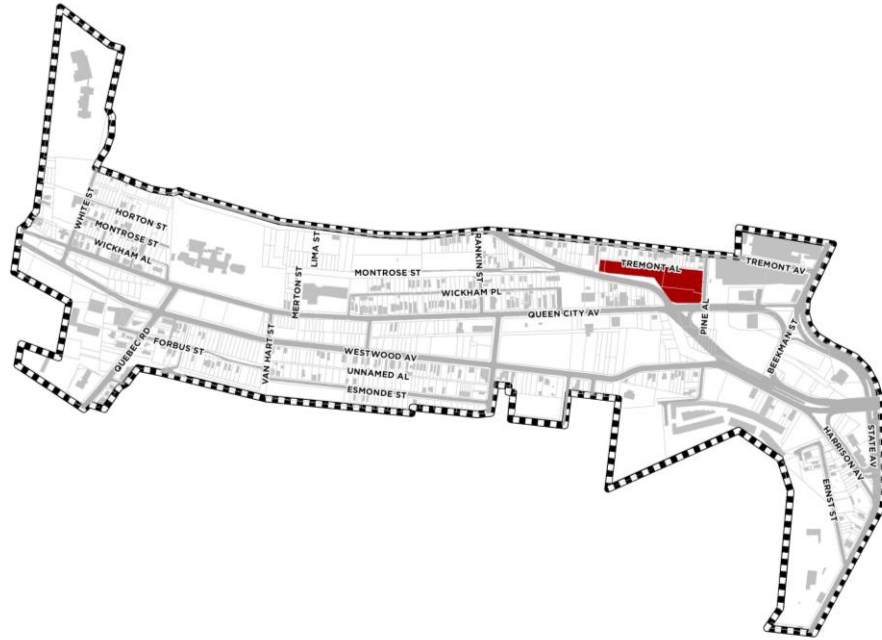
# Commercial Community – Auto-oriented



15% of Phase 1 study area



# Commercial Community – Auto-oriented (1)



**Existing Zoning:** Easy automobile access;  
large buildings with parking in front.

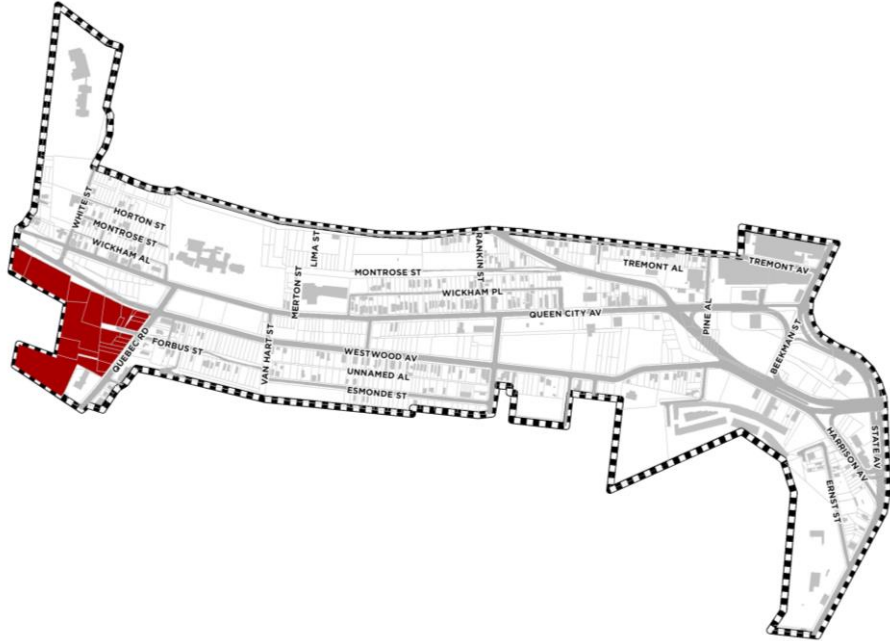
**Concept Plan:** Nothing noted

**No Proposed Zone Change:** Area is not  
pedestrian friendly; intersection of two main  
roads; auto-oriented uses are appropriate here





# Commercial Community – Auto-oriented (2)



**Existing Zoning:** Easy automobile access; large buildings with parking in front.

**Concept Plan:** Mixed-use, restaurant district, brewery, etc.

**Proposed Zoning:** Commercial Community – Mixed.

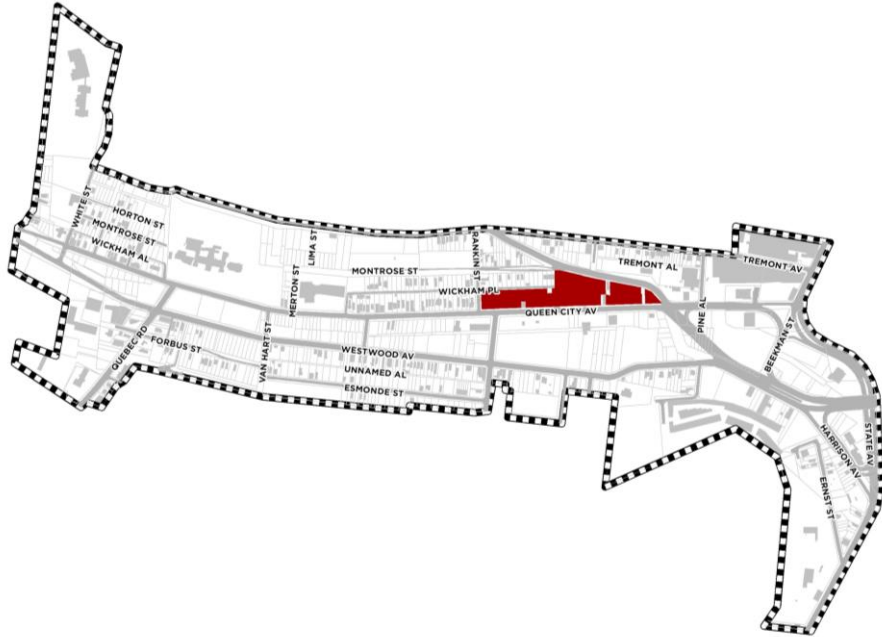


This district designation is intended to provide for a mix of the pedestrian and auto-oriented development. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses.

Car wash and fuel sales are permitted.



# Commercial Community – Auto-oriented (3)



**Existing Zoning:** Easy automobile access; large buildings with parking in front.

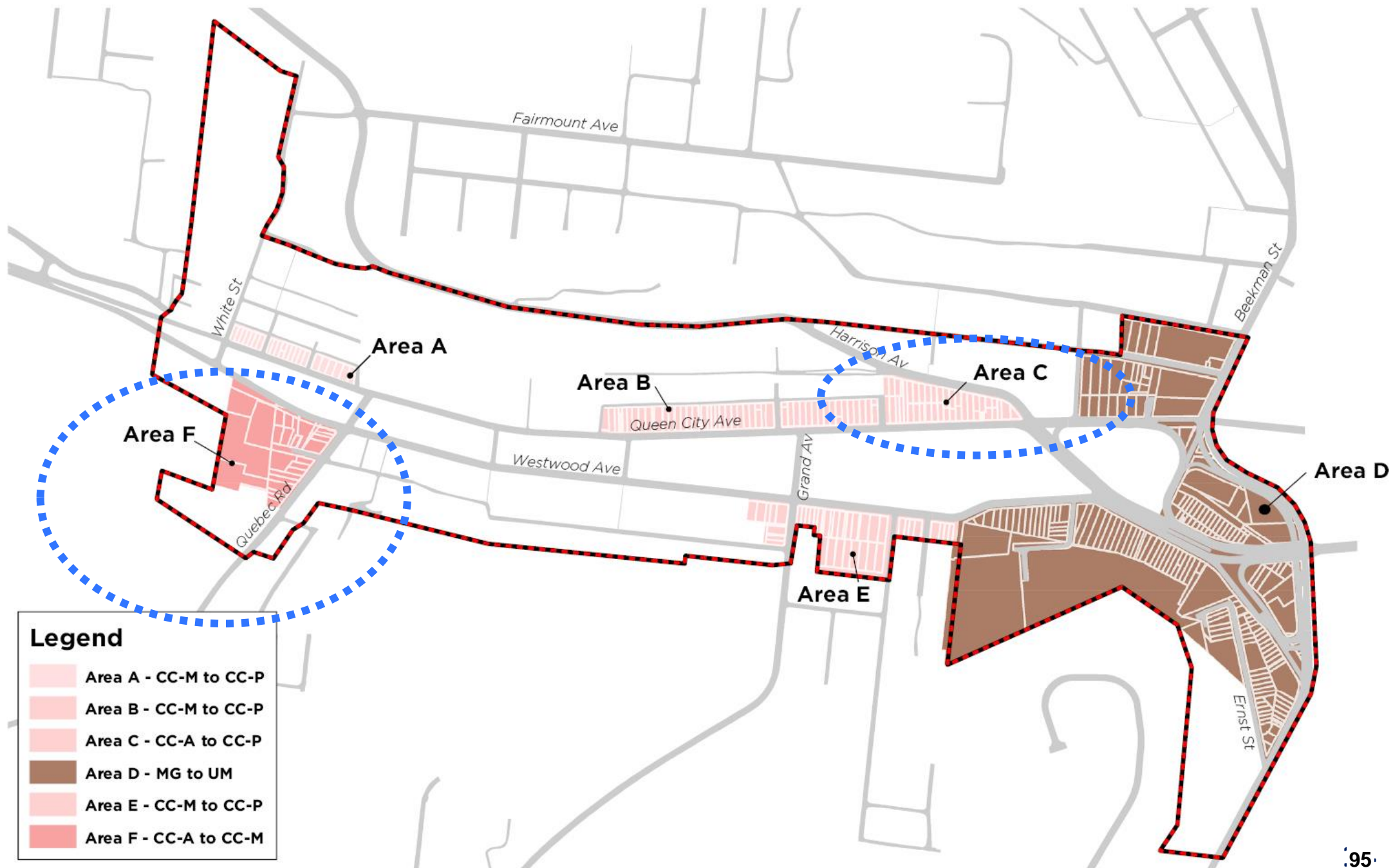
**Concept Plan:** Mixed-use infill

**Proposed Zoning:** Commercial Community – Pedestrian.

Traditional urban character where buildings are built to street line to provide close relationship with pedestrians. May apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan.

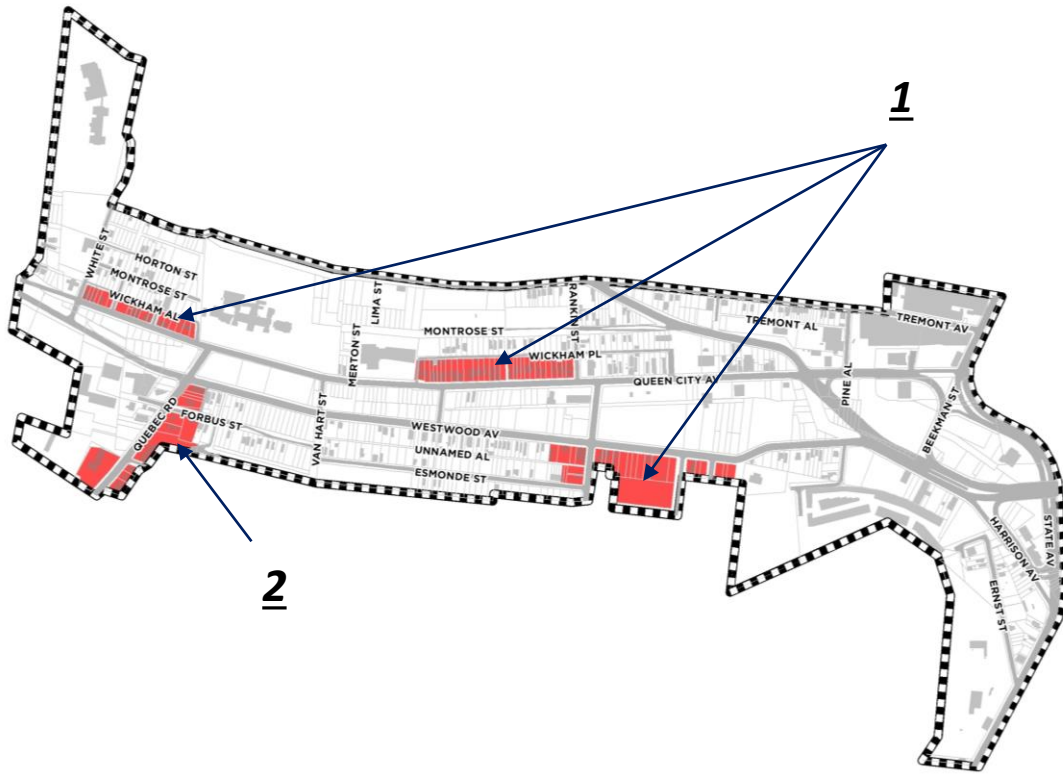


# Proposed Changes





# Commercial Community - Mixed

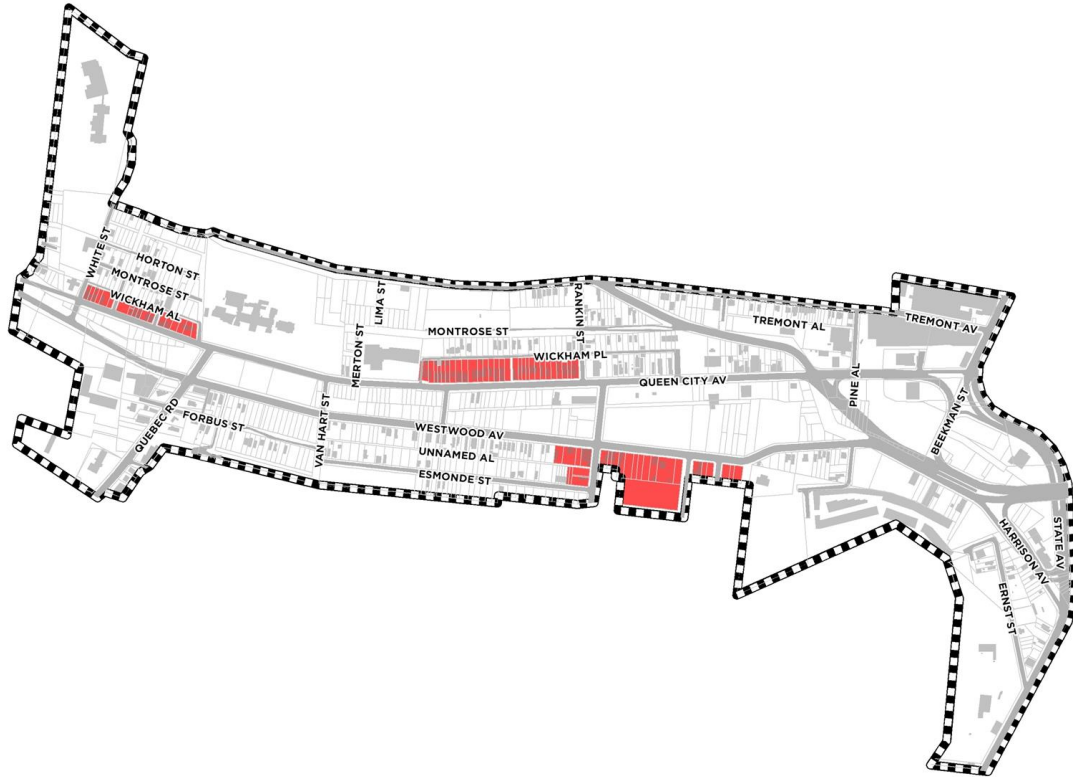


**10%** of Phase 1 study area





# Commercial Community – Mixed (1)



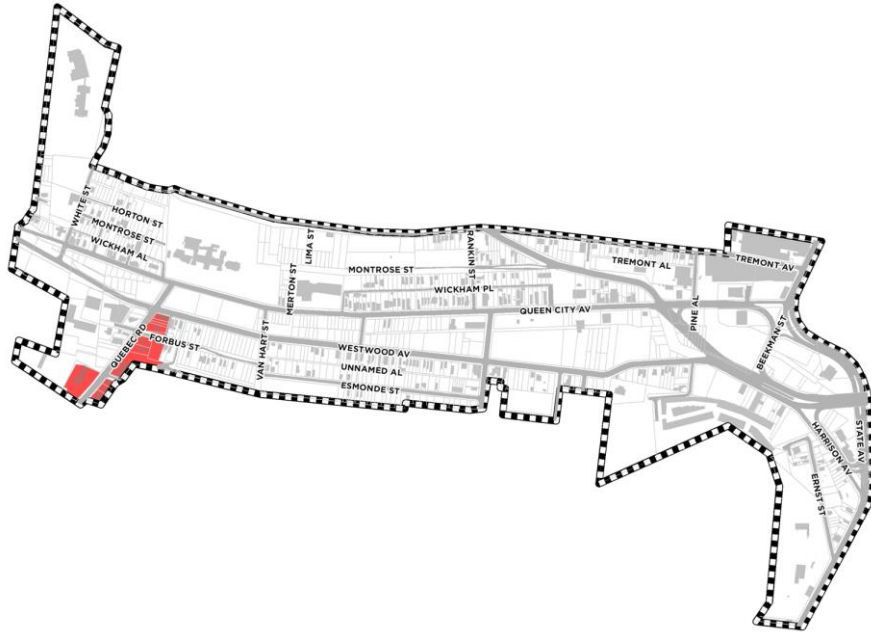
**Existing Zoning:** Mix of pedestrian and auto-oriented development

**Concept Plan:** Walkable, mixed-use, pedestrian scale

**Proposed Zoning:** Commercial Community – Pedestrian.

Traditional urban character where buildings are built to street line to provide close relationship with pedestrians. May apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan.

# Commercial Community – Mixed (2)



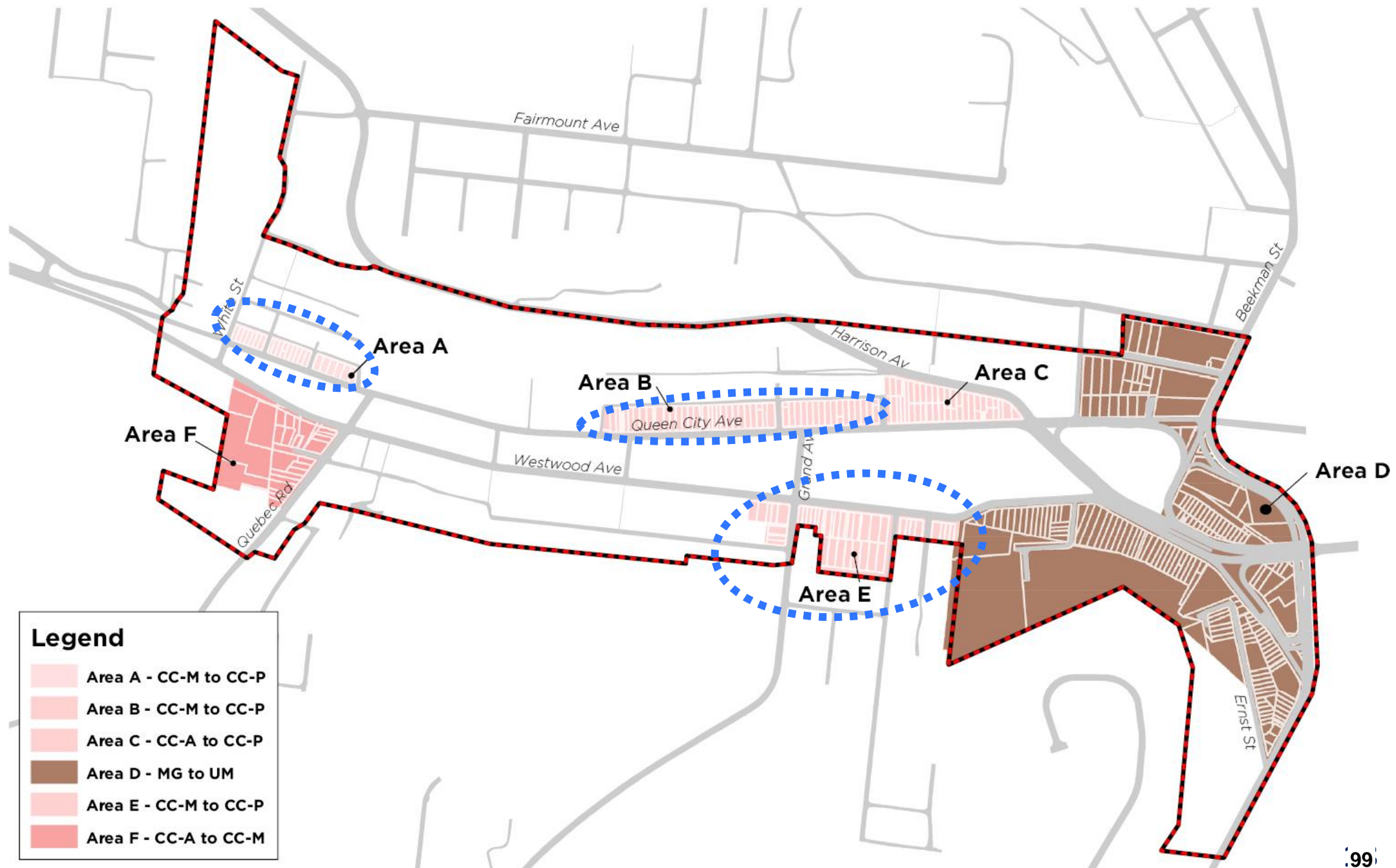
**Existing Zoning:** Mix of pedestrian and auto-oriented development.

**Concept Plan:** Mixed-use, destination restaurant, event center, brewery, etc.



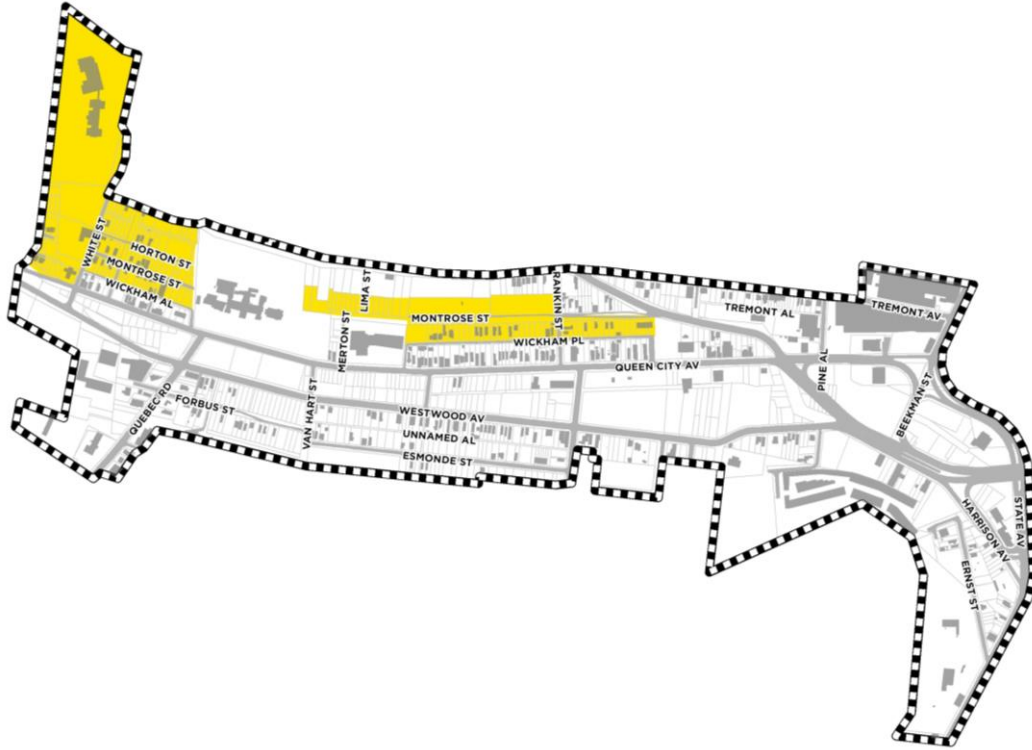
**No Proposed Zone Change:** Gateway area; buildings are setback a little from street; desired uses may require mix of pedestrian and auto-oriented forms.

# Proposed Changes





# Single-Family (SF-2)



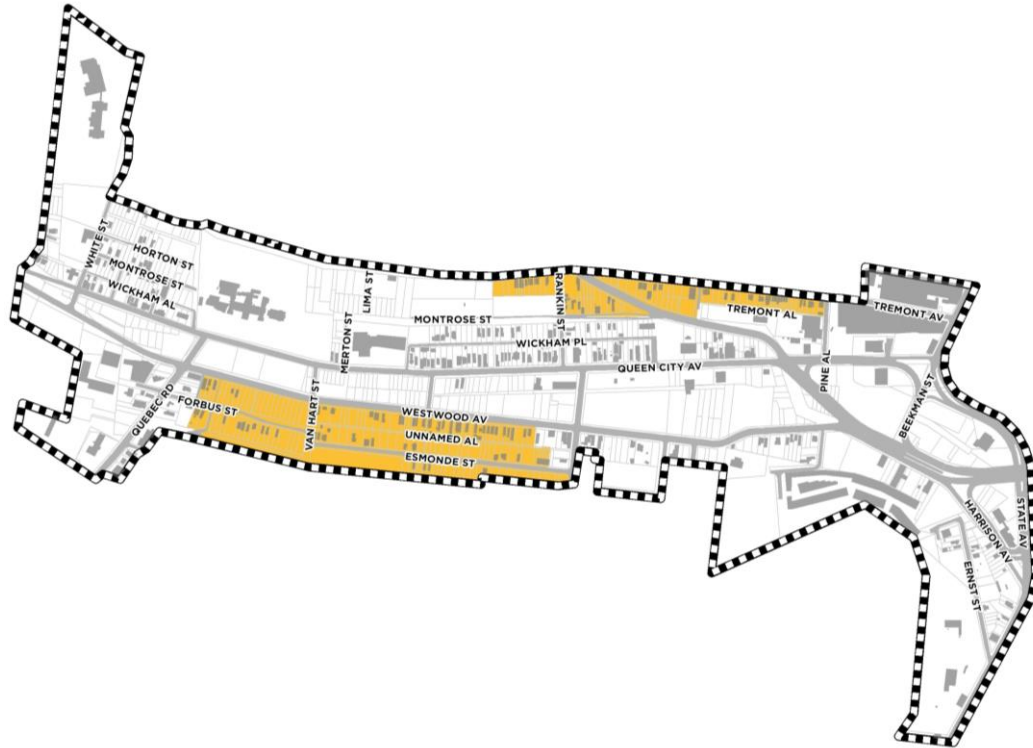
18% of Phase 1 study area

*No zone change proposed.*

Attached single-family is permitted. Two families and multi-family are permitted as non-conforming uses.



# Residential Mixed (RMX)



16% of Phase 1 study area

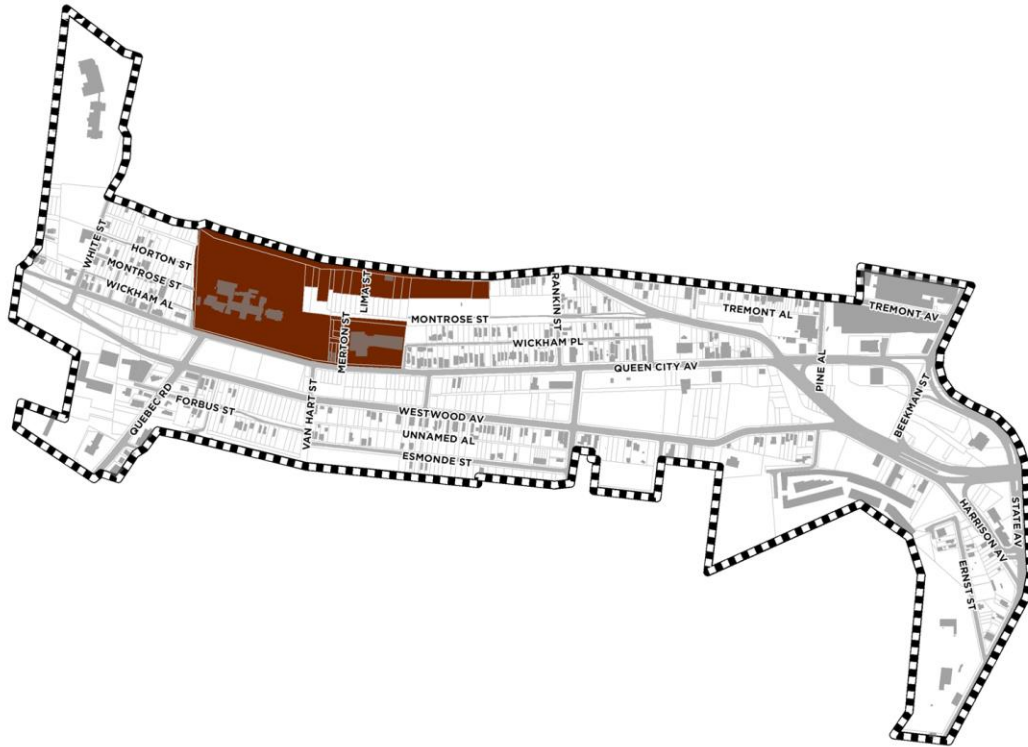
**Existing Zoning:** Mix of lot sizes and house types at moderate intensities.

**Concept Plan:** Single-family attached and detached infill.

**No zone change proposed:**

RMX allows single-family, in addition to low-density multi-family.

# Residential Multi-family 1.2 (RM-1.2)



11% of Phase 1 study area

**Existing Zoning:** Moderately high multi-family residential densities.

**Concept Plan:** No changes to existing uses noted (currently a senior housing development and school).

**No zone change proposed:**

Existing zoning is appropriate for current uses; community does not want to change use or form.



# Approval Process

1. **South Fairmount Community Council – 8/22 & 9/22**
2. **Public Staff Conference – 10/18/22**
3. **City Planning Commission – 3/17/23**
4. **Equitable Growth and Housing Committee and City Council – 09/26/23**

# Consistency with Plans

## *Cincinnati Choice Neighborhoods Transformation Plan (2014)*

### *Lick Run Watershed Master Plan (2012)*

- Creating a *strong neighborhood* core for South Fairmount.
- Promoting a *walkable, mixed use business district* by improving *pedestrian safety*.
- Promoting *market driven redevelopment* along Queen City Avenue.
- Improving desirability of housing by *increasing commercial and recreational options* in the neighborhood.
- Emphasizing the Lick Run corridor and *maximizing density and retail opportunities* along the corridor

Consistent with *Plan Cincinnati (2012)*

CINCINNATI  
CHOICE NEIGHBORHOODS  
TRANSFORMATION PLAN:  
A COMPREHENSIVE COMMUNITY  
DEVELOPMENT STRATEGY FOR ENGLISH  
WOODS, NORTH FAIRMOUNT, AND  
SOUTH FAIRMOUNT

#### FINAL PLAN

November 18, 2013  
Updated March 10, 2014

Prepared by the Community Building Institute with support from  
the Cincinnati Metropolitan Housing Authority, Michaels Development Company, Model Group, and WRT Design



# Conclusions

## Proposed zone changes would:

- Be consistent with the existing surrounding zoning districts and built environment with regards to allowable uses, building scale, massing and adjacent zoning districts.
- Consistent with *Cincinnati Choice Neighborhoods Transformation Plan* (2014) and the *Lick Run Watershed Master Plan* (2012).
- The proposed zone changes are consistent with four of the Initiative Areas and the Geographic Principle to “Create new centers of activity where appropriate” of *Plan Cincinnati* (2012).
- This has been a community-driven initiative with buy-in from a majority of property owners within the proposed zone change.



# CPC Recommendation

City Planning Commission recommends City Council to take the following action:

**APPROVE** the proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount as identified in Exhibit F and to exclude the property located at 1367 Ernst Avenue from the zone changes.

September 7, 2023

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

202301917

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

**Subject:** Ordinance for Establishing Urban Parking Overlay #4 “Oakley”

---

Transmitted is an Ordinance captioned:

**ESTABLISHING** Urban Parking Overlay District #4, “Oakley,” in the Oakley neighborhood as an urban parking overlay district to eliminate off-street parking requirements in certain designated areas.

The City Planning Commission recommended approval of the overlay district on July 21, 2023.

**Summary:**

The petitioner, the Oakley Community Council, requested a map amendment to create UPOD #4, “Oakley” to apply to five (5) specific areas within the Oakley neighborhood. The Oakley Community Council feels that minimum parking requirements have become burdensome to development in the Oakley community. To spur development interests in their business district and adjacent areas, and to provide more amenities in the neighborhood, they requested an Urban Parking Overlay District. Oakley is a dense, urban neighborhood with a thriving business district and frequent new development and opportunities for redevelopment. The proposed elimination of minimum off-street parking requirements removes an obstacle to the redevelopment of Oakley and could contribute to maintaining the urban character desired by the community. This would allow more businesses to consider opening in Oakley due to fewer restrictions including mandated parking requirements.

The City Planning Commission recommended the following on July 21, 2023, to City Council:

**APPROVE** the map amendment to add Urban Parking Overlay District #4: “Oakley”, as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to multiple portions in the Oakley neighborhood.

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

**ESTABLISHING** Urban Parking Overlay District #4, “Oakley,” in the Oakley neighborhood as an urban parking overlay district to eliminate minimum off-street parking requirements in certain designated areas.

WHEREAS, Oakley is a dense, urban neighborhood with a thriving mixed-use business district that promotes and encourages walkability; and

WHEREAS, minimum off-street parking requirements increase the cost of redevelopment and therefore pose a significant obstacle to redevelopment, the reutilization of existing buildings, and the conversion of existing buildings to more productive uses within the Oakley neighborhood; and

WHEREAS, eliminating minimum off-street parking requirements in certain designated areas of the Oakley neighborhood will encourage and promote strategic growth and redevelopment that strengthens the desirable characteristics of the urban neighborhood; and

WHEREAS, the proposed urban parking overlay district applies only to off-street parking regulations and will not affect the off-street loading requirements of the Cincinnati Municipal Code; and

WHEREAS, the City Planning Commission, at its regularly scheduled meeting on July 21, 2023, affirmatively recommended that the City Council establish an urban parking overlay district in certain designated areas of the Oakley neighborhood to eliminate minimum off-street parking requirements within those areas; and

WHEREAS, a committee of Council held a public hearing on the proposed urban parking overlay district following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the establishment of an urban parking overlay district within the Oakley neighborhood, finding it in the interest of the general public’s health, safety, and welfare; and

WHEREAS, Council finds that establishing an urban parking overlay district within the Oakley neighborhood is consistent with Plan Cincinnati (2012), including Goal 1 in the Compete Initiative Area to “[f]oster a climate conducive to growth, investment, stability, and opportunity” as described on page 103; the Strategy under Goal 2 in the Live Initiative Area to “[b]ecome more walkable” by “increas[ing] mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors” and revising “the City’s



Building and Zoning Codes with standards that emphasize traditional neighborhood development over suburban development” as described on page 157; and the Strategy under Goal 2 of the Sustain Initiative Area to “[p]reserve our built history” which specifically recommends that the City “[d]evelop changes to zoning regulations to remove barriers to the adaptive reuse of buildings” as described on page 197; and

WHEREAS, Council finds that establishing an urban parking overlay district within the Oakley neighborhood is consistent with the Oakley Master Plan (2019), including the “Investing in Our Businesses” focus area with the stated goals to “[u]tilitze creative parking solutions that allow our business district to thrive” as described on page 56, by “[e]xplor[ing] options to create an Urban Parking Overlay District in the Oakley Business District” as described on page 57, and to “[w]ork with the [City] to create a parking strategy that correlates with neighborhood goals” as described on page 58; and

WHEREAS, Council further finds that the proposed urban parking overlay district is in the interest of the public’s health, safety, and general welfare; now, therefore,

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

Section 1. That, pursuant to Cincinnati Municipal Code Section 1425-04, the area of the City of Cincinnati’s official zoning map shown on the map attached hereto as Attachment A and incorporated by reference herein is hereby amended to superimpose Urban Parking Overlay District #4, “Oakley,” over the existing zoning districts within the designated areas.

Section 2. That Cincinnati Municipal Code Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 are hereby declared inoperable in Urban Parking Overlay District #4, “Oakley,” to the extent they require the establishment, provision, or maintenance of off-street parking requirements. That Cincinnati Municipal Code Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 shall continue to have an operative effect in Urban Parking Overlay District #4, “Oakley,” to the extent they require the establishment, provision, or maintenance of loading facilities.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2023

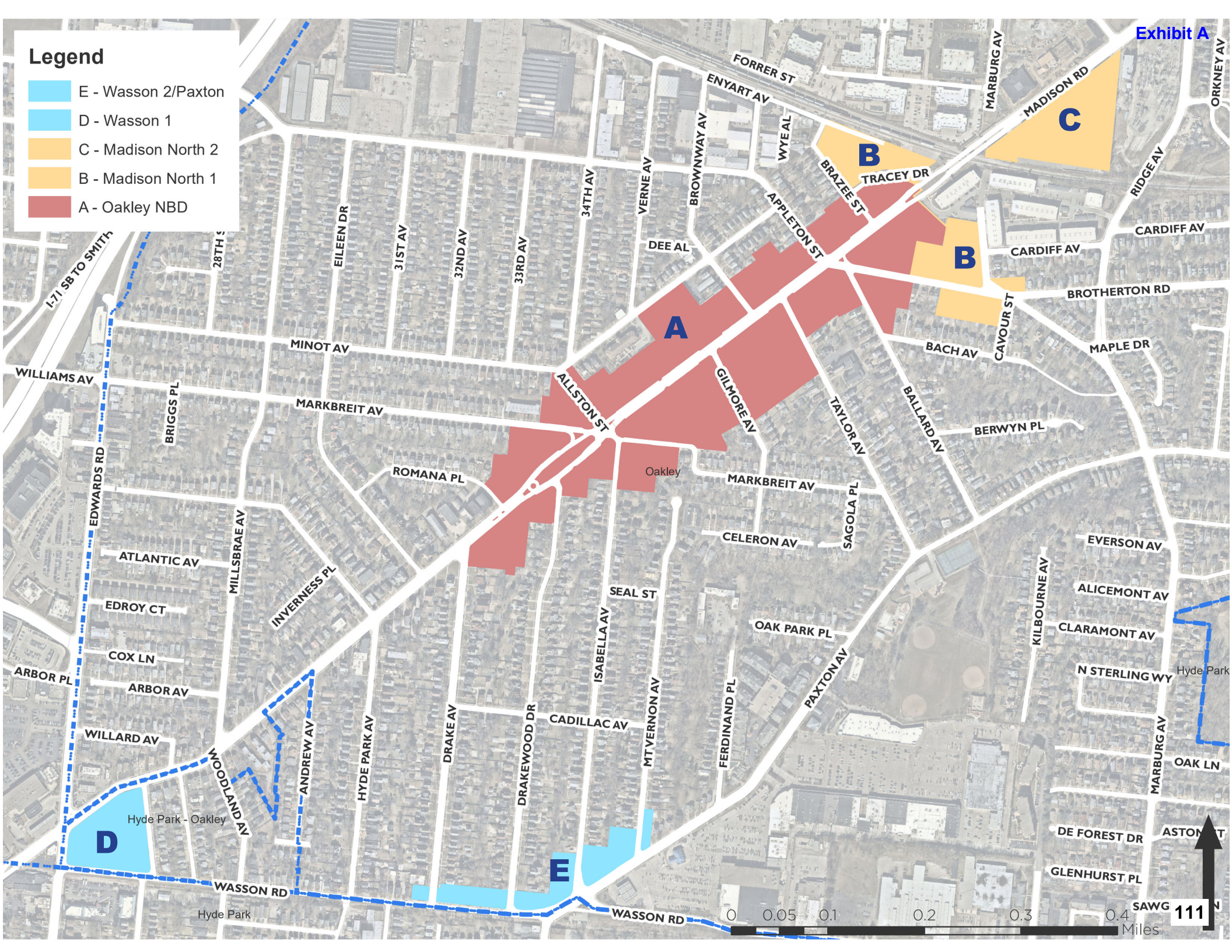
\_\_\_\_\_  
Aftab Pureval, Mayor

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



Legend

- E - Wasson 2/Paxton
- D - Wasson 1
- C - Madison North 2
- B - Madison North 1
- A - Oakley NBD





**Honorable City Planning Commission  
Cincinnati, Ohio**

**July 21, 2023**

**SUBJECT:** A report and recommendation on a proposed map amendment to implement an Urban Parking Overlay District #4: “Oakley,” over certain portions of the Oakley neighborhood pursuant to Cincinnati Zoning Code Section 1425-04, “Urban Parking Overlay Districts.”

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A      Location Map
- Exhibit B      Request for Urban Parking Overlay District from Oakley Community Council
- Exhibit C      Oakley Community Council Letter
- Exhibit D      Motion from Councilmembers Harris and Jeffreys
- Exhibit E      Additional Correspondence
- Exhibit F      Oakley Community Council Parking Overlay District Primer

**BACKGROUND:**

On August 7, 2013, Cincinnati City Council approved Ordinance No. 259-2013 for text amendments to the Cincinnati Zoning Code (CZC) to modify CZC Chapter 1425, “Parking and Loading Regulations” for City Council to eliminate minimum parking requirements in certain areas it determines to be appropriate by creating Urban Parking Overlay Districts (UPODs) under CZC Section 1425-04 within which the provisions of CZC Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 would not apply.

The City has enacted three (3) UPODs since the adoption of Ordinance No. 259-2013. These UPODs are located in Downtown, Over-the-Rhine, Pendleton, and certain portions of Mt. Auburn and the West End (approved in September 2018), certain portions of Camp Washington (approved in June 2021), and certain portions of the West End (approved in August 2022). On April 6, 2022, the Oakley Community Council (OCC) officially requested a map amendment to create UPOD #4, “Oakley” to apply to five (5) specific areas within the Oakley neighborhood outlined below (each letter and associated location outlined below corresponds to the respective areas labeled and depicted on the map attached as Exhibit A):

- A. The entire neighborhood business district (NBD), starting just north of Drake Avenue and running north of Brazee Street along Madison Road.
- B. East and west of the northern portion of the neighborhood business district.
- C. Northeast of the business district, north of the railroads.
- D. Corner of Wasson Road and Edwards Road.
- E. North of Wasson Road, starting on the western side of Drake Avenue extending north until the eastern side of Mt. Vernon Avenue.

On May 25, 2023, Councilmembers Reggie Harris and Mark Jeffreys filed a motion to encourage the Administration to work with OCC to implement an UPOD over portions of the Oakley neighborhood, which legislation would be co-sponsored by them to avoid placing a cost burden on the community council (Exhibit D).

**PUBLIC COMMENT AND ENGAGEMENT:**

The first public staff conference was held on September 19, 2022 via Zoom. Notice was sent to all property owners within the proposed Urban Parking Overlay boundaries, property owners within 400-feet of the proposed district, and the Oakley Community Council (OCC). There were 35 people who attended the meeting, including City staff and members from the OCC.

Some members of the public were generally supportive of the proposed parking overlay being implemented in the neighborhood business district, however many members of the public expressed concerns regarding limited parking options, increased traffic congestion, and deterrents to businesses if they do not have adequate parking. Other opposition included concerns about how residential properties would be affected, not enough on-street parking already, and safety concerns around the Wasson Road corridor (proposed areas D and E).

Members who voiced support stated that the current parking regulations are outdated and could be one of the reasons growth is being stifled in the business district. Members also thought there was already enough parking and outlined benefits for businesses to have less restrictions on their properties. There was additional support to increase the push for walkability/movability and encouraging other transportation options.

Property owners within the proposed Urban Parking Overlay District, property owners within 400-feet of the proposed district, and the OCC were also notified of the City Planning Commission meeting. Staff has included correspondence from the public staff conference and other comments in Exhibit E.

The OCC has engaged extensively with the community and has brought up the topic of the urban parking overlay at over 24 meetings since November 21, 2018. Staff from the Department of City Planning and Engagement additionally spoke at the May 3, 2022 meeting to address comments, questions and concerns. The OCC additionally distributed flyers regarding parking overlay information (Exhibit F) and created a webpage on their website for residents to provide input.

There will be a second public staff conference held on Monday, July 17, 2023 for more extensive community engagement and to ensure appropriate notification for property owners within the proposed boundaries.

**CONSISTENCY WITH PLANS:**

*Plan Cincinnati* (2012)

The proposal is consistent with the Compete and Live Initiative Areas of *Plan Cincinnati* (2012). Within the Compete Initiative Area, the proposal is consistent with the Goal to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 103). This aligns with Oakley’s overall vision for their community and business district.

Within the Live Initiative Area is a strategy to become more walkable by “increasing mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors” (p. 157). *Plan Cincinnati* (2012) further recommends a short-range initiative to “Revise the City’s Building and Zoning Codes [...] with standards that emphasize traditional neighborhood development over suburban development” (p. 157) and to “Develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings” (p. 197). By allowing property owners and businesses the opportunity to not have to provide minimum parking, this could contribute to a possible influx of other modes of transportation and new business opportunities.

### *Oakley Master Plan (2019)*

The *Oakley Master Plan* (2019) specifically states in the *Investing in Our Businesses* focus area that their vision for the neighborhood is, “Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability”. The main goal in this section is to, “Utilize creative parking solutions that allow our business district to thrive” (p. 56) with the strategies to, “Explore options to create an Urban Parking Overlay District in the Oakley Business District” (p. 57) and to “Work with the City of Cincinnati to create a parking strategy that correlates with neighborhood goals” (p. 58).

Other goals mentioned in the Plan that support this request includes Goal 1 of the *Connecting Our Neighborhood* focus area to “Increase pedestrian safety, volume, and connectivity” with the strategy to, “Improve pedestrian connectivity” (p. 43) and to, “Increase the volume of pedestrians” (p. 45). Reducing the dependency on vehicles would potentially increase pedestrian traffic and moveability, not only throughout the Oakley Business District, but the community as a whole. Efforts such as the Wasson Way Trail and future expansions also contribute to this strategy. Another goal in this focus area that contributes to this request is the goal to, “Increase the use of public transportation” (p. 51).

Lastly, this request is consistent with the *Managing our Future Growth* focus area through Goal 1 to, “Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (p. 80).

### **ANALYSIS:**

The Oakley Community Council feels that minimum parking requirements have become burdensome to development in the Oakley community. In an effort to spur development interests in their business district and adjacent areas, and to provide more amenities in the neighborhood, they requested an Urban Parking Overlay District. Oakley is a dense, urban neighborhood with a thriving business district and frequent new development and opportunities for redevelopment. The proposed elimination of minimum off-street parking requirements removes an obstacle to the redevelopment of Oakley, and could contribute to maintaining the urban character desired by the community. This would allow more businesses to consider opening in Oakley due to fewer restrictions including mandated parking requirements.

Exploring options to create an Urban Parking Overlay District is stated verbatim in the *Oakley Master Plan* (2019) with respective strategies and actions steps outlining the neighborhood’s desire to implement this. *Plan Cincinnati* (2012) supports the enhancement and increase of compact and walkable development.

The Cincinnati Zoning Code (CZC) was written in 2004 and research and professional standards on parking have evolved through the years. There have been almost a dozen parking-related variance requests in Oakley that have been approved through the Zoning Hearing Examiner since 2017. Businesses that existed before the current zoning code are grandfathered in.

The UPOD as written in the CZC states that the provisions of only Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-11, 1425-13, 1425-17, 1425-19, 1425-21, and 1425-23 do not apply. Location of parking is part of what is not waived in an UPOD but also loading, screening, landscaping and other standards.

Targeting reductions in parking requirements could promote more affordability options. It would also



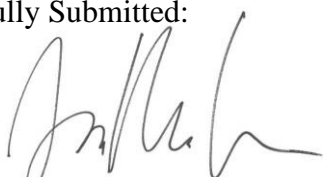
promote and encourage walkability/movability and other transit options that the City is trying to prioritize. Promoting more options could additionally allow residents to walk past different businesses and areas of the community that they otherwise wouldn't if they were in a personal vehicle. Lastly, it would allow options for members of the community to be out of vehicles less and could decrease congestion and pollution.

**RECOMMENDATION:**

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

**APPROVE** the map amendment to add Urban Parking Overlay District #4: "Oakley", as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to multiple portions in the Oakley neighborhood.

Respectfully Submitted:



Jesse Urbančsik, Senior City Planner  
Department of City Planning & Engagement

Approved:

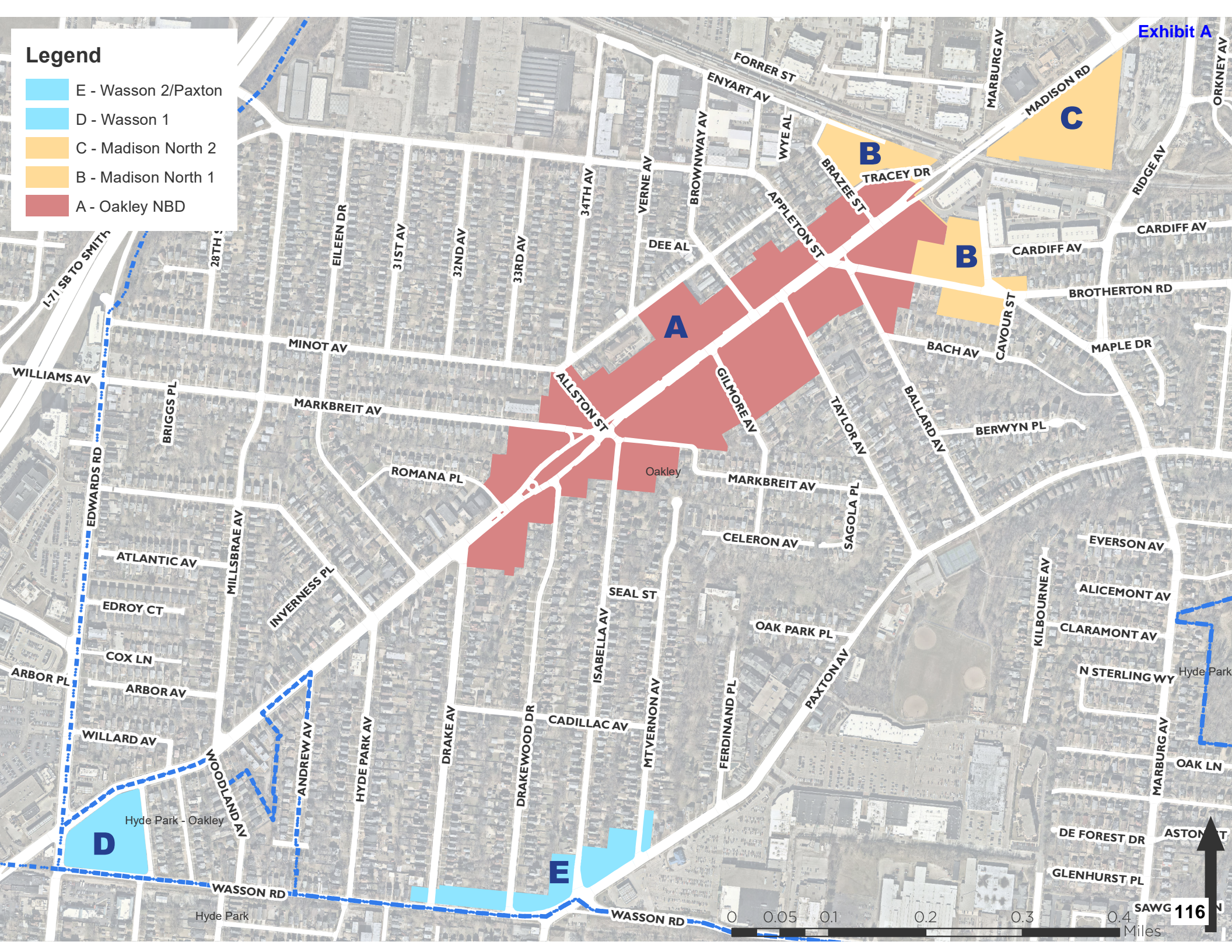


Katherine Keough-Jurs, FAICP, Director  
Department of City Planning & Engagement



# Legend

- E - Wasson 2/Paxton
- D - Wasson 1
- C - Madison North 2
- B - Madison North 1
- A - Oakley NBD







April 6<sup>th</sup>, 2022

City of Cincinnati/Alex Peppers,

On behalf of the Oakley Community Council Board, I am requesting a Parking Overlay for Oakley. The board unanimously approved this decision as well as the proposed areas to be encompassed as the NBD extending up Madison to the end of the Oakley neighborhood and Wasson Road between Edwards and Paxton. This has now been presented and approved at two different meetings in the last 6 months.

Thank you for your time and we look forward to working with you on this project.

Sincerely,



Troy McAndrews  
Oakley Community Council Board





PO Box 9244  
Cincinnati OH 45209  
oakleynow.com

April 7<sup>th</sup>, 2023

Mr. Jesse Urbanicsik  
City of Cincinnati  
Department of City Planning & Engagement  
805 Central Avenue, Suite 720  
Cincinnati, Ohio 45202  
[Jesse.Urbancsik@cincinnati-oh.gov](mailto:Jesse.Urbancsik@cincinnati-oh.gov)

RE: Parking Overlay

Dear Mr. Urbanicsik:

At the February 7th, 2023 meeting of the Oakley Community Council ("OCC"), the Board of Trustees took a vote regarding our desire for an urban parking overlay.

The motion read:

*The Oakley Community Council Board of Trustees issues a letter of support for a parking overlay within our defined business district along Madison Road, as well as our business district along Wasson Road, which will remove parking minimums for all types of future development projects. The letter ought to also capture the months of engagement the OCC has done around this issue, a clearly defined map of the properties that will change, and inclusion of our previously approved master plan language.*

The motion was voted on and approved by the Board of Trustees with a vote of: 11-1.

Below are the dates where this topic was noticed and discussed publicly amongst the Board and with the Oakley community. All of these dates have an approved set of meeting minutes that can be provided:

|          |          |
|----------|----------|
| 11/21/18 | 12/7/21  |
| 8/15/19  | 4/5/22   |
| 10/17/19 | 5/3/22   |
| 11/5/19  | 9/6/22   |
| 12/3/19  | 10/4/22  |
| 1/7/20   | 10/20/22 |
| 1/21/21  | 11/1/22  |
| 2/2/21   | 1/10/23  |
| 4/15/21  | 1/19/23  |
| 5/21/21  | 2/7/23   |
| 8/3/21   | 2/16/23  |
| 9/7/21   | 3/7/23   |



PO Box 9244  
Cincinnati OH 45209  
oakleynow.com

The link to the map will be provided in the email communication with this letter.

Below are excerpts from the Oakley Master Plan, approved by City Council October 2019 and dedicated to Jared Ellis, which also signals community support:

**investing in Our Businesses**

*Our Vision...*

*Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability.*

**Goal 1** Utilize creative parking solutions that allow our business district to thrive.

**STRATEGY #1** Explore options to create an Urban Parking Overlay District in the Oakley Business District.

**ACTION STEP**

**Work** with the community stakeholders, Oakley business owners, and City departments to study feasibility.

56

We are confident in our extensive community engagement on this topic and appreciate you and your team's assistance along the way. If you need any further information or have any questions, I can be reached at [colleen.reynolds@oakleynow.com](mailto:colleen.reynolds@oakleynow.com).

Sincerely,

Colleen M. Reynolds  
President  
Oakley Community Council

CC: OCC File

# City of Cincinnati



801 Plum Street, Suite 354  
Cincinnati, OH 45202

Phone (513) 352-5243  
Email reggie.harris@cincinnati-oh.gov  
Web www.cincinnati-oh.gov

202301576

**Reggie Harris**  
Councilmember

May 25, 2023

## MOTION

### *Oakley Community Urban Parking Overlay*

**WE MOVE** that the Administration work with the Oakley Community Council (OCC) to implement an Urban Parking Overlay in the Oakley Neighborhood Business Districts in accordance with the attached letter from OCC. We request that this ordinance be sponsored by the cosignatories of this motion in the interest of not placing a cost burden on the community.

Councilmember Reggie Harris

Councilmember Mark Jeffreys

## STATEMENT

An Urban Parking Overlay is a zoning overlay that removes parking requirements from the zoning code within a specific geographic area. Parking requirements require most housing developments and businesses to provide a certain number of parking spaces corresponding to their housing development/business. This is a burden for small businesses and at times prevents economic



development from getting off the ground. By implementing an Urban Parking Overlay in Oakley, the City will support Oakley's efforts to continue to grow its business district and thrive as a community.

The City of Cincinnati has implemented three Urban Parking Overlay Districts: District #1 covers Downtown, Over-the-Rhine, Pendleton, and parts of Mt. Auburn and West End, and District #2 covers a large portion of Camp Washington, and District #3 along Linn Street in the West End. These two districts were approved on September 19, 2019, and June 23, 2021, respectively.

The Oakley Community Council reached out to Councilmember Jeffreys' and Councilmember Harris' offices in May of 2023 to discuss the possibility of sponsoring an Urban Parking Overlay in their neighborhood. The Oakley Community Council then provided the letter of support (attached) which clearly outlines the boundaries and scope of the proposed UPO. It also outlines the extensive engagement undertaken to advance this proposal, including specific callouts to the alignment with the Oakley Master Plan (2019).

**Urbancsik, Jesse**

---

**From:** Mike Misleh <mmisleh@mislehfamily.com>  
**Sent:** Tuesday, July 11, 2023 10:01 AM  
**To:** Urbancsik, Jesse; Michael Misleh Jr  
**Cc:** Dianne Lytle (Dianne@aglamesis.com)  
**Subject:** RE: [External Email] RE: Oakley Parking Overlay District

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Jessie – as usual, thanks for your prompt reply.

Please link me for both hearings. I cannot attend July 21, as I have a doctor's appointment at 8:30 am in Montgomery.

I will see if my son, Michael Jr., can attend in my place.

Thanks!

Mike

Michael T. Misleh  
 President  
 Skyline Chili Franchise  
 2951 Madison Rd.  
 Cincinnati, OH 45209  
 O: 513-841-9285  
 C: 513-673-6288  
 Catering is available  
[mmisleh@mislehfamily.com](mailto:mmisleh@mislehfamily.com)

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**From:** Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>  
**Sent:** Tuesday, July 11, 2023 9:55 AM  
**To:** Mike Misleh <mmisleh@mislehfamily.com>  
**Cc:** Dianne Lytle (Dianne@aglamesis.com) <Dianne@aglamesis.com>  
**Subject:** RE: [External Email] RE: Oakley Parking Overlay District

Hey Mike,

Good to hear from you. I have your email set to go for an attachment to my staff report. I will send this over to you Friday!

Also, did you want to link for either the public staff conference or City Planning Commission meeting?

Please let me know.

Thanks,

**Jesse Urbancsik | Senior City Planner**

City of Cincinnati | Department of City Planning and Engagement  
 Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)

513-352-4843 | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#) | [LinkedIn](#)

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**From:** Mike Misleh <[mmisleh@mislehfamily.com](mailto:mmisleh@mislehfamily.com)>  
**Sent:** Tuesday, July 11, 2023 9:42 AM  
**To:** Urbancsik, Jesse <[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)>  
**Cc:** Dianne Lytle ([Dianne@aglamesis.com](mailto:Dianne@aglamesis.com)) <[Dianne@aglamesis.com](mailto:Dianne@aglamesis.com)>  
**Subject:** [External Email] RE: Oakley Parking Overlay District

External Email Communication

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good morning Jessie – with Public Staff Conference and City Planning Commission meetings approaching July, 17th & July 21<sup>st</sup>.

For the record, I am owner and operator of **Skyline Chili, 3081 Madison Rd.** In addition, I own the real estate at **3081 Madison Rd**, and the office building at **2951 Madison Rd**, corner of Madison & Drake.

I ask that you review and provide my below e mail and share for public record.

Many thanks.

Mike

Michael T. Misleh  
President  
Skyline Chili Franchise  
2951 Madison Rd.  
Cincinnati, OH 45209  
O: 513-841-9285  
C: 513-673-6288  
Catering is available  
[mmisleh@mislehfamily.com](mailto:mmisleh@mislehfamily.com)

---

**From:** Mike Misleh  
**Sent:** Friday, January 6, 2023 8:00 AM  
**To:** Urbancsik, Jesse <[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)>  
**Subject:** Oakley Parking Overlay District

Dear Mr. Urbancsik,



I own the Skyline Chili of Oakley and am general partner of KVMS, landlord to Skyline Chili, 3081 Madison Rd. I am also general partner of the office building at 2951 Madison Rd (corner of Madison & Drake )

My father opened our original location at 3083 Madison Rd, in 1965. Back then, families had one car and citizens didn't shop, dine in, or carry out nearly like 2022. Pure Barre currently occupies the former Skyline space. In 1998, we relocated Skyline to our current location.

Skyline often has customers frequently other businesses parking in our lot. This is simply because all street parking is taken, and many do not wish to park in the Aglamesis lot and cross Madison Rd. In addition, the Aglamesis lot is often at capacity.

Candidly, retail is well over capacity within Oakley. Office users, new businesses with a drive thru, require the least amount of parking.

I am extremely concerned about any adaptation to the Urban Parking Overlay District in Oakley. As a matter of fact, the Oakley business district would be better served by a City owed parking lot to support the local business and take parking overflow off residential streets.

An Overlay District will make matters worse for the community, especially streets like Taylor Ave.

Please do not recommend adaption of an Urban Parking Overlay District in Oakley.

Respectfully,

Michael T. Misleh  
President  
Skyline Chili Franchise  
2951 Madison Rd.  
Cincinnati, OH 45209  
O: 513-841-9285  
C: 513-673-6288  
Catering is available  
[mmisleh@mislehfamily.com](mailto:mmisleh@mislehfamily.com)

# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

ROBERT E. MANLEY (1935-2006)

TIMOTHY M. BURKE  
SEAN P. CALLAN\*  
JOHN E. CHRISTOPHER\*  
MICAH E. KAMRASS

JACKLYN D. OLINGER  
PATRICK K. HOGAN\*  
JACOB W. PURCELL  
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COUNSEL

WILLIAM A. MCCLAIN (1913-2014)

GARY MOORE EBY\*  
GEORGE F. MOELLER

\*Also admitted in Kentucky

July 11, 2023

Via Email Only: [jesse.urbanicsik@cincinnati-oh.gov](mailto:jesse.urbanicsik@cincinnati-oh.gov)

Jesse Urbanicsik  
Senior City Planner  
City of Cincinnati  
Department of City Planning & Engagement  
805 Central Avenue / Suite 720  
Cincinnati, OH 45202

Dear Jesse:

I have been working for some months with several business owners in the historic Oakley Square Business District including Jim Hearst, who owns and operates the Oakley Square Animal Hospital at 3000 Madison Road, and more recently, Diane Lytle of the Aglamesis family, which operates the historic Aglamesis Ice Cream and Candy business. These business owners and others have serious concerns about the impact of eliminating all parking requirements for businesses in the Oakley Square area.

Oakley Square is a healthy business district. It has numerous destination businesses to which customers must drive. The Animal Hospital is but one example, as is Flags USA, King Arthur's Court Toy Store, and numerous other Oakley Square businesses. And while no doubt, there are a significant number of Oakley residences who walk to Aglamesis, others, not fortunate enough to have a great ice cream shop in their neighborhood business district, drive. Those who drive need parking. On weekends and particularly during holiday seasons, parking is already often extremely difficult to find in Oakley Square.

Some are critical of the fact that there has not been a new use found for the former funeral home at 3026 Madison Road and choose to blame that on the parking requirements. But, throwing out all parking requirements to solve that problem is gross overkill. Modify the parking requirements, if necessary, provision already exists for variances to parking requirements to be granted under appropriate circumstances.

Unlike Hyde Park or Mt. Lookout, where there are public parking areas, Oakley has none. The closest thing to those is a private parking lot, well described in the attached statement by Diane Lytle. It was created by her father, Jim Aglamesis, "to facilitate shopping in Oakley

# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

Jesse Urbancsik

July 11, 2023

Page 2

Square for those who did not live within walking distance". That lot is already often full which is good news for Oakley businesses. But, if it is always full, and existing street parking is taken up because no new parking is created, that is terrible news for Oakley Square businesses.

I am unable to attend the staff conference because of a medical procedure that day but I wanted to provide this statement to you. I do plan to attend the Commission meeting on the 21<sup>st</sup>.

Thank you for your consideration.

Sincerely,



Timothy M. Burke

TMB/kt

Attachment



To All Parties involved with the Decision regarding the Proposed Urban Parking Overlay District within Portions of Oakley:

My family has owned property and run a business on Madison Road since 1913. We have a vested interest in the continued success of this community- a family-friendly neighborhood which offers a variety of retail products and services for not only the residents of Oakley but for residents of the city of Cincinnati at large.

Parking in Oakley has been an issue for more than fifty years. My father, Jim Aglamesis, tackled this upon his inauguration as President of the Oakley Chamber of Commerce in 1950.

A solution, at the time, was the development of the private parking lot at 3058-3060 Madison. This lot was created to facilitate shopping in Oakley Square for those who did not live within walking distance. The lot is for short-term use- shoppers coming and going. There has historically been no parking fee for shoppers- again to facilitate their ease in coming to Oakley. The lot is owned and maintained by De Metro Realty Co. and sustains itself with nominal fees paid by retail shopkeepers in close proximity.

My understanding is that the current request for the parking overlay comes as a result of a loss of prospective businesses that have been turned away from Oakley because their property cannot accommodate the required parking spaces needed within the existing zoning code.

There must have been a reason for the parking requirements of the current zoning code to exist. Unbridled traffic and congestion would detract from the ambiance of the neighborhood adding stress for all parties: residents and their guests, consumers, and employees all attempting to find parking.

Current business owners who have been here for decades and have played by the zoning rules may be hurt for the benefit of new players who have no responsibility to provide parking for their customers. Customers of existing businesses may be deterred by the increased scarcity and/or cost of parking.

The current parking investment by existing business owners will become devalued as the cost to oversee parking spaces increases exponentially. Those of us with parking will be forced to more closely monitor our lots, thereby increasing the cost to manage our lots, which will ultimately increase the cost to our parking customers and tenants. In the case of my family's lot at 3058-3060, it is unlikely that we would be able to continue to offer

free parking for the shoppers- which may impede some existing customers from returning.

The Oakley 2019 Master Plan identified the following key concerns from the residents and business owners that participated in the plan's inception:

- Maintaining affordability for homeowners and renters
- Overdevelopment
- Traffic congestion and pedestrian safety
- Parking
- Losing neighborhood identity
- Criminal activity
- Lack of greenspace and parks

It seems to me that instituting the proposed Urban Parking Overlay District has the potential to exacerbate more than one of the community's original concerns.

Oakley is a highly desired Cincinnati community with a vibrant business district. At what point does it begin defeating itself by dismantling the mechanism to provide safe growth?

Respectfully submitted,

Dianne A. Lytle  
De Metro Realty Co.

TO: [oakleycouncil@oakleynow.com](mailto:oakleycouncil@oakleynow.com), [joe.groh@oakleynow.com](mailto:joe.groh@oakleynow.com), [colleenreynolds22@gmail.com](mailto:colleenreynolds22@gmail.com)

CC: [jesse.urbanicsik@cincinnati-oh.gov](mailto:jesse.urbanicsik@cincinnati-oh.gov)

Colleen and Joe,

Our names are Paul and Beth Hunter. We reside in Oakley at 3871 Drakewood Drive.

We appreciate you serving on the Oakley Community Council, along with others. We understand there is an upcoming vote to potentially push forward the Parking Overlay matter forward.

However, we are writing to you in protest of the Parking Overlay. As community residents we simply do not support it. We attended the conference call session that Jesse Urbanicski hosted back in autumn 2022, who is copied on this letter.

### **Rationale Against the Parking Overlay**

While we provide alternatives to a Parking Overlay at the end, our rationale against the Parking Overlay is as follows:

#### **1. Lack of evidence it will benefit the community**

Back in autumn 2022 it was mentioned a handful of other communities (e.g., Northside) have recently adopted a Parking Overlay. However, no evidence that it has benefitted these communities were presented.

#### **2. Oakley is already a vibrant community**

Oakley already has a nice mix of businesses and residential properties. New businesses continue to enter Oakley and existing businesses are thriving.

Further, nearby communities of Hyde Park and Mt. Lookout are not seeking a Parking Overlay.

#### **3. Existing businesses already have been grandfathered in without parking**

A paper company resides at 3895 Drakewood Drive in a building constructed in the 1930s. It was originally a doctor's office. There are about 40 employees who park along Drakewood, Drake and Madison road each weekday. In essence, there already is an "overlay" here as it has been grandfathered in. Why do want to exacerbate the situation where minimal parking already exists?

#### **4. Madison Road is a dangerous road**

A parking overlay will only make this major thoroughfare even more dangerous. We have personally been almost hit walking in marked cross walks and have witnessed others as well from cars going more than 60 mph on Madison Road. More parking on Madison Road will only make this worse.

#### **5. Lack of infrastructure from recent developments**

About 20-years ago, Rookwood Pavilion (Norwood) was constructed along Madison Road. Within the past 8-years, Oakley Station has seen massive development. At the corner of Shaw and Wasson avenues, an extremely large apartment complex is nearing completion. None of these developments had any surface road infrastructure improvements. As a result, traffic is constantly backed up on Madison and Wasson roads.

#### **6. Intent doesn't justify the means**

If the intent is to attract more businesses to Oakley, a Parking Overlay defeats the purpose. Existing businesses are already thriving and knowing several of the owners, they too are in protest of any Parking Overlay. A Parking Overlay will only frustrate existing business owners as they will need to increase management of their own lots and are being asked to subsidize new businesses who don't have to provide parking. I suspect existing businesses in Oakley will look elsewhere if forced to subsidize others.

The City of Cincinnati and Hamilton County have a history of making decisions that have not panned out. From tax abatements to the streetcar, we have only witnessed outcomes that have driven individuals out of the city and county from rising taxes, less services, etc. as full tax-paying citizens are being asked to subsidize others. For example, the intent of the tax abatement was to rejuvenate poorer communities (e.g., Avondale, Northside) but it has only served to create McMansions in Hyde Park, Oakley and Mt. Lookout.



When you add in the Bengals stadium tax, albeit it was voted for by Hamilton County citizens, and takes over 30% of the county's operating budget (the next highest for a county supporting a professional sport in the nation is 2%), residents of Hamilton County, Ohio are paying some of the highest property taxes on a percentage basis in the nation. Net, many Oakley residents I have spoken to are well past tired of paying for others without direct benefit for their own families.

#### **7. An Oakley community council member who doesn't share the values of Oakley residents**

You have a member who cited no less than three times back in autumn 2022 that he is from New York City. With all due respect, more people have fled this city in the past three years than any other city in the USA. We don't want Oakley or Cincinnati to be New York City. We want members of your council, albeit there is no public election for your members, to reflect more closely midwestern values. We personally have lived in London, Boston, Chicago and Delhi (India), but did not feel obligated to tell others back in the autumn. Except for Chicago and Delhi, London and Boston have far better transportation and parking solutions than New York City and Cincinnati.

#### **8. Suspicious-looking map that incorporates the Clepper Funeral home**

The Oakley Parking Overlay drawings purposely include the entire property of the Clepper funeral home near Gil's car wash. Our prior legal questions to and replies from the City have indicated that there is no current, planned development for this property. While there are 2-3 funerals per month at this site, we find it suspicious that the entire lot has been included into the Parking Overlay. We fear that the overlay is simply a necessary step to allow this site to become a very large apartment / commercial complex like that on Shaw and Wasson, without any surface road improvements and the appropriate level of parking required.

#### **Alternatives to the Parking Overlay**

We respectfully ask that the Oakley Community council consider alternatives to the Parking Overlay. Some suggestions, one or more, are as follows:

- **Repurpose existing derelict buildings / land for parking.** Through eminent domain, confiscate unoccupied land and unoccupied buildings (e.g., old Arby's / Chinese restaurant on Madison, old dentist office / funeral home on Madison near Dewey's, etc.) and turn these into parking.
- **More metered parking.** Put more metered parking on Madison and Wasson roads and consider expanding this to some of the residential streets.
- **Implement an on-street parking decal system.** As in London and Boston, have residents purchase an annual parking pass for their cars if they choose to park on any residential side streets that do not have metered parking. This could be a new revenue source to the city and be extended to other communities. Revenue could be raised from both the decal itself and fines for lack of compliance. Such a system could promote desired parking for businesses and residents.
- **Greater police presence.** The safety of crossing Madison Road is a primary concern of ours. Despite numerous calls to police, we have not seen any increase in patrols, cars being pulled over for speed or almost running down pedestrians in a crosswalk. Perhaps Oakley Community Council can carry more weight?

Again, we appreciate your time and consideration of this letter.

Sincerely,

Paul and Beth Hunter  
3871 Drakewood Drive  
513.871.8286 - home

**From:** Pete Haggenjos <pete.haggenjos@gmail.com>  
**Sent:** Tuesday, January 17, 2023 7:16 AM  
**To:** colleen.reynolds@oakleynow.com; colleenreynolds22@gmail.com;  
joe.groh@oakleynow.com; jason\_wilcoxon@hotmail.com;  
jason.wilcoxon@oakleynow.com; seth.shaifer@oakleynow.com;  
troy.mcandrews@oakleynow.com; jon.bernier@oakleynow.com;  
sandy.gross@oakleynow.com; karen.crawford@oakleynow.com; klc513@gmail.com;  
Oakley Community Council; paige.scheidler@oakleynow.com; dljohnson13@gmail.com;  
david.johnson@oakleynow.com; jenna.clark@oakleynow.com; Urbanicsik, Jesse  
**Subject:** [External Email] Oakley Parking Overlay Vote - Final Thoughts

**External Email Communication**

Oakley Council members,

First, thank you for your service on the community council. I understand that while there will always be disagreements on issues, each of you are making the decisions you believe will be best for Oakley. Thanks for devoting some of your precious time to make Oakley an even better place to live and work.

I own and operate Thrive Chiropractic in the business district, and was also an Oakley resident from 2018-2022.

I watched the Facebook video recording of the last OCC meeting to get a sense of the discussion leading to your upcoming vote. I have reviewed the parking overlay primer on the council website. I have submitted a letter and email in previous months. I want to submit this last email to, as quickly as possible, address and contest the main reasons listed on the primer for why the parking overlay is needed:

1. MashRoots/Wingstop: I agree it is disappointing a local restaurant opted against taking the space when the CITY REJECTED OCC'S request for a variance. My question is why is the city not listening to the OCC? It seems having the current parking rules, with the ability to request variances, etc. is preferable to losing OCC power to help protect the parking situation for us, even if the city may deny OCC recommendations sometimes.
2. Former funeral home at Markbreit/Madison corner: I addressed this building in my previous letters. I realize there was disappointment by many that Dewey's fought OCC on the parking variance that would have allowed the new establishment to open. Yet, all the neighboring businesses I spoke with were glad that the proposal was stopped. We all feel the parking pressure for our customers. Also, as I mentioned before, I inquired to lease or buy this long vacant building so I could expand my health practice. I would not have needed more parking spaces. The asking lease price was ridiculously high compared to the other real estate in the area and the owner would not entertain a purchase. I believe this is a bigger factor as to why it has been vacant than the parking restrictions.
3. The 20th Century Building: I understand that it would be nice for the new owner to do something new with the old laundromat and a change of use requires approval and parking. While a restaurant sounds great, we must consider we do have a current parking problem and the current rules limit it from worsening.
4. The new Dewey's HQ building directly next to my building: This is such a unique building in size and in shape and in parking spaces for the business district. While some feel a business HQ is sort of out of place for the location, I can guarantee you if a restaurant was allowed to take over that building I would have had to move my business as the parking would be overwhelmed. We flirt with parking overwhelm all year and we experience parking overwhelm from mid-November to early January every year. We can't take on more here. I see it every day.
5. The vacant building between Dewey's and the former funeral home. Again, wouldn't it be nice if this building could be 'something'? Ideally yes, but realistically it is empty because we have a parking issue and

Deweys' knows that to be sustainable they need more parking. Having that building sit empty is part of what makes Dewey's sustainable here. Years ago, I told my neighbor at Bona Hardware, if he ever planned to move...please let me know first as I would explore buying and making that property into a parking lot because I have recognized for years the tenuous parking situation we have.

6. The suggestion that we are limited in the types of businesses we can attract here under the current rules: Yes, we probably are. My question is, why is that bad? When you remove the parking restrictions it creates a different environment where businesses that are not as reliant on CONVENIENT, CHEAP parking can exist more easily than the rest of us. Here is what I mean:

- OTR and downtown are heralded as places with parking overlays. Do they really have diverse business districts... are we trying to emulate them?
  - Are there many chiropractors, eye doctors, veterinarians, toy stores, hardware stores, etc. in these neighborhoods? No. Why? I don't want to drive to a place that I go for routine, regular service where I know it is going to be a pain in the ass to park.
  - I don't know about you all, but when I think OTR and downtown, I go there for Bengals, FC, restaurants, shopping - **and I know going in it is an entertainment trip where I will budget more time and money for parking. I don't drive there for routine, repeat services that are offered in more convenient locations.**

Finally, please consider that I believe the consequences of adopting this parking overlay will, whether intended or unintended, actually decrease the unique diversity of the Oakley business district and homogenize it to an entertainment district where businesses like mine will choose to move elsewhere so our customers can access our services and goods conveniently.

Thanks again for your consideration on this important vote.

Pete Haggenjos  
Thrive Chiropractic



## Urbancsik, Jesse

---

**From:** Tom Schimian <schimitm@live.com>  
**Sent:** Monday, September 19, 2022 6:02 PM  
**To:** Urbancsik, Jesse  
**Subject:** [External Email] OakleyOverlayParking

### External Email Communication

My apologies; my husband, Tom, and I just watched the zoom meeting and for some reason could not connect to respond.

Our big question I suppose in the final analysis, is whether Oakley should remain a residential community with small privately owned businesses such as Dewy's, Oakley Square Animal Hospital, King Arthur's Court, Aglamesis Brothers, and Thread Botique, or a business center.

I have additional concerns that were not addressed and they are: first, a probable overload of an ancient sewer system; secondly, no off-street parking for deliveries for existing businesses; too narrow roads for today's traffic; already existing facilities for the vulnerable such as Find-a-Way and St. Cecilia School that are safety concerns; and so much density that Oakley loses its appeal.

Sadly, many older residential homes are being leveled (I've walked through some before being razed) and while needing updating, the homes had "good bones." They have been replaced with either multi-unit condos or apartments that are out of sync with the existing neighborhood, or new residences that are very expensive and eliminate affordable housing .

I hope to attend future Oakley Council Meetings that are poorly advertised for the residents of the area.

Thank you for the listening ear, Billie Jean Schimian

## Urbanicsik, Jesse

---

**From:** Wollenweber, Gary (GE Aviation, US) <gary.wollenweber@ge.com>  
**Sent:** Tuesday, September 20, 2022 11:48 AM  
**To:** Urbanicsik, Jesse  
**Subject:** RE: [External Email] FW: Proposed Urban Parking Overlay District in Oakley

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

Thanks for letting me join the Staff Conference yesterday. I am not aware of all the Oakley buildings that would benefit from an urban parking overlay district and was disappointed not to hear more about the problems that the overlay district is expected to solve. I am concerned about the unintended consequences of the overlay on the adjacent residential districts. The overlay appears to encourage and provide legal path to over develop the property. Parking spaces that exist today should not be removed nor allowed to be removed by the overlay district.

I do not think the overlay district will change the demand for parking. If persons are nearby, they will walk several blocks rather than drive hoping to find a parking spot in the business district. A better solution might be to use variances to redevelop existing buildings (that do not have sufficient parking) on a case by case basis if the new use and available parking makes sense to OCC and the neighbors. While I do not have the staff report nor the hearing examiner decision for the Funeral Home property at Madison and Markbreit, it seems a mistake to prevent redevelopment because of a shortage of one or small percentage of required parking space. Why was hearing examiner so strict? If zoning code needs modification to allow some reduction in required business parking by a variance, perhaps that is a better approach.

Without the benefit of Planning Staff parcel-by-parcel analysis of properties along north side of Wasson and demonstrated need for the parking overlay, I will recommend Hyde Park Neighborhood Council (HPNC) oppose any overlay for those properties. My concern is pushing business parking into residential districts in Hyde Park. This has been a problem with existing restaurant and bar businesses. If there is more business development with an overlay district, the problem will get worse. HPNC will offer no opinion on the Madison Road business district parking overlay.

Gary Wollenweber, Chairman  
Zoning Committee  
Hyde Park Neighborhood Council

---

**From:** Urbanicsik, Jesse <jesse.urbanicsik@cincinnati-oh.gov>  
**Sent:** Monday, September 19, 2022 2:26 PM  
**To:** Wollenweber, Gary (GE Aviation, US) <gary.wollenweber@ge.com>  
**Cc:** Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>  
**Subject:** EXT: RE: [External Email] FW: Proposed Urban Parking Overlay District in Oakley

**WARNING:** This email originated from outside of GE. Please validate the sender's email address before clicking on links or attachments as they may not be safe.

Gary,

Please find the invite below, thanks!



Hi there,

[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov) is inviting you to a scheduled Zoom meeting.

## Join Zoom Meeting

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mobile:

Meeting URL: <https://cincinnati-oh.zoom.us/j/89300918733?pwd=MWNreWIRQ0lzazQxR3BpeWlNQnl1dz09>

Meeting ID: 893 0091 8733

Passcode: 575988

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Meeting ID: 893 0091 8733

International numbers

### **Jesse Urbancsik | Senior City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

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513-352-4843 | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)

 [Chat with me on Teams!](#)



---

**From:** Ahouse, Emily <[Emily.Ahouse@cincinnati-oh.gov](mailto:Emily.Ahouse@cincinnati-oh.gov)>

**Sent:** Monday, September 19, 2022 2:25 PM

**To:** Urbancsik, Jesse <[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)>

**Subject:** Fwd: [External Email] FW: Proposed Urban Parking Overlay District in Oakley



Sent from my iPhone

Begin forwarded message:

**From:** "Wollenweber, Gary (GE Aviation, US)" <[gary.wollenweber@ge.com](mailto:gary.wollenweber@ge.com)>  
**Date:** September 19, 2022 at 1:55:24 PM EDT  
**To:** "Ahouse, Emily" <[Emily.Ahouse@cincinnati-oh.gov](mailto:Emily.Ahouse@cincinnati-oh.gov)>, "Dienger, Maria" <[Maria.Dienger@cincinnati-oh.gov](mailto:Maria.Dienger@cincinnati-oh.gov)>, "Couch, Gabrielle" <[gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)>  
**Subject:** [External Email] FW: Proposed Urban Parking Overlay District in Oakley

External Email Communication

Can one of you help me get a Zoom invitation for the Staff Conference scheduled today? I have not heard from Jesse.

---

**From:** Wollenweber, Gary (GE Aviation, US)  
**Sent:** Monday, September 19, 2022 11:52 AM  
**To:** 'Jesse.Urbancsik@cincinnati.gov' <[Jesse.Urbancsik@cincinnati.gov](mailto:Jesse.Urbancsik@cincinnati.gov)>  
**Cc:** Wollenweber (fuse) <[wollenweber@fuse.net](mailto:wollenweber@fuse.net)>  
**Subject:** RE: Proposed Urban Parking Overlay District in Oakley

Apparently my message was addressed incorrectly and did not reach you. I would like to participate in todays Sept 19 Staff Conference. Please send me the Zoom credentials to both e-mail addresses.

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**From:** Wollenweber, Gary (GE Aviation, US)  
**Sent:** Monday, September 12, 2022 9:35 AM  
**To:** 'Jesse.Urbancsik@cincinnati.gov' <[Jesse.Urbancsik@cincinnati.gov](mailto:Jesse.Urbancsik@cincinnati.gov)>  
**Cc:** Wollenweber (fuse) <[wollenweber@fuse.net](mailto:wollenweber@fuse.net)>  
**Subject:** Proposed Urban Parking Overlay District in Oakley

I would like to participate in the Sept 19 Staff Conference. Please send me the Zoom credentials to both e-mail addresses.

**Gary C Wollenweber, P.E.**  
Zoning Committee Chairman  
Hyde Park Neighborhood Council  
Cincinnati OH 45208

[wollenweber@fuse.net](mailto:wollenweber@fuse.net)  
(513) 243-8719 (off)  
(513) 321-4009 (res)  
(513) 243-8719 (fax)  
(513) 608-3342 (mobile)

## Urbancsik, Jesse

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**From:** Elisa Richardson <lbrichardson42@gmail.com>  
**Sent:** Tuesday, October 18, 2022 3:24 PM  
**To:** Urbancsik, Jesse  
**Subject:** [External Email] parking

You don't often get email from lbrichardson42@gmail.com. [Learn why this is important](#)

### External Email Communication

To whom this make concern The parking in Oakley is a very bad issue I have had a business for over 13 years now And the parking has gotten worse each year Due to overcapacitation of businesses And public parking We do not need more businesses we need more parking If the parking issue continues Businesses will do more suffering Thank you sincerely LB Richardson

## Urbanicsik, Jesse

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**From:** jlhearst@fuse.net  
**Sent:** Tuesday, October 25, 2022 9:29 AM  
**To:** Urbanicsik, Jesse  
**Cc:** jlhearst  
**Subject:** [External Email] Oakley Parking Overlay District

You don't often get email from jlhearst@fuse.net. [Learn why this is important](#)

### External Email Communication

Dear Mr. Urbanicsik:

I have given a great deal of thought to the proposed Oakley Parking Overlay District.

My business, Oakley Square Animal Hospital, is located at 3000 Madison Rd and has been there since 1985. I rent a portion of the building to a Subway restaurant.

As you may recall, I attended the planning staff conference regarding this proposal. I also attended some of the Oakley Community Council meetings at which this was discussed. I have also discussed this with several other Oakley Square business operators including Dewey's, Aglamesis, and Spice Beauty Salon. I am aware of the concerns expressed by representatives of Skyline. The Fresh Market/CVS property already has a security man on a regular basis to keep their lot usable for Fresh Markey and CVS. Having considered this carefully, I now want to make it clear that I am opposed to the Parking Overlay District.

While I value the goal of creating walkable communities, my business requires parking for my customers who are bringing their pets for treatment. It is a rare customer who walks to the Animal Hospital with their ailing pet. Similarly, Subway needs parking to meet the needs of their customers. Parking is already at a premium in the Oakley business district, as you heard during the staff conference. I have already found it to be a challenge to prevent those who are not customers of either Subway or my Animal Hospital from parking on the lot I own and pay to maintain. The Parking Overlay will put similar pressure on all of the current owners of off-street parking. All of the present businesses will be burdened with more competition for the presently available on-street parking. As the letter Tim Burke provided to you regarding the dispute over the proposed Tap & Screw brewery a few years ago pointed out, the City's own study of the Oakley business district pointed out the lack of parking was already a problem. The Parking Overlay District will do nothing to relieve that problem. Indeed, it will exacerbate it.

Please do not recommend adoption of an Urban Parking Overlay District in Oakley. Instead, please recommend City involvement to help resolve the present parking deficit in the Oakley Business District.

Sincerely,

James Hearst DVM  
Oakley Square Animal Hospital



3000 Madison Road  
Cincinnati, Ohio 45209  
513-607-6840

## Urbanicsik, Jesse

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**From:** Joe Groh <joe.groh@oakleynow.com>  
**Sent:** Tuesday, September 6, 2022 6:18 AM  
**To:** Pete Haggenjos  
**Cc:** Urbanicsik, Jesse  
**Subject:** [External Email] Re: Oakley Parking Overlay District

### External Email Communication

Hi Pete,

At this point we are simply looking into the potential of implementing such a district, which involves discussion of the pros, the cons, and drawing the actual boundaries (if opt to move forward).

A pro is definitely that it would allow businesses to come to Oakley which have historically not been able to, or have been denied that opportunity because requested parking variances were denied. As a result of having parking restrictions, we see prominent locations on the Square which have been vacant for long periods of time, and see a corporate HQ move in which offers little value to a business district. Many smaller/local/diverse businesses have shared they no longer consider Oakley as an option because the track record of variances getting approved is dismal.

Part of this exercise is to solicit the feedback from existing business owners and residents so that an informed decision can be made.

The boundaries displayed in the map image that has been shared is simply the suggestion of one person. We've yet to have a discussion about what the actual boundaries should be, and that will be part of this discussion as well.

I'd suggest writing a letter/email to Jesse and [oakleycouncil@oakleynow.com](mailto:oakleycouncil@oakleynow.com) stating your specific concerns, that way they can be included in all the documentation/feedback that is being collected.

Thanks,

On Mon, Sep 5, 2022 at 6:56 AM Pete Haggenjos <[pete.haggenjos@gmail.com](mailto:pete.haggenjos@gmail.com)> wrote:  
Hello Joe and Jesse,

I was reading up about the proposal for the change to the parking requirements in Oakley.

Am I correct that the proposed changes would allow businesses to lease or buy space in these areas without meeting parking requirements/spaces based on the building/occupancy?

I guess I can see the pros that new businesses could move in wherever without having parking restrictions...is this the thought process?

What about the cons? I have been at my location since 2013 at 3071 Madison Road and parking is more and more challenging with each passing year for my customers. (I pay for private lots for my staff and my customers to park in).

Are others concerned that eliminating parking restrictions will further overwhelm the parking issues we see in Oakley. Or am I missing something in how this is supposed to work?

Thanks,

Pete

P.S. I will not be able to attend the upcoming meetings 9/6 and 9/19 but wanted to express my concerns.

--

Joe Groh

Oakley Community Council Vice President

Pedestrian Safety, Business & Membership Committees





9/18/22

Re: Oakley Parking Overlay Proposal

Thank you for inviting community members to submit thoughts and questions on the parking proposal for Oakley.

I have some ideas based on my experience as a business owner in the Oakley business district. My chiropractic office has been located in Oakley since 2008 and at the current location on Madison Road since 2013. In this time, of course we have seen tremendous change in Oakley, much of it wonderful.

A concern or challenge, with increasing frequency in the last 3 years, has been parking. I pay for two different private lots for my customers and for my staff to park. Additionally, there are metered spaces available for customers. The lots and metered spaces had been sufficient in my first years in Oakley with notable exceptions at peak holiday shopping times for a couple weeks each year. In recent years, the lots are full more and more often and customers tell us they had trouble finding space.

With this said, what is the objective of the parking proposal? Is it to make Oakley properties easier for businesses to move into? Is this currently a problem and is parking restriction the main inhibitor? Do we have many of empty, vacant buildings?

I don't think it is a bad thing if the current parking rules allow some limits and restrictions to better protect the parking spaces we have.

Please consider how many of our Oakley businesses along Madison need customers to find easy parking for a quick 10-15 minute visit. My office is like this. Coffee shops, retail stores, etc. If it becomes too much of a hassle for people to find parking for these short stops, they will go elsewhere and not make the extra effort to shop local.

Finally, I think we may be overemphasizing the parking spot rules as a limiter for businesses moving into buildings in Oakley. For example, years ago I looked at the building at the corner of Madison and Markbreit that used to be a funeral home. It's been vacant for years, of course. I thought it could be an excellent space for my office and I could have used the extra room to hire more health practitioners. The parking spaces would have been perfect for staff and clients. I simply found the asking price for rent very high. I would have made an offer for purchase of the building, but the owner would not entertain it.

I give this example to show you that sometimes other factors are at play. I suspect many other businesses like mine could have/would have worked well in a vacant spot like this if financial agreements could have been made.

Thank you for considering my concerns. My lingering question for you is... why do we need to bring more businesses into the district if they will overwhelm our parking infrastructure? I am concerned that eliminating parking restrictions will have the unintended consequence of businesses like mine leaving the Oakley business district because it will be too inconvenient for our customers.

Sincerely,

A handwritten signature in cursive script that reads "Pete Haggengjos". The ink is dark and the signature is fluid, with a large 'P' and a long, sweeping 'H'.

Pete Haggengjos

## Parking Overlay District Primer

Note that the OCC is only investigating the pros/cons of implementing such an overlay, hence why there will be meetings to discuss this and the city public staff conference - to gather input and will decide based on that.

### What is a Parking Overlay District?

- The city has zoning code that sets what the minimum number of parking spaces a business must provide, based on the amount of square footage of their business.
- Businesses that existed before the current code was passed are grandfathered in, and do not have to deal with such minimums.
- This means any new business looking to open must normally meet these minimums or ask for a variance to allow them to have fewer spaces. Approval of such variances are hit/miss, often with other surrounding businesses and/or the city opposing them. Some Oakley examples:
  - MashRoots, a local unique Caribbean restaurant wanted to open in building where Wingstop is. OCC approved it, city denied it. They opted to open in College Hill.
  - Former funeral home @ Madison & Markbreit, Tap & Screw Brew pub wanted to open there, needed a variance for 2 parking spaces, OCC supported them but several local business owners opposed and the city denied it. Space has been vacant for years now.
  - Former owner of 20th Century/Laundromat would like to have converted the laundromat to a bar/cafe, so would have needed variances. But those properties were sold, and now the new owner faces the same limitation - because incoming business would be a change from the previous type of business.
- If a new business is of the same type of business that they would be replacing, and the older business was grandfathered in, the new business would also be grandfathered in.
  - Example: The Oakley Fish House, which replaced Habits, did not have to meet parking minimums because they the same type of business.
- A parking overlay district would remove those parking minimums within the boundaries of the overlay district. This would allow more businesses to consider opening in Oakley where they don't now. The actual boundaries would be drawn by us, those in the image above are just one person's suggestion.
- Left as is, Oakley is limited in the types of businesses it can attract to open here, which impacts ability to grow our business district and bring in local/diverse types of businesses. What we get is situations like mentioned above, and you get a business HQ moving into the former Millett furniture store - nothing against Dewey's, but that such a unique space and it could have been something so much cooler if the parking minimums not in place. It would also help us avoid situations where a business buys a building solely for the parking spaces allocated to it - the former dentist office between Dewey's & the former funeral home, which now sits vacant.
- But there are legitimate concerns from adjacent residents regarding spillover parking on their streets, and from businesses who have their own parking (or paid arrangements) and are worried there be issues there.
- Goal is to have the tough conversations around this and make the decision that's best for the community going forward.

Parking Overlay Feedback: <https://oakleynow.com/Parking-Overlay-Feedback/>



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|---|--|---|
| 3827 PAXTON AVENUE APARTMENTS<br>INVESTORS LLC<br>1 S MAIN ST SUITE 1300<br>DAYTON OH 45402 | ARCHBISHOP OF CINCINNATI TR<br>100 E EIGHTH ST<br>CINCINNATI OH 45202            | PRICE ROBERT M & LORALYN L<br>10004 FERNHAVEN CT<br>CINCINNATI OH 45251   |
| 3466 BROTHERTON LLC<br>1019 ROSE CIR<br>COVINGTON KY 41011                                  | BECKERT LAUREN<br>1031 SAINT GREGORY ST UNIT B<br>CINCINNATI OH 45202            | SCHOENFELD MICHAEL W<br>1040 WILEY PARDUE RD<br>ASHLAND CITY TN 37015     |
| MCCAFFERTY GAYLE L TR<br>1047 CELESTIAL ST<br>CINCINNATI OH 45202                           | GENERAL ELECTRIC CREDIT UNION<br>10485 READING RD<br>CINCINNATI OH 45241         | 3084 CELERON AVE LLC<br>1091 FLUME RD<br>INCLINE VILLAGE NV 89451         |
| NORFOLK & WESTERN RAILROAD<br>COMPANY<br>110 FRANKLIN RD<br>ROANOKE VA 24042-0028           | DAVIS SCOTT E<br>11060 TODDTEE LN<br>CINCINNATI OH 45242                         | MR JZ M E C LLC<br>1115 BLACK HORSE RUN<br>LOVELAND OH 45140              |
| DWYER LEONARD & ARNEADRA A<br>BRAR<br>1116 TASSLE LN<br>CINCINNATI OH 45231                 | VISUAL TERRAIN PROPERTIES<br>11168 PARFOUR CT<br>CINCINNATI OH 45241             | 3363 MADISON ROAD LLC<br>11200 GRANDON RIDGE CIR<br>CINCINNATI OH 45209   |
| MAGOWAN SIMON HENRY & ANOOP KAUR<br>BRAR<br>1127 BLACKHORSE LN<br>LOVELAND OH 45140         | WEYES GUYS PROPERTIES<br>1128 BAUMOCK BURN DR<br>COLUMBUS OH 43235               | MGSIEGELS LLC<br>11427 TERWILLIGERS RIDGE LN<br>CINCINNATI OH 45249       |
| KACACHOS THOMAS & HEATHER<br>116 E HIGH STREET<br>OXFORD OH 45056                           | ISABELLA REALTY LLC<br>11739 GRANDSTONE LN<br>CINCINNATI OH 45249                | OAKLEY BANK BUILDING LTD<br>12009 STILLWIND DR<br>CINCINNATI OH 45249     |
| REZUANNEJAD FEROOZ<br>1211 ISIS AVE<br>CINCINNATI OH 45208                                  | 3300 BROTHERTON INVESTMENTS LLC<br>1232 HERSCHEL WOODS LN<br>CINCINNATI OH 45208 | DERBY ELIZABETH<br>124 GATESHEAD WAY<br>PHOENIXVILLE PA 19460             |
| TLC PROPERTIES INC<br>1260 EDISON DR<br>CINCINNATI OH 45216                                 | WOODLAND AVE LLC<br>1281 CRESTWOOD AVE<br>CINCINNATI OH 45208                    | HUBERT CHRISTINA LEE & JOSHUA R<br>129 RIVERSIDE PKWY<br>NEWPORT KY 41075 |
| TOPVALCO INC<br>130 TRI COUNTY PKWY #324<br>CINCINNATI OH 45246                             | LARKIN EDWARD P JR<br>13034 COOPERMEADOW LN<br>CINCINNATI OH 45242               | BERNING MARILYN R @ 3 CO-TR<br>1304 CHELTENHAM CT<br>CROWNSVILLE MD 21032 |

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|---|---|---|
| ZEBOLD ERIC & BECKY<br>13183 KELLAM CT UNIT 82<br>SAN DIEGO CA 92130        | ABLACH LLC<br>1322 EDWARDS RD<br>CINCINNATI OH 45208                                    | MOLLOY MATTHEW<br>1379 INDIAN RIDGE<br>NEW RICHMOND OH 45157                                  |
| AMBASSADOR CAPITAL LLC<br>1418 CENTRAL PKWY STE 201<br>CINCINNATI OH 45202  | SCOVANNER FAMILY LIMITED PARTNERSHIP<br>THE<br>1431 HERSCHEL AVE<br>CINCINNATI OH 45208 | BONANSINGA WILLIAM J & MARY<br>144 LAFAYETTE LN<br>CINCINNATI OH 45220                        |
| VERKLEY PATRICK<br>1514 BARVAC AVE<br>CINCINNATI OH 45223                   | NARDINI PAUL J<br>1600 FAIRWAY DR<br>LIMA OH 45805                                      | CINCINNATI METROPOLITAN HOUSING<br>AUTHORITY<br>1635 WESTERN AVE<br>CINCINNATI OH 45214       |
| TREFT JAY F<br>17 FOUNDERS CT<br>COLD SPRING KY 41076                       | JEFF HINKEL & JULIE HINKEL LLC<br>1738 N FT THOMAS AVE<br>FORT THOMAS KY 41075          | 3026 MINOT AVENUE LLC<br>18 JAMES PL<br>CINCINNATI OH 45246                                   |
| MALSBARY LAND LLC<br>19 FALLEN BRANCH<br>CINCINNATI OH 45241                | SAS BALLARD HOLDINGS LLC<br>19400 BEAR SWAMP RD<br>MARYSVILLE OH 43040                  | MADISON MARKBREIT LLC<br>201 EAST FIFTH ST SUITE 800<br>CINCINNATI OH 45202                   |
| YATES JAMES E & CANDACE J COTTON<br>2011 MILLVILLE AVE<br>HAMILTON OH 45013 | BERTRAMS DANIEL T & JENNIFER R OM<br>21 VIA MARINA #7<br>VENICE CA 90292                | 4438 APPLETON LLC<br>2110 CONVERT LN<br>CINCINNATI OH 45208                                   |
| HARMON MEG E<br>2110 MARYLAND AVE<br>COVINGTON KY 41014                     | AMOR SIMON<br>214 SENTRY HILL DR<br>LOVELAND OH 45140                                   | DRAKE AVENUE LLC<br>2242 BERRYWOOD DR<br>CINCINNATI OH 45244                                  |
| 2749 MADISON LLC<br>2273 ADAMS AVE<br>CINCINNATI OH 45212                   | MARIEMONT CENTER PTNSHP<br>2324 MADISON RD SUITE #2<br>CINCINNATI OH 45208              | DAVIS JAY H TR OF JHD 2017 LIVING TR<br>2382 EAST STONE CREST CIRCLE<br>SAINT GEORGE UT 84790 |
| WIERS CHRISTIAN<br>2420 PLYMOUTH AVE<br>PLYMOUTH IN 46563                   | CRON NATHAN<br>2421 SAN JOAQUIN PLAZA<br>NEWPORT BEACH CA 92660                         | CHIPOTLE MEXICAN GRILL OF COLORADO<br>LLC<br>2424 RIDGE RD<br>ROCKWALL TX 75087               |
| FIP MASTER FUNDING I LLC<br>2425 E CAMELBACK RD STE 800<br>PHOENIX AZ 85016 | JONES KATHLEEN K & MARVIN MCNEW<br>24417 GREEN MEADOW<br>LAWRENCEBURG IN 47025          | SOLOMON RANDY<br>2482 E ST CHARLES PLACE<br>CINCINNATI OH 45208                               |

UB KKRICKET PROPERTIES LLC  
2501 WILLOWBROOK DR  
CINCINNATI OH 45237

ABEL MARK C TR & ROSEMARY F TR  
2504 OAKRIDGE DR  
CINCINNATI OH 45237

GLACKEN MATTHEW  
2567 OBSERVATORY AVE  
CINCINNATI OH 45208

DUNCAN SUE @4  
2569 BERTHBROOK DR  
CINCINNATI OH 45231

KEPLER BRETT  
2570 HARVEST LN  
LEBANON OH 45036

ROHS HILLS PROPERTIES LLC  
2570 MADISON RD #22  
CINCINNATI OH 45208

STAGNARO JEFFREY G TR & MARK D AYER  
TR  
2623 ERIE AVE  
CINCINNATI OH 45208

HGREIT II MADISON ROAD LLC  
2671 R EDMONDSON RD  
CINCINNATI OH 45209

BUSKEN BAKERY INC  
2675 MADISON RD  
CINCINNATI OH 45208

34 AND MINOT LLC  
2692 MADISON RD STE 389  
CINCINNATI OH 45208

DRAKEWOOD TOWNHOMES LLC  
2692 MADISON RD STE N1 336  
CINCINNATI OH 45208

GERRY TSENG LLC  
2710 SHEILA DR  
LOVELAND OH 45140

PAPPAS CHRIS A & TULA G  
2713 WILLARD AVE  
CINCINNATI OH 45209-2204

VENTURA CHRISTOPHER ROBERT  
2715 WILLARD AVE  
CINCINNATI OH 45209

ARISTO GROUP LLC  
2718 VINE ST  
CINCINNATI OH 45219

MCCORMACK WHITNEY F & SIMON T  
2718 WILLARD AVE  
CINCINNATI OH 45209

WHITESIDE EMILY L & VICENTE MENDOZA  
FLORES  
2719 WILLARD AVE #2  
CINCINNATI OH 45209

SELLET NICHOLAS R  
2722 WILLARD AVE  
CINCINNATI OH 45209-2205

ROBINSON LEE G TR  
2724 OBSERVATORY AVE  
CINCINNATI OH 45208

CREWS DONALD I & MARY THERESA  
2724 WILLARD AVE  
CINCINNATI OH 45209-2205

ROBINSON LEE G TR  
2726 OBSERVATORY AVE  
CINCINNATI OH 45208

ZONA GROUP LLC THE  
2728 LEONARD ST  
CINCINNATI OH 45208

MCDONALD NICHOLAS A & GINA A  
2729 ARBOR AVE  
CINCINNATI OH 45209-2206

BOLSER ALEXANDER  
2729 WILLARD AVE  
CINCINNATI OH 45209

GANIM PAUL & HETAL  
2732 MADISON RD  
CINCINNATI OH 45209

BRAUN ERIK  
2733 WILLARD AVE  
CINCINNATI OH 45209

WRIGHT STERLING  
2734 MADISON RD  
CINCINNATI OH 45209

DEFREITAS KATE  
2738 MADISON RD  
CINCINNATI OH 45209

WOLF DOMINIC & BRIANA MARGARET  
2739 WILLARD AVE  
CINCINNATI OH 45209

KREIMER BRADLEY P & MARY K  
2742 WILLARD AVE  
CINCINNATI OH 45209



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| <p>WORLS MICHAEL<br/>2744 WILLARD AVE<br/>CINCINNATI OH 45209-2205</p>                                 | <p>HALL LISA CLAIRE<br/>2746 MADISON RD<br/>CINCINNATI OH 45209-2267</p>             | <p>EDGAR BOSTON M &amp; AMANDA R<br/>FLECKINGER<br/>2746 WILLARD AVE<br/>CINCINNATI OH 45209</p>    |
| <p>HANDLEY CARLTON &amp; HILARY MILLER<br/>HANDLEY<br/>2748 WILLARD AVE<br/>CINCINNATI OH 45209</p>    | <p>GILLEY KRISTINA CAROL<br/>2754 WILLARD AVE<br/>CINCINNATI OH 45209</p>            | <p>HOFFMAN DAVID JUSTIN &amp; SAMANTHA J<br/>VANCE<br/>2756 WILLARD AVE<br/>CINCINNATI OH 45209</p> |
| <p>VRISHABHENDRA BENAK HEBLI<br/>2758 WILLARD AVE<br/>CINCINNATI OH 45209</p>                          | <p>HOFFMAN KEVIN &amp; STACEY<br/>2763 MADISON RD<br/>CINCINNATI OH 45209</p>        | <p>MESSERLY STANLEY T<br/>2766 WASSON RD<br/>CINCINNATI OH 45209</p>                                |
| <p>SEIDNER CHARLOTTE R &amp; MICHAEL<br/>DOUGLAS RICCI<br/>2767 MADISON RD<br/>CINCINNATI OH 45209</p> | <p>CULP WILLIAM S TR<br/>2771 WALSH RD<br/>CINCINNATI OH 45208</p>                   | <p>APPLEGATE GARY J<br/>2828 WASSON RD<br/>CINCINNATI OH 45209-2323</p>                             |
| <p>JAW ENTERPRISES LLC<br/>2843 VICTORIA AVE<br/>CINCINNATI OH 45208</p>                               | <p>MYNATT CHARLES B &amp; LAURA S<br/>2844 ROSELLA AVE<br/>CINCINNATI OH 45208</p>   | <p>3649 COLUMBUS AVENUE LLC<br/>2850 E ST CHARLES PLACE<br/>CINCINNATI OH 45208</p>                 |
| <p>DOLLENGER BRETT<br/>2864 WASSON RD<br/>CINCINNATI OH 45209</p>                                      | <p>EUTON RYLAN J<br/>2868 WASSON RD<br/>CINCINNATI OH 45209</p>                      | <p>KOWALSKI JESSICA L &amp; WILLIAM CORNETT<br/>2875 MARKBREIT AVE<br/>CINCINNATI OH 45209</p>      |
| <p>HATFIELD JOSH<br/>2877 MARKBREIT AVE<br/>CINCINNATI OH 45209</p>                                    | <p>WITMAN KERI L<br/>2878 MARKBREIT AVE<br/>CINCINNATI OH 45209</p>                  | <p>GAUSVIK CHRISTIAN ERIK JR &amp; CODY JAMES<br/>2879 MARKBREIT AVE<br/>CINCINNATI OH 45209</p>    |
| <p>ALARCON GENE MICHAEL<br/>2879 ROMANA PL<br/>CINCINNATI OH 45209</p>                                 | <p>BAUCOM MATTHEW RYAN &amp; AMANDA<br/>2880 MARKEIT AVE<br/>CINCINNATI OH 45209</p> | <p>KESTNER BRIAN K &amp; GEORGINA E MARTELL<br/>2880 ROMANA PL<br/>CINCINNATI OH 45209-2024</p>     |
| <p>BRZOZOWSKI CHRISTOPHER F &amp; KELLIE A<br/>KULKA<br/>2881 MARKEIT AVE<br/>CINCINNATI OH 45209</p>  | <p>LESER LINDA S<br/>2881 ROMANA PL<br/>CINCINNATI OH 45209</p>                      | <p>ARAND DANIEL W<br/>2882 MARKBREIT AVE<br/>CINCINNATI OH 45209</p>                                |
| <p>MCHUGH DUSTIN<br/>2883 MARKBREIT AVE<br/>CINCINNATI OH 45209</p>                                    | <p>WRIGHT ELIZABETH ROBINSON<br/>2883 ROMANA PL<br/>CINCINNATI OH 45209-2023</p>     | <p>LYKINS KANDYCE K<br/>2884 MARKBREIT AVE<br/>CINCINNATI OH 45209-2020</p>                         |

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|---|---|--|
| SINGH ELIZABETH A<br>2884 ROMANA PL<br>CINCINNATI OH 45209                              | REISINGER JOANNE & RAYMOND J<br>2885 ROMANA PL<br>CINCINNATI OH 45209-2023              | HAHN DOUGLAS P & PAIGE P<br>2886 ROMANA PLACE<br>CINCINNATI OH 45209                 |
| KADLE MATT<br>2887 MARKBREIT AVE<br>CINCINNATI OH 45209                                 | JBASM FAMILY LLC<br>2888 ROMANA PL<br>CINCINNATI OH 45209                               | MCMANUS HUGH<br>2889 MARKBREIT AVE<br>CINCINNATI OH 45209                            |
| MATTOX MICHAEL<br>2889 ROMANA PL<br>CINCINNATI OH 45209-2023                            | MENDELSON HANNAH & JORDAN<br>ANTHONY BROWN<br>2890 MARKBREIT AVE<br>CINCINNATI OH 45209 | GOSSEN ALEXANDRA<br>2891 MARKBREIT AVE<br>CINCINNATI OH 45209                        |
| FLANAGAN COOPER & NIKOLE<br>2892 MARKBREIT AVE<br>CINCINNATI OH 45209                   | QUINN MARY<br>2892 ROMANA PL<br>CINCINNATI OH 45209-2024                                | VELTEN JUDY & MARY JO<br>2893 ROMANA PL<br>CINCINNATI OH 45209-2023                  |
| BARTRAM GREGORY & BARRETT<br>2894 MARKBREIT AVE<br>CINCINNATI OH 45209                  | DONNELLO CAROLE H<br>2894 RAMONA PL<br>CINCINNATI OH 45209                              | ROONEY CULLEN P & MARIE E CLEMENTS<br>2896 MARKBREIT AVE<br>CINCINNATI OH 45209      |
| RANSOHOFF SETH A & ELIZABETH A<br>BRINKMOELLER<br>2896 ROMANA PL<br>CINCINNATI OH 45209 | RIGDON RONNIE & MARILYN<br>2897 MARKBREIT AVE<br>CINCINNATI OH 45209-2019               | HEIMS CHRISTOPHER & NICOLE<br>2901 MARKBEIT AVE<br>CINCINNATI OH 45209               |
| FABER LINDSEY A<br>2903 MARKBREIT AVE<br>CINCINNATI OH 45209-2021                       | ZOGBI KARRELL JANELLE L & NADIA Z ZOGBI<br>2903 ROMANA PLACE #5<br>CINCINNATI OH 45209  | FISCHER NICHOLAS W & MENG WEI TSAI<br>2904 MARKBREIT AVE<br>CINCINNATI OH 45209-2022 |
| BENNETT LINDA & STEVEN<br>2905 MARKBREIT AVE<br>CINCINNATI OH 45209                     | DASGUPTA AMITAVA & MICHELLE<br>2905 ROMANA PLACE<br>CINCINNATI OH 45209                 | MATTHEWS KELSEY<br>2906 PORTSMOUTH AVE<br>CINCINNATI OH 45208                        |
| PAPARODIS SOPHIA A<br>2907 MINOT AVE<br>CINCINNATI OH 45209-1650                        | CAHALL SCOTT & GEORGE MATTHEW<br>MCNEECE<br>2907 ROMANA PLACE #3<br>CINCINNATI OH 45209 | MARINELLI TODD N<br>2908 PORTSMOUTH AVE<br>CINCINNATI OH 45208-1523                  |
| MACWILLIAMS SEAN<br>2909 ROMANA PLACE<br>CINCINNATI OH 45209                            | STEGMAIER MELISSA D<br>2911 MINOT AVE<br>CINCINNATI OH 45209                            | GUSTAFSON NATHANIEL<br>2912 PORTSMOUTH AVE<br>CINCINNATI OH 45208                    |

GOLDEN HARVEST PROPERTY LLC  
2912 WASSON RD  
CINCINNATI OH 45209

BARONTI ALESSANDRO & JACLEEN  
2913 MADISON RD  
CINCINNATI OH 45209

BIRKMEYER BRIAN R  
2913 MINOT AVE  
CINCINNATI OH 45209

CROXTON VALE & MAURA  
2913 PORTSMOUTH AVE  
CINCINNATI OH 45208

QUARIN CHRISTOPHER  
2914 PORTSMOUTH AVE  
CINCINNATI OH 45208

HOGAN ROBERT B & KATHY BRADFORD  
HOGAN  
2915 PORTSMOUTH AVE  
CINCINNATI OH 45208-1522

JZ EQUITY GROUP LLC  
2916 MINOT AVE  
CINCINNATI OH 45209

BOLDT MICHAEL R & AMY M  
2916 PORTSMOUTH AVE  
CINCINNATI OH 45208

VICKERS WALTER G & BENJAMIN  
2917 MADISON RD  
CINCINNATI OH 45209

GARCIA JASON V & MARIA GARCIA  
2917 PORTSMOUTH AVE  
CINCINNATI OH 45208-1522

TRACY EDWARD R JR & MARY KAY  
2920 MINOT AVE  
CINCINNATI OH 45209-1651

FAREL ALLEN  
2921 MADISON RD  
CINCINNATI OH 45209

HORN DAVID VAN TR  
2921 PORTSMOUTH AVE  
CINCINNATI OH 45208

MEYER GARRETT K  
2925 MINOT AVE  
CINCINNATI OH 45209-1650

BARHORST TERRY A  
2925 PORTSMOUTH AVE  
CINCINNATI OH 45208-1522

ELSENER ROBERT L & JILLDA  
2927 MINOT AVE  
CINCINNATI OH 45209-1650

SFYRIS IRINI & ANTON M SMITH  
2929 MINOT AVE  
CINCINNATI OH 45209

LEBEAU BRANDON & BONNIE  
2929 PORTSMOUTH AVE  
CINCINNATI OH 45208

TETRAULT ANDREW C & MARIA F VON EUW  
TETRAULT  
2930 MINOT AVE  
CINCINNATI OH 45209

KISSING LAWRENCE A & JACQUELINE G  
2932 MARKBREIT AVE UNIT 4  
CINCINNATI OH 45209

CARLTON MICHAEL D & JENNIFER M  
2933 MADISON RD  
CINCINNATI OH 45209-2017

SKELLY BROOKE  
2933 MINOT AVE  
CINCINNATI OH 45209

HALABI EL MUSTAPHA  
2934 MARKBREIT AVE  
CINCINNATI OH 45209

PAULL CALEB N  
2934 MINOT AVE  
CINCINNATI OH 45209-1658

SAUERBRUNN SYDNEY & MARY ELIZABETH  
GETTINS  
2934 PORTSMOUTH AVE  
CINCINNATI OH 45208

BROERMAN NICK  
2935 MINOT AVE  
CINCINNATI OH 45209

CALLAHAN COREY J  
2936 MARKBREIT AVE #2  
CINCINNATI OH 45209

FEKKOS HARALAMBOS & CHRISANTHI M  
2936 MINOT AVE  
CINCINNATI OH 45209-1658

CUTSHALL LAURA & DONETTE CONNERS  
2940 MINOT AVE  
CINCINNATI OH 45209

WOOD SHIRLEY A  
2941 MINOT AVE  
CINCINNATI OH 45209-1650



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|---|--|--|
| KVMS PARTNERSHIP P L L<br>2951 MADISON RD<br>CINCINNATI OH 45209                | SATTLER BENJAMIN & JESSICA DAWN<br>2960 MADISON RD UNIT 1<br>CINCINNATI OH 45209     | OAKLEY REAL ESTATE HOLDINGS II LLC<br>2961 MADISON AVE<br>CINCINNATI OH 45209      |
| 2981 MADISON ROAD LLC<br>2981 MADISON RD<br>CINCINNATI OH 45209                 | EBERLY KAREN J TR<br>2983 MARKBREIT AVE UNIT 3<br>CINCINNATI OH 45209                | HENDRICKS DANIEL M<br>3 MOYER PL<br>CINCINNATI OH 45208                            |
| BANDELIER HOLDING CO<br>3000 MADISON RD<br>CINCINNATI OH 45209                  | WARFORD JONATHAN BLAIR<br>3009 MINOT AVE<br>CINCINNATI OH 45209                      | SCHILLER JOSHUA G & JILL A<br>3017 PORTSMOUTH AVE<br>CINCINNATI OH 45208           |
| 3021 MADISON ROAD LLC<br>3019 MADISON RD<br>CINCINNATI OH 45209                 | CALDWELL CHARLES & JULIE<br>3021 PORTSMOUTH AVE<br>CINCINNATI OH 45208               | JENEMANN DEBRA L & PAUL T<br>3024 PORTSMOUTH AVE<br>CINCINNATI OH 45208            |
| 3029 MADISON ROAD LLC<br>3029 MADISON RD<br>CINCINNATI OH 45209                 | FRANCIS PAIGE BROGAN<br>3030 PORTSMOUTH AVE<br>CINCINNATI OH 45208                   | DENLINGER BART E & TERESA SUSAN<br>3035 MCKAIG RD<br>TROY OH 45373                 |
| WESTERHEIDE DANIEL<br>3036 MINOT AVE<br>CINCINNATI OH 45209                     | ROMERO EDUARDO M & KELLEY COWDREY<br>3036 PORTSMOUTH AVE<br>CINCINNATI OH 45208-1510 | LEMMO MARIA G SUAREZ<br>3040 MINOT AVE<br>CINCINNATI OH 45209                      |
| SCHNIRRING JOSEPH B & LYNN S<br>3040 PORTSMOUTH AVE<br>CINCINNATI OH 45208-1510 | J & P LTD LLP<br>3046 MADISON RD<br>CINCINNATI OH 45208                              | SCHWENDEMAN JOSEPH M & AMANDA M<br>3046 PORTSMOUTH AVE<br>CINCINNATI OH 45208-1510 |
| REMIRF INC<br>3047 MADISON RD<br>CINCINNATI OH 45209                            | 3715 DRAKE AVE LLC<br>3053 MADISON RD<br>CINCINNATI OH 45209                         | SCHUCKMAN FOUNDATION LTD THE<br>3064 PORTSMOUTH AVE<br>CINCINNATI OH 45208         |
| 3066 MADISON LLC<br>3066 MADISON RD<br>CINCINNATI OH 45209                      | FORGED HOMES LLC<br>307 WEST 6TH ST 210<br>ROYAL OAK MI 48067                        | BAPEBES PROPERTIES LLC<br>3074 MADISON RD<br>CINCINNATI OH 45209                   |
| FLAGGS USA LLC<br>3075 MADISON RD<br>CINCINNATI OH 45209                        | DUX ESTATES II LLC<br>3080 LEGACY TRACE<br>CINCINNATI OH 45237                       | FLAIG TERRENCE J & RANDIE<br>3083 MADISON RD<br>CINCINNATI OH 45209                |

HOYING MICHAEL L & ASHLEIGH C  
3086 MARKBREIT AVE  
CINCINNATI OH 45209

SPAITE PATRICIA A  
3087 MARKBREIT AVE  
CINCINNATI OH 45209-1703

HALL DON J & ANGELA  
3089 EILEEN DR  
CINCINNATI OH 45209

OAK TAVERN PROPERTY LLC  
3089 MADISON RD  
CINCINNATI OH 45227

GOLDBERG LAUREN S @4  
3089 MARKBREIT AVE  
CINCINNATI OH 45209

OKIENKO DANIEL R  
3090 CELERON AVE  
CINCINNATI OH 45209

SWEENEY ERIN E  
3090 MARKBREIT AVE  
CINCINNATI OH 45209

WRAY MELANIE K  
3091 MARKBREIT AVE  
CINCINNATI OH 45209

BAM REALTY GROUP LLC  
3094 MADISON RD  
CINCINNATI OH 45209

HAAS JACOB L & ALLYSON C KRAEMER  
3094 MARKBREIT AVE  
CINCINNATI OH 45209

HEDIN JUSTIN  
3095 MARKBREIT AVE  
CINCINNATI OH 45209

NEUBAUER DAVID  
3096 MARKBREIT  
CINCINNATI OH 45209

GARDNER MARTHA J & CHARLES E MURAY  
3098 MARKBREIT AVE  
CINCINNATI OH 45209-1704

LLOYD JOSHUA & KENDALL REBECCA  
SUPINGER  
3099 MARKBREIT AVE  
CINCINNATI OH 45209

DUNCAN EDWARD B  
3102 CELERON AVE  
CINCINNATI OH 45209

CONLEY KYLIE A  
3102 MARKBREIT AVE  
CINCINNATI OH 45209

MOORE NATHAN  
3104 CELERON AVE  
CINCINNATI OH 45209-2104

MAGARIAN GREGORY SHANT  
3105 MARKBREIT AVE  
CINCINNATI OH 45209

WARD TROY ANTHONY  
3106 MARKBREIT AVE  
CINCINNATI OH 45209

LYONS JOHN DANIEL  
3108 CELERON AVE #2  
CINCINNATI OH 45209

VICTOR CHESTER S TR & DEBORAH S TR  
3109 MADISON RD UNIT 19  
CINCINNATI OH 45209

ADAN ANDREW & LINDSAY WAY  
3109 MARKBREIT AVE  
CINCINNATI OH 45209

MUSTINE CHARLES DAVID & LEAH LISA  
WINKLER  
3110 CELERON AVE  
CINCINNATI OH 45209

HOOK JAMES R TR & CAROL A TR  
3111 MADISON RD UNIT #18  
CINCINNATI OH 45209

CORNETT ANGELA LYNN @4  
3111 ROBERTSON AVE  
CINCINNATI OH 45209

RIES ROBERT C TR  
3113 MADISON RD UNIT 17  
CINCINNATI OH 45209

BAUMAN NICHOLAS G TR  
3113 ROBERTSON AVE  
CINCINNATI OH 45209

LAMB JAMES  
3114 MINOT AVE  
CINCINNATI OH 45209-1210

MOORE CHARLES P & MARTHA S  
3115 MADISON RD  
CINCINNATI OH 45209

REHAGE DEBRA  
3116 CELERON AVE  
CINCINNATI OH 45209-2129

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|---|---|---|
| INGRAM LAWRENCE S<br>3116 MINOT AVE<br>CINCINNATI OH 45209-1210                             | GREENBERG MARK A & BARBARA<br>3117 MADISON RD UNIT #15<br>CINCINNATI OH 45209   | WILLIAMS JUSTIN & SUSAN<br>3117 MARKBREIT AVE<br>CINCINNATI OH 45209                  |
| FRENCH RONALD L & PATRICIA<br>3118 CELERON AVE<br>CINCINNATI OH 45209-2129                  | STROM ALISON A & KEITH RUEHLMANN<br>3118 MINOT AVE<br>CINCINNATI OH 45209       | DICK HOFFMAN TRACIE TR<br>3119 MADISON RD<br>CINCINNATI OH 45209                      |
| MUNSON PHILIP C & LAURIE A<br>3119 MINOT AVE<br>CINCINNATI OH 45209-1209                    | SINGH JAGDEV<br>3120 MADISON RD<br>CINCINNATI OH 45209                          | LUTZ ALAN J & MARY G<br>3120 MINOT AVE<br>CINCINNATI OH 45209-1210                    |
| DAHM BRIAN<br>3121 MADISON RD UNIT 1<br>CINCINNATI OH 45209                                 | DEROSE J MATTHEW<br>3121 MARKBREIT AVE<br>CINCINNATI OH 45209                   | WILLIAMS JERRY PATE JR<br>3122 MARKBREIT<br>CINCINNATI OH 45209                       |
| PATEL AMISHA J<br>3123 MADISON RD<br>CINCINNATI OH 45209                                    | KANTOR RICK & JULIE<br>3125 MADISON RD UNIT 3<br>CINCINNATI OH 45209            | ANDERSON GREGORY B & EMILY<br>3126 MARKBREIT AVE<br>CINCINNATI OH 45209               |
| REIS PAUL A & LOIS M<br>3127 MADISON RD UNIT 4<br>CINCINNATI OH 45209                       | MILLER CHRISTOPHER S & LINDA J<br>3129 MADISON RD UNIT 5<br>CINCINNATI OH 45209 | HILLS MICHAEL PATRICK<br>3130 MARKBREIT AVE<br>CINCINNATI OH 45209                    |
| CORMIER LINDSAY & TIMOTHY<br>3131 MADISON RD UNIT 6<br>CINCINNATI OH 45209                  | ENDERLE LEIGH E<br>3131 MARKBREIT AVE<br>CINCINNATI OH 45209                    | WATSON ANDREW<br>3132 MARKBREIT AVE<br>CINCINNATI OH 45209                            |
| MULARONI MARC & DIANE<br>3133 MADISON RD<br>CINCINNATI OH 45209                             | LOCKARD CHAD<br>3135 MADISON RD UNIT 8<br>CINCINNATI OH 45209                   | ANDERSON JACLYN MARIE & TODD<br>JELLISON<br>3135 MARKBREIT AVE<br>CINCINNATI OH 45209 |
| SCHWIEGERAHT ALEXANDER DAVID &<br>KELLY RACHEL<br>3136 MARKBREIT AVE<br>CINCINNATI OH 45209 | U G PROPERTIES LLC<br>3137 ENYART<br>CINCINNATI OH 45209                        | ERNST DONALD E<br>3140 MARKBREIT AVE<br>CINCINNATI OH 45209                           |
| THAMAN JOSEPH C<br>3144 MARKBREIT AVE<br>CINCINNATI OH 45209                                | WOOD JASON J<br>3148 MARKBREIT AVE<br>CINCINNATI OH 45209                       | MARKBREIT NJP LLC<br>316 S COLLEGE AVE<br>OXFORD OH 45056                             |



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|---|---|---|
| GPH REALTY LTD<br>3161 MADISON RD<br>CINCINNATI OH 45209              | M & E VISION LLC<br>3164 LINWOOD AVE #2<br>CINCINNATI OH 45208                  | HEFLIN REALTY LTD<br>3166-68 MADISON RD<br>CINCINNATI OH 45209                    |
| 3178 MADISON RD LLC<br>3178 MADISON RD<br>CINCINNATI OH 45209         | FISCHBACH ROBERT<br>3201 GILBERT AVE<br>CINCINNATI OH 45207                     | SOLOMON SCOTT H BRIDGET MCGORON<br>3203 BACH AVE<br>CINCINNATI OH 45209           |
| REICHARD MEGAN L<br>3212 BERWYN PL<br>CINCINNATI OH 45209             | WHITE COLBERT<br>3213 BACH AVE<br>CINCINNATI OH 45209                           | FENNO TERRI J<br>3216 BERWYN PL<br>CINCINNATI OH 45209-1722                       |
| HICKORY HORNED DEVIL LLC<br>3217 MADISON RD<br>CINCINNATI OH 45209    | COVENEY LEILA D<br>322 CHENORA CT<br>CINCINNATI OH 45215                        | LEBOWITZ ABIGAIL<br>3220 BACH AVE<br>CINCINNATI OH 45209                          |
| LYNCH JOSHUA D<br>3220 BERWYN PL<br>CINCINNATI OH 45209               | ALARCON ROSARIO & COLLIN SALYERS<br>3222 BACH AVE<br>CINCINNATI OH 45209        | SHUMAN WILLIAM L JR & KATHLEEN J<br>3224 BERWYN PL<br>CINCINNATI OH 45209         |
| COSTANZO CODY & SHANNON REGAN<br>3226 BACH AVE<br>CINCINNATI OH 45209 | BUNCH STEVEN C & DONNA<br>3226 BROTHERTON RD<br>CINCINNATI OH 45209-1314        | KRENTZ CORAL ANN<br>3228 BERWYN PL<br>CINCINNATI OH 45209                         |
| STRICKLAND JAMES & DEBRA<br>3230 BACH AVE<br>CINCINNATI OH 45209-1712 | BURRINGTON JOHN P & MARINA A<br>ANDRADE<br>3231 BACH AVE<br>CINCINNATI OH 45209 | PENDERGAST CHRISTOPHER J & MADELINE<br>M<br>3232 BERWYN PL<br>CINCINNATI OH 45209 |
| EQUITY TRUST COMPANY<br>3235 BROTHERTON RD<br>CINCINNATI OH 45209     | FRAZIER ANNA JANE & ROBERT SIBILIA<br>3236 BACH AVE<br>CINCINNATI OH 45209      | GERBUS MICHAEL J<br>3236 BERWYN PL<br>CINCINNATI OH 45209                         |
| ZILLI MARK P & RACHEL P<br>3238 BERWYN PL<br>CINCINNATI OH 45209-1722 | ANSEL EMILIE R<br>3240 BACH AVENUE<br>CINCINNATI OH 45209                       | 3243 BACH AVENUE LLC<br>3243 BACH AVE<br>CINCINNATI OH 45209                      |
| ANDERSON KYLE<br>3246 BERWYN PL<br>CINCINNATI OH 45209-1722           | KLOTZBACH ERIN<br>3247 BACH AVE<br>CINCINNATI OH 45209                          | KOEHLER CAMERON H<br>325 BROTHERTON RD<br>CINCINNATI OH 45209                     |

RICHART SARA M  
3250 BERWYN PL A  
CINCINNATI OH 45209

SUGAR BUG LLC  
3260 HARDISTY AVE  
CINCINNATI OH 45208

DANIS GRACE  
3265 MADISON AVE  
CINCINNATI OH 45209

STAHL MARGARET  
3301 BACH AVE  
CINCINNATI OH 45209-1713

STARK JESSICA  
3303 BACH AVE  
CINCINNATI OH 45209

TAGARELLI TRACIE  
3304 BACH AVE UNIT A  
CINCINNATI OH 45209

ABBEM LLC  
3304 BACH AVE UNIT B  
CINCINNATI OH 45209

VDL BROTHERTON LLC  
3304 BROTHERTON RD  
CINCINNATI OH 45209

SOMERS DONALD & REBECCA E HOHE  
3305 BACH AVE  
CINCINNATI OH 45209

BERESFORD MICHELLE G  
3305 HARDISTY  
CINCINNATI OH 45208

MOODY JAMES  
3307 BACH AVE  
CINCINNATI OH 45209

MONOPOLY LTD  
3307 CLIFTON AVE  
CINCINNATI OH 45220

A G LIPSON LIMITED PARTNERSHIP  
3307 CLIFTON AVE 2ND FLOOR  
CINCINNATI OH 45220

SHAFFER ANDREA R  
3310 BACH AVE  
CINCINNATI OH 45209-1714

HUFF KENDALL D  
3313 BACH AVE  
CINCINNATI OH 45209

DANCY HAZEL M & EARL V  
3314 BACH AVE  
CINCINNATI OH 45209-1714

LIPTON ELIZABETH A  
3315 BACH AVE  
CINCINNATI OH 45209

BARRON FELENCIA  
3315 CARDIFF AVE  
CINCINNATI OH 45209

EILERMAN BRANDON  
3316 BROTHERTON RD  
CINCINNATI OH 45209

STOTHERS CALEY & CODY  
3321 CARDIFF AVE  
CINCINNATI OH 45209

CONGDON JUSTINE & MICHAEL J STAFFORD  
II  
3322 1/2 BROTHER  
CINCINNATI OH 45208

MCKINNEY ERIC J & SARAH M LAMB  
3322 1/2 BROTHERTON RD  
CINCINNATI OH 45209

STROSNIDER TAYLOR  
3322 BROTHERTON RD  
CINCINNATI OH 45209

BRUMMETT ROGER SLATON & BEATRICE  
3324 BROTHERTON RD  
CINCINNATI OH 45209

SMITH LARRY D & CAROL P  
3326 BROTHERTON RD  
CINCINNATI OH 45209-1302

CARABIN GEOFFREY T & HANNAH L  
3327 BROTHERTON RD  
CINCINNATI OH 45209

ROLLAND CODY M & ASHLEY  
3329 BROTHERTON ROAD  
CINCINNATI OH 45209

DUNNE COURTNEY  
3329 CARDIFF AVE  
CINCINNATI OH 45209

GORELL EMILY SARAH & KENNETH W  
QUAYLE IV  
3334 BROTHERTON RD  
CINCINNATI OH 45209

GAY NATHAN S JR & VICTORIA  
3335 CARDIFF AVE  
CINCINNATI OH 45209

BOLIN GENEVA FAE  
3341 CARDIFF AVE  
CINCINNATI OH 45209

FREES JARED  
3343 CARDIFF AVE  
CINCINNATI OH 45209

C 3 W INVESTMENTS LLC  
3380 ERIE AVE NO 200  
CINCINNATI OH 45208

RITCHIE ANTHONY A & EDNA M  
3401 CARDIFF AVE  
CINCINNATI OH 45209-1317

MADISON ROAD INVESTMENT  
3401 WALLACE AVE APT 1  
CINCINNATI OH 45226

CHRISTEN KIMBERLY A  
3405 CARDIFF AVE  
CINCINNATI OH 45209

CAMARA JONATHAN & SAIGE MILLER  
3407 CARDIFF AVE  
CINCINNATI OH 45209

KILGOUR ROBERT W  
3411 CARDIFF AVE  
CINCINNATI OH 45209

JACOBS NATALIE  
3412 CARDIFF AVE  
CINCINNATI OH 45209

ARRASMITH ALEXANDER M & KELLY LYONS  
3418 CARDIFF AVE  
CINCINNATI OH 45209

PUPCO PROPERTY MANAGEMENT  
3419 GRACE AVE  
CINCINNATI OH 45208

PUPCO MANAGEMENT COMPANY LTD  
3419 GRACIE AVE  
CINCINNATI OH 45208

GOLDSCHMIDT INGEBORG  
3424 CARDIFF AVE  
CINCINNATI OH 45209-1318

SULLIVAN KATELYN A  
3426 CARDIFF AVENUE  
CINCINNATI OH 45209

3078 MADISON ROAD INVESTMENTS LLC  
3442 MIDDLETON AVE  
CINCINNATI OH 45220

JLC GROUP LLC  
3478 VISTA TE  
CINCINNATI OH 45208

CROSSROADS COMMUNITY CHURCH  
3500 MADISON RD  
CINCINNATI OH 45209

NREA VB I LLC  
3500 PARK CENTER DR STE 100  
DAYTON OH 45414

3638 EDWARDS LLC  
3542 EDWARDS RD FIRST FLOOR  
CINCINNATI OH 45208

PADM PROPERITES LLC  
3580 SAYBROOK AVE  
CINCINNATI OH 45208

KKMA LLC  
359 RESOR AVE  
CINCINNATI OH 45220

TAPAY BRIDGET S  
3601 EDWARDS RD  
CINCINNATI OH 45208

HABITATION DEVELOPMENT GROUP LLC  
3614 MARBURG AVE  
CINCINNATI OH 45208

LILE JENNIFER B  
3632 MONTEITH AVE  
CINCINNATI OH 45208

YEE BIKUEN TR & WILLIAM TR  
3634 ZUMSTEIN AVE  
CINCINNATI OH 45208

BUETER MADISON M  
3635 COLUMBUS AVE  
CINCINNATI OH 45208

MARTINI BRADEN J & BRITTANY L  
3635 MICHIGAN AVE  
CINCINNATI OH 45208

COTARLAN VLADIMIR & CHRISTINA OGRIN  
3636 MICHIGAN AVE  
CINCINNATI OH 45208

NAYLOR JAMES P  
3636 MONTEITH AVE  
CINCINNATI OH 45208

KENNEDY DOROTHY P  
3637 COLUMBUS AVE  
CINCINNATI OH 45208-1512



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|--|---|---|
| HARBIN ALEXANDER & CHELSEA<br>3639 COLUMBUS AVE<br>CINCINNATI OH 45208                         | GOSSARD JEFFREY J & ROBIN M<br>3639 MONTEITH AVE<br>CINCINNATI OH 45208-1462                    | SCHMIDLIN CASEY CYNTHIA MARIE & PAUL<br>FRANCIS<br>3640 COLUMBUS AVE<br>CINCINNATI OH 45208 |
| CRISLER GREGORY T & KATIA M<br>3640 MICHIGAN AVE<br>CINCINNATI OH 45208                        | GOMEZ-ARROYO JOSE & ANNE KATRINE<br>ZILMER JOHANSEN<br>3640 MONTEITH AVE<br>CINCINNATI OH 45208 | FILIGNO JOSEPH M<br>3640 PAXTON AVE<br>CINCINNATI OH 45208                                  |
| JEWETT CASEY V & KIMBERLY A GAFFNEY<br>3641 MICHIGAN AVE<br>CINCINNATI OH 45208                | SCHAEFER KURT R<br>3641 MONTEITH AVE<br>CINCINNATI OH 45208                                     | MARIN EDGAR A & KRISTA L<br>3641 SHAW AVE<br>CINCINNATI OH 45208                            |
| CHIODI DAVID R<br>3643 COLUMBUS AVE<br>CINCINNATI OH 45208                                     | HAY SHARON K<br>3643 MONTEITH AVE<br>CINCINNATI OH 45208-1462                                   | HE ZHIWEI & XU KANG<br>3644 HYDE PARK AVE<br>CINCINNATI OH 45208                            |
| STRNAD NICHOLAS JOHN & MELISSA SHIH<br>3644 MICHIGAN AVE<br>CINCINNATI OH 45208                | PEARSON ALEXANDER W<br>3645 COLUMBUS AVE<br>CINCINNATI OH 45208-1512                            | VANHOY ANDREW J & HELEN S<br>3645 EDWARDS RD<br>CINCINNATI OH 45208-1303                    |
| LAMARRE KRISTIN & CHAD M<br>3645 MICHIGAN AVE<br>CINCINNATI OH 45208                           | WRENN DENE COURTNEY<br>3645 SHAW AVE<br>CINCINNATI OH 45208                                     | MCDERMOTT JAMIE M & JONATHON M<br>3646 MICHIGAN AVE<br>CINCINNATI OH 45208                  |
| POWER WALLACE M JR<br>3647 COLUMBUS AVE<br>CINCINNATI OH 45208-1512                            | ZHANG HUA<br>3647 EDWARDS RD<br>CINCINNATI OH 45208   | RIEPENHOFF ROBERT E & TIFFANY FRANK<br>3647 MONTEITH AVE<br>CINCINNATI OH 45208             |
| LIGUZINSKI CHRISTINE<br>3648 MICHIGAN AVE<br>CINCINNATI OH 45208                               | KNOP ERIC & MARLENE DIEM<br>3648 MONTEITH AVE<br>CINCINNATI OH 45209                            | MONTAG STACEY E & CAROLEE A RANDALL<br>3651 COLUMBUS AVE<br>CINCINNATI OH 45208             |
| ROBERTS ANNE COMPTON & WILLIAM<br>JEFFREY ROBERTS JR<br>3653 PAXTON AVE<br>CINCINNATI OH 45208 | LOUIS MARCUS H & JULIE B<br>3654 MICHIGAN AVE<br>CINCINNATI OH 45208-1412                       | ENIXONE LLC<br>3655 EDWARDS RD<br>CINCINNATI OH 45208                                       |
| RANKER JEANNE MARIE & STUART KAGY<br>3655 PAXTON AVE<br>CINCINNATI OH 45208-1557               | WORRALL JOSEPH<br>3656 MONTEITH AVE<br>CINCINNATI OH 45208                                      | BECKMAN ROBERT TR<br>3657 COLUMBUS AVE<br>CINCINNATI OH 45208                               |

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| QUANDT PAUL DAVID & JACQUELYN<br>COWEN<br>3658 COLUMBUS AVE<br>CINCINNATI OH 45208 | 3659 PAXTON AVENUE LLC<br>3659 PAXTON AVE<br>CINCINNATI OH 45208             | PHILIPPI H LEE CO<br>3661 MONTEITH AVE<br>CINCINNATI OH 45208                                |
| G & A PAXTON LLC<br>3666 PAXTON RD<br>CINCINNATI OH 45208                          | FARMER HORTON LORI E<br>3700 HYDE PARK AVE<br>CINCINNATI OH 45209-2322       | JACKSON ARTHUR JR @3<br>3700 MAPLE PARK AVE<br>CINCINNATI OH 45209-2213                      |
| WALTER MARIA<br>3702 MICHIGAN AVE<br>CINCINNATI OH 45209                           | MOORE JOANN MARIE<br>3703 HYDE PARK AVE<br>CINCINNATI OH 45209               | DISTLER GREGORY J & EMILY<br>3704 HYDE PARK AVE<br>CINCINNATI OH 45209                       |
| HAMPTON DONALD W & MICHELLE M<br>3704 MAPLE PARK AVE<br>CINCINNATI OH 45209-2213   | FALL TROY J<br>3704 MICHIGAN AVE<br>CINCINNATI OH 45209-2214                 | CHATHAM COURT LLC<br>3705 HUDSON HILLS LN<br>MASON OH 45040                                  |
| GREINER BENJAMIN<br>3705 MAPLE PARK AVE<br>CINCINNATI OH 45209                     | REINERSTEN LLC<br>3706 HYDE PARK AVE<br>CINCINNATI OH 45209                  | MERK BENJAMIN R & ASHLEY M COLBERT<br>3706 MICHIGAN AVE<br>CINCINNATI OH 45209               |
| DONNELLY KRISTINE E<br>3708 MAPLE PARK AVE<br>CINCINNATI OH 45209                  | REDMAN ERIN L<br>3708 MICHIGAN AVE<br>CINCINNATI OH 45209                    | LUNDGREN SALLY PREECE & SETH ANDREW<br>LUNDGREN<br>3709 HYDE PARK AVE<br>CINCINNATI OH 45209 |
| SCHUPP ADAM A<br>3709 MAPLE PARK AVE<br>CINCINNATI OH 45209                        | GILDEA JASON T & ELIZABETH N FINLEY<br>3710 DRAKE AVE<br>CINCINNATI OH 45209 | TRAN NGOAN<br>3710 DRAKEWOOD DR<br>CINCINNATI OH 45209                                       |
| TENHUNDFELD CHRISTINA D & JAMES E<br>3711 DRAKEWOOD DR<br>CINCINNATI OH 45209-2326 | WELCH ROBERT H III & JULIE M<br>3711 HYDE PARK AVE<br>CINCINNATI OH 45209    | THOMASON OLIVIA C<br>3712 MICHIGAN AVE<br>CINCINNATI OH 45209                                |
| HOELLER MATTHEW S & JENNIFER E<br>3713 MAPLE PARK DR<br>CINCINNATI OH 45209-2212   | PERRONE SAMUEL & OLIVIA<br>3714 HYDE PARK AVE<br>CINCINNATI OH 45209         | OLDHAM PROPERTIES LLC<br>3715 DRAKEWOOD DR<br>CINCINNATI OH 45209                            |
| JUMPER MATTHEW W & KATHERINE E<br>3715 HYDE PARK AVE<br>CINCINNATI OH 45209        | ANTONELLI JEFFREY N<br>3716 DRAKE AVE<br>CINCINNATI OH 45209-2325            | SALTARELLI DANIELE P & SUSAN B<br>3716 HYDE PARK AVE<br>CINCINNATI OH 45209                  |

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| MORGAN JENNIFER LYNN<br>3716 MICHIGAN AVE<br>CINCINNATI OH 45209                     | KLOCKOW GARY MICHAEL & CATHERINE<br>ELIZABETH<br>3717 MAPLE PARK AVENUE<br>CINCINNATI OH 45209 | COOLEY PATRICIA<br>3719 HYDE PARK AVE<br>CINCINNATI OH 45209-2321                          |
| BROO MATTHEW K & JENNIFER<br>SUNDERMAN<br>3720 DRAKE AVE<br>CINCINNATI OH 45209-2325 | HAMPTON EMILY M<br>3720 MAPLE PARK AVE<br>CINCINNATI OH 45209                                  | SICKING THOMAS A<br>3721 CARLTON AVENUE<br>CINCINNATI OH 45208                             |
| CLARK STEPHEN M & SARAH H<br>3721 DRAKEWOOD DR<br>CINCINNATI OH 45209                | OLLIER MEGAN E<br>3721 MAPLE PARK AVE<br>CINCINNATI OH 45209                                   | LASER JENNIFER ELAINE & MICHAEL<br>SAUERS<br>3722 DRAKE AVE<br>CINCINNATI OH 45209         |
| HAUSFELD ERIC & CHLOE<br>3722 HYDE PARK AVE<br>CINCINNATI OH 45209                   | ST CLAIR ROBERT JR & BETH<br>3723 DRAKE AVE<br>CINCINNATI OH 45209-2324                        | REINERSTEN LLC<br>3723-3725 DRAKEWOOD DR<br>CINCINNATI OH 45209                            |
| REUTEMAN JOHN J<br>3725 DRAKE AVE<br>CINCINNATI OH 45209-2324                        | CORKER JOHN R & LISA C<br>3725 MAPLE PARK AVE<br>CINCINNATI OH 45209                           | ROVAZZINI ADAM C TR & MEGHAN E<br>BRODERICK TR<br>3726 DRAKEWOOD DR<br>CINCINNATI OH 45209 |
| MCANDREWS TROY & JULIE<br>3726 HYDE PARK AVE<br>CINCINNATI OH 45209                  | PETAS STERGIOS NICHOLAS<br>3726 MAPLE PARK AVE<br>CINCINNATI OH 45209                          | WEISMAN JEFFREY S<br>3727 DRAKE AVE<br>CINCINNATI OH 45209                                 |
| LEITSINGER RACHEL NICOLE<br>3727 DRAKEWOOD DR<br>CINCINNATI OH 45209                 | FISCHER CHARLES<br>3727 MAPLE PARK AVE<br>CINCINNATI OH 45209                                  | SULLIVAN LANDEN J<br>3728 DRAKE AVE<br>CINCINNATI OH 45209                                 |
| FARWELL CHRISTOPHER DOUGLAS<br>3728 DRAKEWOOD DR<br>CINCINNATI OH 45209              | SPENCER JONATHAN D<br>3728 MAPLE PARK AVE UNIT 3730<br>CINCINNATI OH 45209                     | SEGER KYLE & ERIN<br>3729 DRAKEWOOD DR<br>CINCINNATI OH 45209-2326                         |
| MARTIN KATHERYN<br>3730 DRAKE AVE<br>CINCINNATI OH 45209                             | BROWN DAVID C<br>3730 HYDE PARK AVENUE<br>CINCINNATI OH 45209                                  | REHBAUM MICHAEL & RACHELLE KING<br>3731 DRAKE AVE<br>CINCINNATI OH 45209                   |
| LOPEZ ELIS & ERIN SULLIVAN<br>3731 WOODLAND AVE<br>CINCINNATI OH 45209               | CURRAN MATTHEW C & RACHEL L<br>3732 DRAKE AVE<br>CINCINNATI OH 45209                           | WAGNER MARK<br>3732 MAPLE PARK AVE<br>CINCINNATI OH 45209                                  |

ASUNCION VILLAMOR SANTOS & VIRGINIA  
3734 HYDE PARK AVE  
CINCINNATI OH 45209

GORTH MARY L  
3735 DRAKE AVE  
CINCINNATI OH 45209

PERUN MATTHEW J  
3735 WOODLAND AVE  
CINCINNATI OH 45209

NOLAND GREG H & NATALIE L DELUCA  
3736 DRAKE AVE  
CINCINNATI OH 45209

SIMONS-PETERSON ANNETTE & KEITH  
3738 HYDE PARK AVE  
CINCINNATI OH 45209-2322

WOOD JESSIKA L  
3739 DRAKE AVE  
CINCINNATI OH 45209

FAIRBANKS GREGORY C & KATHERINE  
3739 DRAKEWOOD DR  
CINCINNATI OH 45209

RAINES CATHERINE M  
3739 MT VERNON AVE  
CINCINNATI OH 45209

BROWN MATTHEW N  
3740 DRAKEWOOD DR  
CINCINNATI OH 45209

JEFFREYS JOANNE  
3741 DRAKEWOOD DR  
CINCINNATI OH 45209

WEIS PAUL M & NATALIE J  
3742 DRAKE AVE  
CINCINNATI OH 45209-2325

DOLLARD KARL M & ERIKA K  
3742 DRAKEWOOD DR  
CINCINNATI OH 45209

CIPOLLONE MARIE  
3743 ISABELLA AVE  
CINCINNATI OH 45209

ORSZAK CHRISTOPHER P  
3744 DRAKEWOOD DR  
CINCINNATI OH 45209-2327

SCHIERLOH DREW  
3744 ISABELLA AVE  
CINCINNATI OH 45209

BOSKELLY TERRENCE JAMES JR TR  
3745 DRAKEWOOD DR  
CINCINNATI OH 45209

SORKIN JUSTIN L  
3745 ISABELLA AVE  
CINCINNATI OH 45209

SAYRE JAMES & EMILY  
3746 DRAKEWOOD DR  
CINCINNATI OH 45209

PHAM JONATHAN & JANA HERZBERGER  
3747 ISABELLA AVE  
CINCINNATI OH 45209

EISENSTEIN ROBERT J TR & JENNIFER L TR  
3747 MT VERNON AVE  
CINCINNATI OH 45209

MILES MELANIE S  
3749 MOUNT VERNON AVE  
CINCINNATI OH 45209-2115

MICHELSON M OLAF & JULIE ANN  
3750 ISABELLA AVE  
CINCINNATI OH 45209

VULHOP BENJAMIN JOSEPH  
3750 MT VERNON AVE  
CINCINNATI OH 45209

BOWMAN STEVEN L & DIANE H  
3751 DRAKEWOOD DR  
CINCINNATI OH 45209-2326

POLITIS JOHN JOSEPH S  
3751 MT VERNON AVE  
CINCINNATI OH 45209

WERNER LANCE & ANNE URSO  
3752 DRAKEWOOD DR  
CINCINNATI OH 45209-2327

FITCH MARK R  
3752 EDWARDS RD  
CINCINNATI OH 45209-1933

SNYDER AMANDA B & PAUL J  
3752 ISABELLA AVE  
CINCINNATI OH 45209

NATHWANI JAY & LUCILLE  
3752 MOUNT VERNON AVE  
CINCINNATI OH 45209

JOHNSON NATALIE C  
3752 MT VERNON AVE  
CINCINNATI OH 45209



LYTLE PETER R & RACHEL M RIBAUDO  
3754 MOUNT VERNON AVE  
CINCINNATI OH 45209

LUKEY BRIAN J & MARITA E  
3755 ANDREW AVE  
CINCINNATI OH 45209

NUCETE DIEGO & LESLIE T  
3755 DRAKEWOOD DR  
CINCINNATI OH 45209

HENSEL ALISON C  
3755 MOUNT VERNON AVE  
CINCINNATI OH 45209-2115

OCONNOR MICHAEL JOSEPH ET AL  
3756 DRAKEWOOD DR  
CINCINNATI OH 45209-2327

LAAGE KATHRYN M  
3756 ISABELLA AVE  
CINCINNATI OH 45209-2302

WEATHERS ELIZABETH J  
3757 MT VERNON AVE  
CINCINNATI OH 45209

CODY JOHN P  
3757 PAXTON AVE  
CINCINNATI OH 45209-2332

CODY JOHN PATRICK TR  
3757 PAXTON RD  
CINCINNATI OH 45209

OLBERDING CHRISTOPHER  
3758 DRAKEWOOD DR  
CINCINNATI OH 45209-2327

PAOLA ROBERT J II  
3758 ISABELLA AVE  
CINCINNATI OH 45209

FRAZIER MIKE  
3758 MT VERNON AVE  
CINCINNATI OH 45209

MULVIHILL ELIZABETH & THOMAS P  
GUSTINA  
3759 FERDINAND PL  
CINCINNATI OH 45209

MEYERS ALYSHA R  
3759 ISABELLA AVE  
CINCINNATI OH 45209

GUARD JOHN STEPHEN  
3759 MOUNT VERNON AVE  
CINCINNATI OH 45209-2115

KEFAUVER WILL PATRICK  
3760 B MT VERNON AVE  
CINCINNATI OH 45209

KIRLEY MARY S & DENNIS G  
3760A MT VERNON AVE  
CINCINNATI OH 45209

DEES RYAN K  
3761 FERDINAND PL  
CINCINNATI OH 45209

HAMMAN PATRICK L & SUSAN  
3761 MOUNT VERNON AVE  
CINCINNATI OH 45209-2115

HANNA MARY  
3762 DRAKEWOOD DR  
CINCINNATI OH 45209

CONNAUGHTON RAYMOND PATRICK JR &  
ALLISON  
3762 ISABELLA AVE  
CINCINNATI OH 45209

AVERBECK LINDA R  
3762 MOUNT VERNON AVE  
CINCINNATI OH 45209-2116

QUALLEN DANIEL J  
3763 FERDINAND PL  
CINCINNATI OH 45209-2105

MAIBOM HEIDI L  
3764 MOUNT VERNON AVE  
CINCINNATI OH 45209

BISCHOFF COLIN A & JENNIFER BARNES  
3765 FERDINAND PL  
CINCINNATI OH 45209

HOLMAN BARBARA L  
3765 MOUNT VERNON AVE  
CINCINNATI OH 45209-2115

POLICASTRO JOSEPH RAYMOND  
3765 PAXTON AVE  
CINCINNATI OH 45209-2332

NOERTKER TONY & BETH  
3766 ISABELLA AVE  
CINCINNATI OH 45209

DALTON JAMES & JUSTIN FRANZ  
3766 MOUNT VERNON AVE  
CINCINNATI OH 45209

TSYGANSKY BRITTANY ELLEN HAYES &  
EDVARD  
3766 MT VERNON AVE  
CINCINNATI OH 45209

SWEENEY NICHOLAS E  
3767 FERDINAND PL  
CINCINNATI OH 45209-2105

PATTON MICHAEL EARL  
3767 MILLSBRAE AVE  
CINCINNATI OH 45209-2215

SHADIX PETER N  
3767 MT VERNON AVE  
CINCINNATI OH 45209

FORAN WILLIAM  
3768 MT VERNON AVE  
CINCINNATI OH 45209

CHEN JIA RONG & EMILY LU  
3769 FERDINAND PL  
CINCINNATI OH 45209

SHIFLEY EMILY T & MATTHEW  
3769 MOUNT VERNON AVE  
CINCINNATI OH 45209-2115

KOOB MARISSA  
3772 ISABELLA AVE  
CINCINNATI OH 45209

YOUNG RONALD V TR & MARILYN  
3778 AYLESBORO AVE  
CINCINNATI OH 45208

STUBBLEBINE SCOTT C  
3778 ISABELLA AVE  
CINCINNATI OH 45209

GOC REALCO LLC  
3805 EDWARDS RD SUITE 680  
CINCINNATI OH 45209

SHEA JOHN B III  
381 RIVERBEND DR  
LUDLOW KY 41016

ROSE DAVID S  
3810 EILEEN DR  
CINCINNATI OH 45209

KANANEN PETER L & KRISTA A  
3815 EILEEN DR  
CINCINNATI OH 45209-2012

CAC RENTALS #2 LLC  
3816 EILEEN DR  
CINCINNATI OH 45209

SFD COMPANY LLC  
3818 DRAKEWOOD DR  
CINCINNATI OH 45209

WHITE THOMAS D & NICOLE M  
3820 EILEEN DR  
CINCINNATI OH 45209

BOLSER THEODORE  
3821 EILEEN DR  
CINCINNATI OH 45209

SHEETS CONNIE L  
3824 DRAKE AVE  
CINCINNATI OH 45209-2124

SEEMAN REBECCA S TR & DAVID H WOOD  
TR  
3826 EILEEN DR  
CINCINNATI OH 45209

MCKAY ROBERT F & REBECCA D CO-  
TRUSTEES  
3827 DRAKEWOOD DRIVE  
CINCINNATI OH 45209

ROSE ERIC LA & RACHEAEL BEHR  
3827 PAXTON AVE 234  
CINCINNATI OH 45209

WENKER ELIZABETH F TR  
3828 DRAKE AVE  
CINCINNATI OH 45209-2124

BUCHINO MARY ANN  
3830 DRAKEWOOD DR  
CINCINNATI OH 45209-2126

LAJEUNESSE MADELEINE  
3830 EILEEN DR  
CINCINNATI OH 45209

MCCONNELL ALLEN R  
3831 DRAKEWOOD DR  
CINCINNATI OH 45209

PHILPOT CHRIS & NANCY  
3832 DRAKE AVE  
CINCINNATI OH 45209

TROTТА MICHELLE  
3833 DRAKE AVE  
CINCINNATI OH 45209

VARGAS JOSE ALBERTO & ALINE  
3834 DRAKEWOOD DR  
CINCINNATI OH 45209-2126

SANTAGATA NICOLA & JESSICA  
DICRIFTOFARO  
3835 DRAKEWOOD DR  
CINCINNATI OH 45209-2125

BRANNON JOHN M  
3837 DRAKE  
CINCINNATI OH 45209

GUSWEILER KEVIN  
3838 DRAKEWOOD DR  
CINCINNATI OH 45209

NICKELL DAVID JEFFREY & LENECIA DEON  
3839 DRAKEWOOD DR  
CINCINNATI OH 45209

4430 RIDGE LLC  
3839 MILLSBRAE AVE  
CINCINNATI OH 45209

SMITH M KATHRYN  
3842 DRAKEWOOD DR  
CINCINNATI OH 45209

FAIRBANKS MARK K & AMANDA W  
3843 DRAKEWOOD DR  
CINCINNATI OH 45209

SIMMONS MARK R & REBEKAH A KARNS  
3843 ISABELLA AVE  
CINCINNATI OH 45209

SUBLETT EDWARD H & LAURA  
3846 DRAKEWOOD DR  
CINCINNATI OH 45209-2126

FINN BRYAN CHARLES & & AMY MARIE  
3847 DRAKEWOOD DR  
CINCINNATI OH 45209-2125

REASON MORGAN ELISE & KENTON  
ROBERT  
3847 ISABELLA AVE  
CINCINNATI OH 45209

HEMM ASHLEY R  
3850 DRAKEWOOD DR  
CINCINNATI OH 45209

BOWERS PATRICIA ELLEN  
3851 DRAKEWOOD DR  
CINCINNATI OH 45209-2125

LAIN DARLENE  
3851 ISABELLA AVE  
CINCINNATI OH 45209

POOLE BRANDON DAVID  
3853 ISABELLA AVE  
CINCINNATI OH 45209

LEVINE JOELLE LUEBBERS  
3855 DRAKEWOOD DR  
CINCINNATI OH 45209-2125

BEDINGHAUS ROBERT C JR  
3857 ISABELLA AVE  
CINCINNATI OH 45209-2143

DAHME JOSEPH & SHANNON  
3858 DRAKE AVE  
CINCINNATI OH 45209

HELLER RYAN & CAROLYN  
3858 DRAKEWOOD DR  
CINCINNATI OH 45209

MCKIRNAN CHELSEA K  
3859 DRAKEWOOD DR  
CINCINNATI OH 45209

MILLER CHRISTOPHER B & CHRISTIAN A  
3862 DRAKE AVE  
CINCINNATI OH 45209-2124

MCCLARREN BENJAMIN  
3862 DRAKEWOOD DR  
CINCINNATI OH 45209

DEVONSHIRE ASHLEY LYNN & JOHN  
EDWARD WOODS  
3863 DRAKEWOOD DR  
CINCINNATI OH 45209

TAYLOR JAMES W III & BADANES ANNE  
3866 DRAKEWOOD DR  
CINCINNATI OH 45209

HELLYER ABIGAIL C & CONNER L  
3866 ISABELLA AVE  
CINCINNATI OH 45209

DAY TRAN & CHRISTINA KAMMERER  
3867 DRAKEWOOD DR  
CINCINNATI OH 45209

POTTSCHMIDT WHITNEY H  
3867 ISABELLA AVE  
CINCINNATI OH 45209-2143

SCHMIDT BARRY & GRETCHEN BORDI  
3867 MOUNT VERNON AVE  
CINCINNATI OH 45209-2128

MARGELLO ALISON M  
3868 ISABELLA AVE  
CINCINNATI OH 45209-2127

KIMMELL R SCOTT  
3868 MOUNT VERNON AVE  
CINCINNATI OH 45209-2118

JACKSON NICKOLAS  
3869 ISABELLA AVE  
CINCINNATI OH 45209

KLETT MAXWELL D  
3869 MOUNT VERNON AVE  
CINCINNATI OH 45209

SCHIMIAN BILLIE JEAN  
3870 DRAKEWOOD DR  
CINCINNATI OH 45209-2126

VINCENT JILL E  
3870 ISABELLA AVE  
CINCINNATI OH 45209-2127

HUNTER ELIZABETH A TR  
3871 DRAKEWOOD  
CINCINNATI OH 45209

GREENE AMY  
3871 ISABELLA AVE  
CINCINNATI OH 45209

JANSZEN EMILY A & RYAN S  
3872 ISABELLA AVE  
CINCINNATI OH 45209

FREY MICHAEL  
3873 ISABELLA AVE  
CINCINNATI OH 45209

BENDER JAMES E  
3874 DRAKEWOOD DR  
CINCINNATI OH 45209-2126

DY GRACE  
3874 ISABELLA AVE  
CINCINNATI OH 45209

HAUSTERLING DEVELOPMENT GROUP LLC  
3874 PAXTON AVE NO 9303  
CINCINNATI OH 45209

KELLER AIMEE L  
3875 DRAKEWOOD DR  
CINCINNATI OH 45209-2125

ARTMAN DAN  
3875 ISABELLA AVE  
CINCINNATI OH 45209-2143

STIENS CHARLES & AMBER  
3875 MOUNT VERNON AVE  
CINCINNATI OH 45209

DEHN HALEIGH MARIE  
3876 ISABELLA AVE  
CINCINNATI OH 45209

BURNS DOUG I  
3877 ISABELLA AVE  
CINCINNATI OH 45209

SODD VINCENT  
3877 MOUNT VERNON AVE  
CINCINNATI OH 45209

HOLLMAYER AMY LYNN & THOMAS  
ANDREW  
3878 DRAKEWOOD DR  
CINCINNATI OH 45209

WILSON ARON & SARRAH  
3879 DRAKEWOOD DR  
CINCINNATI OH 45209

BOGGS GARY L  
3879 ISABELLA AVE  
CINCINNATI OH 45209

FURBAY CHRISTIAN A  
3879 MOUNT VERNON AVE  
CINCINNATI OH 45209

THERST LLC  
3880 ISABELLA AVE  
CINCINNATI OH 45209

STEIGER PATRICK A  
3881 ISABELLA AVE  
CINCINNATI OH 45209

BARNES ASHLEY N & JORDAN D  
3881 MT VERNON  
CINCINNATI OH 45209

SIMONS LYNN A  
3882 DRAKEWOOD DR  
CINCINNATI OH 45209-2126

NEE DAVID & JOANNA LOUISE  
3883 DRAKEWOOD DR  
CINCINNATI OH 45209

SWITZER DOUGLAS L  
3883 MT VERNON AVE  
CINCINNATI OH 45209

WICKERHAM ANDREW D  
3885 MT VERNON AVENUE  
CINCINNATI OH 45209

RUTTKAY JONATHAN JAMES & KATHERINE  
MARIE  
3886 DRAKEWOOD DR  
CINCINNATI OH 45209

KREITZER JEFFREY R  
3887 DRAKEWOOD DR  
CINCINNATI OH 45209-2125

STAGGENBORG LISA & FRED R YAEGER  
3890 DRAKEWOOD DR  
CINCINNATI OH 45209

COLE WALTER A & MARIA K THAMAN  
3894 DRAKEWOOD DR  
CINCINNATI OH 45209



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| RENSING DAVIS P<br>3895 ISABELLA AVE<br>CINCINNATI OH 45209                    | CERULLO MICHAEL A<br>3898 DRAKEWOOD DR<br>CINCINNATI OH 45209-2126               | HEDLESTEN ROBERT TR<br>3905 BEECH AVE<br>CINCINNATI OH 45227                             |
| MAGAT KATHERINE & BRYAN JANISH<br>3905 ISABELLA AVE<br>CINCINNATI OH 45209     | SINGER THOMAS J & ELIZABETH J<br>3909 ISABELLA AVE<br>CINCINNATI OH 45209-2113   | GUNNING SUSAN M<br>3913 ISABELLA AVE<br>CINCINNATI OH 45209                              |
| BROWN ELLIS D<br>3945 PAXTON AVE<br>CINCINNATI OH 45209                        | UNITED DAIRY FARMERS INC<br>3955 MONTGOMERY RD<br>CINCINNATI OH 45212            | ALLRED ELISE S & JONATHAN R<br>3998 GILMORE AVE<br>CINCINNATI OH 45209-2110              |
| EDWARDS MARILYN B<br>3999 GILMORE AVE<br>CINCINNATI OH 45209-2109              | CHIN TEUNG FOOK & KEYE FOOK CHIN<br>4000 GILMORE AVE<br>CINCINNATI OH 45209-1702 | BAKER JAMES I<br>4002 GILMORE AVE<br>CINCINNATI OH 45209-1702                            |
| CHIN CHUCK HOWE & SEU EVE CHIN<br>4003 GILMORE AVE<br>CINCINNATI OH 45209-1701 | RUSSELL RICHARD N & JUDITH<br>4004 GILMORE AVE<br>CINCINNATI OH 45209-1702       | MENICHETTI MICHAEL<br>4005 GILMORE AVE<br>CINCINNATI OH 45209                            |
| CLINE BENJAMIN A<br>4008 GILMORE AVE<br>CINCINNATI OH 45209-1702               | GREEN PASTURES INVESTMENTS LLC<br>4009 TREBOR DR<br>CINCINNATI OH 45236          | ELFERS EILEEN<br>4010 TAYLOR AVE<br>CINCINNATI OH 45209                                  |
| DWYER ANDREW R & LAURA E<br>4011 TAYLOR AVE<br>CINCINNATI OH 45209-1726        | MCMAHON NEAL P & DANIEL B<br>4012 GILMORE AVE<br>CINCINNATI OH 45209             | GOEDDE COREY & MADISON ELY<br>4012 TAYLOR AVE<br>CINCINNATI OH 45209                     |
| MORALES JONATHAN & LINDEN YEE<br>4014 TAYLOR AVE<br>CINCINNATI OH 45209        | EMMERICH PAUL K SR<br>4015 TAYLOR AVE<br>CINCINNATI OH 45209                     | BARKER DALY KENDALE BLAIR<br>4018 TAYLOR AVE<br>CINCINNATI OH 45209                      |
| NEW JERUSALEM APOSTOLIC TEMPLE<br>4019 GILMORE AVE<br>CINCINNATI OH 45209      | WHALEN JOYCE E<br>4021 GROVE AVE #1<br>CINCINNATI OH 45212-4035                  | KRIETEMEYER JEFFREY J & SHARON<br>4022 TAYLOR AVE<br>CINCINNATI OH 45209-1727            |
| MUSGRAVE ANDREW J & ANA M<br>4024 TAYLOR AVE<br>CINCINNATI OH 45209            | BERNERT JOHN S & BEVERLY A<br>4025 TAYLOR AVE<br>CINCINNATI OH 45209-1726        | WETTERSTROEM ROBERT T & JENNIFER<br>SCHLOTNOM<br>4027 GILMORE AVE<br>CINCINNATI OH 45209 |

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| LOCKER NATHAN & ANNE RYCKBOST<br>4028 TAYLOR AVE<br>CINCINNATI OH 45209-1727        | DWYER FREDERICK ROBERT & KATHLEEN A<br>4029 TAYLOR AVE<br>CINCINNATI OH 45209    | SMITH GARY J & EILEEN M<br>4039 TAYLOR AVE<br>CINCINNATI OH 45209-1726    |
| CARROLL WILLIAM G & KATHLEEN T<br>4041 TAYLOR AVE<br>CINCINNATI OH 45209-1726       | SMITH BETH<br>4110 34TH AVE<br>CINCINNATI OH 45209                               | RIES GREGORY A TR & EVELYN M TR<br>4112 TAYLOR AVE<br>CINCINNATI OH 45209 |
| CAMPBELL KENNETH E<br>4113 BALLARD AVE<br>CINCINNATI OH 45209-1719                  | MCGINNIS CARALINE<br>4114 34TH AVE<br>CINCINNATI OH 45209                        | BRINKMAN CATHERINE K<br>4114 BALLARD AVE<br>CINCINNATI OH 45209-1720      |
| GOSHDIGIAN JAMES & KRISTIN M<br>4115 THIRTY THIRD AVE<br>CINCINNATI OH 45209        | WHITE BRITTANY M<br>4117 33RD AVE<br>CINCINNATI OH 45209                         | FREEZE WILLIAM DAVID<br>4117 THIRTY FOURTH AVE<br>CINCINNATI OH 45209     |
| CAMERON KYLE<br>4118 TAYLOR AVE<br>CINCINNATI OH 45209                              | OWENS SHARON J & TERRANCE<br>4118 THIRTY-FOURTH AVE<br>CINCINNATI OH 45209       | WRIGHT ANDREW M<br>4118 THIRTY-THIRD AVE<br>CINCINNATI OH 45209           |
| BALL DOUGLAS<br>4119 THIRTY-THIRD AVE<br>CINCINNATI OH 45209                        | CARROLL GERI<br>4120 BALLARD AVE<br>CINCINNATI OH 45209-1720                     | XIONG YING<br>4120 EILEEN DR<br>CINCINNATI OH 45209                       |
| PERRINO ANDY<br>4120 THIRTY-THIRD AVE<br>CINCINNATI OH 45209                        | FECK FAMILY REVOCABLE TRUST<br>4121 33RD AVE<br>CINCINNATI OH 45209              | MAURER KIERA<br>4121 BALLARD AVE<br>CINCINNATI OH 45209                   |
| BOSSART CHARLES N JR & ELIZABETH B<br>4122 THIRTY FOURTH AVE<br>CINCINNATI OH 45209 | PIZARRO NICOLAS D & MEGHAN BROWN<br>4123 34TH AVE<br>CINCINNATI OH 45209         | TINSLEY STEPHANIE L & MICHAEL P<br>4124 33RD AVE<br>CINCINNATI OH 45209   |
| GOEDDE SARAH J & ANDREW E JOHNSON<br>4125 BALLARD AVE<br>CINCINNATI OH 45209-1719   | CLARK JOSHUA & JENNA<br>4126 BALLARD AVE<br>CINCINNATI OH 45209                  | SKILLMAN KAREN<br>4126 THIRTY-FOURTH AVE<br>CINCINNATI OH 45209           |
| GZLZ LLC<br>4127 BALLARD AVE<br>CINCINNATI OH 45209                                 | CALDWELL & CALDWELL PROPERTIES LLC<br>4131 TAYLOR AVE #13<br>CINCINNATI OH 45209 | MCCRACKEN ELIZABETH E<br>4133 TAYLOR AVE 12<br>CINCINNATI OH 45209        |

SLOVIN MATTHEW JACOB  
4135 TAYLOR AVE  
CINCINNATI OH 45209

VOLLER ANNE M TR  
4137 TAYLOR AVE UNIT 10  
CINCINNATI OH 45209

BROWN JASON W  
4139 TAYLOR AVE  
CINCINNATI OH 45209

HANES TERESA L  
4200 THIRTY-FOURTH AVE  
CINCINNATI OH 45209

ONEAL JAMES L & DORIS J  
4200 VERNE AVE  
CINCINNATI OH 45209-1220

DEITERS STEPHEN D  
4203 THIRTY-FOURTH AVE  
CINCINNATI OH 45209

SCHIMMOELLER CORY  
4204 34TH AVE  
CINCINNATI OH 45209

STURWOLD MICHAEL J  
4204 THIRTY THIRD AVE  
CINCINNATI OH 45209

PARRAN DANIEL WOOD & CORBISELLO  
GINA ROSE  
4206 CAVOUR ST  
CINCINNATI OH 45209

SHEFFIELD PROPERTIES LLC  
4206 VERNE AVE  
CINCINNATI OH 45209

NADERMANN DEANNA M TR & DANIEL C  
RUPP TR  
4208 34TH AVE  
CINCINNATI OH 45209

HEMINGER AUSTIN R  
4210 34TH ST  
CINCINNATI OH 45209

YAGER CHRISTINA S  
4210 VERNE AVE  
CINCINNATI OH 45209-1220

WOELLERT PATRICIA A  
4211 VERNE AVE  
CINCINNATI OH 45209

FINK EDWARD THOMAS  
4213 APPLETON ST  
CINCINNATI OH 45209

WILSON ROSE & IVAN  
4213 VERNE AVE  
CINCINNATI OH 45209

ROSS JOHN C  
4214 MARBURG AVE  
CINCINNATI OH 45209

HERMES FRANZ JOSEF & KIMBERLY A  
4214 THIRTY-FOURTH AVE  
CINCINNATI OH 45209

SAM & ES PROPERTIES LLC  
4215 VERNE AVE  
CINCINNATI OH 45209

CARESS ROBERT A JR  
4216 MARBURG AVE  
CINCINNATI OH 45209

PARLATO PATRICIA A  
4216 VERNE AVE  
CINCINNATI OH 45209-1220

ALMAGUER TONY L & AMANDA R  
4217 APPLETON ST  
CINCINNATI OH 45209

JAMES TIMOTHY  
4217 MARBURG AVE  
CINCINNATI OH 45209

PHU VINCENT Q & VANCE Q  
4217 VERNE AVE  
CINCINNATI OH 45209

SIDERITS CAROLINE A  
4219 APPLETON ST  
CINCINNATI OH 45209

RUMPKE BENJAMIN R & KYLI SINGLER  
4220 APPLETON ST  
CINCINNATI OH 45209

PHILLIPS BRIAN M & TRACEY M  
4220 MARBURG AVE  
CINCINNATI OH 45209-1328

REICHLING TIMOTHY D & MAUREEN  
4220 THIRTY-FOURTH AVE  
CINCINNATI OH 45209

CLEVIDENCE ANNEMARIE GRACE & KYLE  
BENNETT SWINGLE  
4221 APPLETON ST  
CINCINNATI OH 45209

ROGERS THOMAS N & SHELIA KISTNER  
4222 BROWNWAY AVE  
CINCINNATI OH 45209-1227

REEDER ROBERT C TR & NANCY L  
4222 THIRTY-FOUR AVE  
CINCINNATI OH 45209

KING SARAH A & WILLIAM J  
4223 VERNE AVE  
CINCINNATI OH 45209-1219

VANCE MICHAEL & AMANDA  
4224 APPLETON ST  
CINCINNATI OH 45209

WITHAM CHRISTOPHER M  
4224 BROWNWAY AVE  
CINCINNATI OH 45209

WEIN HANNA  
4224 MARBURG AVE  
CINCINNATI OH 45209

TRAN TRAM  
4225 APPLETON AVE  
CINCINNATI OH 45209-1203

DEJULIUS KATHRYN L  
4225 VERNE AVE  
CINCINNATI OH 45209

BEACH PATRICK  
4226 APPLETON ST  
CINCINNATI OH 45209

MOLLOHAN NATHAN & DEANA  
4226 BROWNWAY AVE  
CINCINNATI OH 45209

MCCORMICK SCOTT  
4226 THIRTY-FOURTH AVE  
CINCINNATI OH 45209

MUETHING JAMES LOUIS  
4228 APPLETON ST  
CINCINNATI OH 45209

KIRADJEIFF NORMAN  
4228 BROWNWAY VENUE  
CINCINNATI OH 45209

ZOELLNER JACK MICHAEL  
4228 MARBURG AVE  
CINCINNATI OH 45209

GUZMAN JOSE M  
4229 APPLETON ST  
CINCINNATI OH 45209

CINCINNATI MENNONITE FELLOWSHIP  
4229 BROWNWAY AVE  
CINCINNATI OH 45209-1226

MILLER LESLIE D  
4230 APPLETON ST  
CINCINNATI OH 45209-1204

EISNER SARAH J & MARK A MISALI  
4230 BROWNWAY AVE  
CINCINNATI OH 45209

HYDE PARK LAND LLC  
4230 MARBURG AVE  
CINCINNATI OH 45209

FUNK HUNTER S & PAMELA  
4231 APPLETON ST  
CINCINNATI OH 45209-1203

RILEY VALERIE Y  
4231 BROWNWAY AVE  
CINCINNATI OH 45209-1226

ANDERSON BENJAMIN  
4232 MARBURG AVE  
CINCINNATI OH 45209-1328

STUBBERS JOEY  
4233 BROWNWAY  
CINCINNATI OH 45209

MARTIN JOHN P  
4233 MARBURG AVE  
CINCINNATI OH 45209-1327

SIMPSON JEFFREY L  
4235 BROWNWAY AVE  
CINCINNATI OH 45209-1226

BANTEL SCOTT M & SARAH  
4240 VERNE AVE  
CINCINNATI OH 45209

EGH ENTERPRISES LLC  
4241 MARBURG AVE  
CINCINNATI OH 45209

FRANZESE ANTHONY L & TANYA SUZANNE  
4268 VERNE AVE  
CINCINNATI OH 45209

MAYER PAUL WILLIAM  
4280 VERNE AVE  
CINCINNATI OH 45209-1220

HEALY JAMES H & ELIZABETH MITCHELL  
4300 34TH AVE  
CINCINNATI OH 45209

WILSON TYLER EDWARD  
4301 VERNE AVE  
CINCINNATI OH 45209



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| MENTON SKYLAR<br>4303 VERNE AVE<br>CINCINNATI OH 45209                                     | OSBORN ERIC & ERICA M LOCEY<br>4305 VERNE AVE<br>CINCINNATI OH 45209                                    | BOOST 4129 LLC<br>4306 31ST AVE<br>CINCINNATI OH 45209                  |
| MCHENRY COLLEEN<br>4307 VERNE AVE<br>CINCINNATI OH 45209                                   | TEPE TYLER & RYAN<br>4308 MARBURG AVE<br>CINCINNATI OH 45209  | COX JOSHUA & MARY J<br>4314 BROWNWAY AVE<br>CINCINNATI OH 45209         |
| BAR REAL ESTATE INVESTMENTS LLC<br>4318 ASHLAND AVE<br>CINCINNATI OH 45212                 | CREEKBAUM WILLIAM LOUIS JR<br>4319 BROWNWAY AVE<br>CINCINNATI OH 45209-1228                             | COX MALLORY N<br>4320 BROWNWAY AVE<br>CINCINNATI OH 45209-1229          |
| SMALL ROBERT TYLER<br>4320 BROWNWAY AVE<br>CINCINNATI OH 45209                             | HABER ERICA & KENNETH M<br>4321 BROWNWAY AVE<br>CINCINNATI OH 45209                                     | EVANS MARK & DANIELLE KOVAL<br>4323 BROWNWAY AVE<br>CINCINNATI OH 45209 |
| CARROLL KATHLEEN M<br>4325 BROWNWAY AVE<br>CINCINNATI OH 45209-1228                        | TESTA WILLIAM J<br>4326 BROWNWAY AVE<br>CINCINNATI OH 45209   | JANAKA FOURTH STREET LTD<br>4370 ERIE AVE<br>CINCINNATI OH 45227        |
| SCHNEIDER HANNAH<br>4400 APPLETON ST<br>CINCINNATI OH 45209                                | EQUITY TRUST COMPANY CUSTODIAN FBO<br>ERIC PESCOVITZ<br>4413 BRAZEE ST 1ST FLOOR<br>CINCINNATI OH 45209 | MIKONIS REGINA<br>4417 BRAZEE ST<br>CINCINNATI OH 45209-1244            |
| GENNETT JOHN CHRISTIAN & JILLIA RANKIN<br>GENNETT<br>4421 BRAZEE ST<br>CINCINNATI OH 45209 | RECTO MOLDED PRODUCTS INC<br>4425 APPLETON ST<br>CINCINNATI OH 45209                                    | MCCARTNEY SCOTT A<br>4425 BRAZEE ST<br>CINCINNATI OH 45209              |
| STEVENS ZACHARY SCOTT<br>4431 BRAZEE ST #1<br>CINCINNATI OH 45209                          | STAPLETON LIVING TRUST THE<br>4432 BRAZEE ST<br>CINCINNATI OH 45209                                     | SCOTT DARRELL & SHEENAH M<br>4433 BRAZEE ST<br>CINCINNATI OH 45209      |
| HOWARD WALLACE<br>4438 BRAZEE ST<br>CINCINNATI OH 45209                                    | WARNER THOMAS R & JURATE RUBIKIENE<br>4443 BRAZEE ST<br>CINCINNATI OH 45209                             | STEINEMAN KRIS A<br>4445 BRAZEE ST<br>CINCINNATI OH 45209               |
| SETO VENTURES LLC<br>4460 ORKNEY AVE<br>CINCINNATI OH 45209                                | MADISON AVENUE INVESTMENTS LLC &<br>3160 MADISON PARK<br>45 FAIRFIELD AVE STE 200<br>NEWPORT KY 41073   | FIND A WAY INC<br>45 N 4TH ST STE 220<br>COLUMBUS OH 43215              |

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| CORNERSTONE OAKLEY LLC<br>4503 MARBURG AVE<br>CINCINNATI OH 45209      | SIMPSON JAMES & LINDA<br>4511 ORKNEY AVE<br>CINCINNATI OH 45209-1127          | BOWLING ANN<br>4523 ORKNEY AVE<br>CINCINNATI OH 45209                          |
| CRUZ RICKY C<br>4525 ORKNEY AVE<br>CINCINNATI OH 45209-1127            | HOUSE RICHARD<br>4527 HECTOR AVE<br>CINCINNATI OH 45227                       | STRAYHORN GARY SR & JUDY BROWN<br>4527 ORKNEY AVE<br>CINCINNATI OH 45209       |
| KELLER RANDALL<br>4529 ORKNEY AVE<br>CINCINNATI OH 45209-1127          | ESTERLY WILLIAM & YARA<br>4536 GAINES MILL DR<br>SYLVANIA OH 43560            | HEREDIA REALTY LLC<br>4536 GAINES MILL DR<br>SYLVANIA OH 43560                 |
| RUPP DEANNA M<br>4619 ERIE AVE<br>CINCINNATI OH 45227                  | DONER JOSEPH & ALISON<br>4744 COX SMITH DR<br>MASON OH 45040                  | JME HOUSE LLC<br>4800 COUNCIL ROCK LN<br>CINCINNATI OH 45243                   |
| RAAD HAIDER & ULA HAMDOON<br>4869 SHAGBARK CT<br>MASON OH 45040        | HEIMANN TRENT E<br>490 E MCMILLAN ST<br>CINCINNATI OH 45206                   | BALTIMORE & OHIO RAILROAD<br>500 WATER ST<br>JACKSONVILLE FL 32202             |
| BARGER KATELYN M<br>5003 BARNSBY LN<br>CINCINNATI OH 45244             | STATE OF OHIO<br>505 S STATE ROUTE 741<br>LEBANON OH 45036                    | MLS REAL ESTATE LLC<br>5055 SHATTUC AVE<br>CINCINNATI OH 45208                 |
| AEM INVESTS LLC<br>509 BECKMAN ST<br>DAYTON OH 45410                   | FREITAG ALEX F & SARAH L WEINSTEIN<br>5143 ELMCREST LN<br>CINCINNATI OH 45242 | 2696 MADISON CINCINNATI LLC<br>515 HAMILTON ST SUITE 200<br>ALLENTOWN PA 18101 |
| MADTREE HOUSE LLC<br>5164 KENNEDY AVE<br>CINCINNATI OH 45213           | SHANNON GERALD & HEIDI H<br>5258 BAYBERRY DR<br>CINCINNATI OH 45242-8008      | HAMAD JESSICA<br>5277 OLD BLUE ROCK RD<br>CINCINNATI OH 45247                  |
| 2705 WILLARD AVE LLC<br>5291 AUTUMNWOOD DR<br>CINCINNATI OH 45242      | GREGORY ROGER<br>5322 LILIBET CT<br>CINCINNATI OH 45238                       | J W DOYLE CONSTRUCTION LLC<br>5378 COX SMITH RD SUITE A<br>MASON OH 45040      |
| DUKE ENERGY OHIO INC<br>550 TRYON ST PO BOX 1321<br>CHARLOTTE NC 28201 | MBSAS LLC<br>555 WARDS CORNER RD<br>LOVELAND OH 45140                         | RE MARK J<br>5608 E KEMPER RD<br>CINCINNATI OH 45241-2143                      |

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| WEBB WILLIAM H & HAZEL<br>5690 BUTLER WARREN RD<br>MASON OH 45040            | DIAS MATTHEW<br>5700 GATEWAY BLVD #200<br>MASON OH 45040                         | RP2HAM LLC<br>5725 DRAGON WAY SUITE 224<br>CINCINNATI OH 45224                     |
| RICHARD AMY D<br>5770 GATEWAY BLVD STE 203<br>MASON OH 45040                 | MERZ MARK A & JEAN A<br>585 ABILENE TL<br>CINCINNATI OH 45215                    | REAGAN BRENDA C<br>5899 PADDINGTON RD<br>DAYTON OH 45459                           |
| 3660 MICHIGAN LLC<br>5905 E GALBRAITH RD SUITE 4100<br>CINCINNATI OH 45236   | MFM DRAKEWOOD LLC<br>5923 WOODMONT AVE<br>CINCINNATI OH 45213                    | BERGER STEPHEN W<br>5925 ROPES DR<br>CINCINNATI OH 45244                           |
| BASIL JAY<br>5941 NAPA WOODS WAY<br>NAPLES FL 34116                          | GILBERT ROCK II & MAGGIE RENEE<br>601 SOUTH WOODLAND ST<br>ORANGE CA 92869       | 4222 MARBURG AVENUE LLC<br>608 RIDGEVIEW LN<br>MAINEVILLE OH 45039                 |
| CAMPUS LANE APARTMENTS LLC<br>6102 CAMPUS LN<br>CINCINNATI OH 45230          | 3714 DRAKEWOOD DRIVE LLC<br>6139 CHARITY DR<br>CINCINNATI OH 45248               | POIRIER JOHN F<br>621 MEHRING WAY ONE LTYLER PLACE<br>#1801<br>CINCINNATI OH 45202 |
| KOLAKOWSKI ROBERT M & BEVERLY A<br>622 WALLACE AVE<br>BENSALEM PA 19020      | DOOLEY BONNIE<br>6224 HILLSDALE LN<br>WEST CHESTER OH 45069                      | EPCKE WILLIAM R JR & JUDITH J<br>624 ROSE AVE<br>DES PLAINES IL 60016              |
| RAH CINCY PROPERTIES LLC<br>6281 TRI RIDGE BLVD STE 180<br>LOVELAND OH 45140 | GUNNING FAMILY PROPERTIES LLC<br>6355 E KEMPER RD STE 100<br>CINCINNATI OH 45241 | BARBARO LLC<br>6355 EAST KEMPER RD SUITE 100<br>CINCINNATI OH 45241                |
| BROOKFIELD LANE LLC<br>6355 KEMPER RD<br>CINCINNATI OH 45241                 | 3D REALITY GROUP LLC<br>6356 MORRIS RD<br>HAMILTON OH 45011                      | TEARDROP HOLDINGS LLC<br>640 ALEXANDRIA PIKE<br>NEWPORT KY 41075                   |
| HUCULAK GERALD D & REIJA S<br>6437 MORROW ROSSBURG RD<br>MORROW OH 45152     | MIAMI VALLEY LUTHERAN ASSN III INC<br>6445 FAR HILLS AVE<br>DAYTON OH 45459      | PRCP-OHIO INVESTMENT I LLC<br>6485 CENTERVILLE BUSINESS PW<br>DAYTON OH 45459      |
| HAINES ANNA DARLENE TR<br>6501 PARK LN<br>CINCINNATI OH 45227                | AMDG ENTERPRISES LLC<br>6614 LEBANON ST<br>CINCINNATI OH 45216                   | BIG SIX REALTY LLC<br>6628 CASSIDY CT<br>CINCINNATI OH 45233                       |

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| 3653 SHAW LLC<br>670 AVON FIELDS LN<br>CINCINNATI OH 45229                         | DOWERS VICTOR L & SHIRLEY D<br>6936 MARBEV DR<br>CINCINNATI OH 45239              | OAKLEY SQUARE INVESTMENT LLC<br>7000 GIVEN RUN<br>CINCINNATI OH 45243              |
| 3 E PROPERTIES LLC<br>713 MIAMI VIEW CT<br>LOVELAND OH 45140                       | ISABELLA PARTNERS LLC<br>7162 READING RD SUITE 730<br>CINCINNATI OH 45237         | GATE 3100 LLC<br>7189 BEECHMONT AVE<br>CINCINNATI OH 45230                         |
| COTTERMAN TRAVIS A<br>7194 KNOLL RD<br>CINCINNATI OH 45237                         | GATE BRAZEE LANE LLC<br>7265 KENWOOD RD SUITE 111<br>CINCINNATI OH 45236          | HEYMAN LYNNE C<br>7280 MEADOWBROOK DR<br>CINCINNATI OH 45237                       |
| EDEN ELIZABETH D<br>7290 E GALBRAITH RD<br>CINCINNATI OH 45243-1208                | MAO SHU ZUOLUTIONS LLC<br>7351 MAR DEL DR<br>CINCINNATI OH 45243                  | SMITH KRISTIN D<br>7398 AIRY VIEW DR<br>MIDDLETOWN OH 45044                        |
| 3320 BROTHERTON LLC<br>7425 IVY HILLS LN<br>CINCINNATI OH 45244                    | LWRENTAL LLC<br>751 MORGAN ST<br>CINCINNATI OH 45206                              | FRIMER SHARON M TR & DAVID FRIMER TR<br>7535 FERNWOOD DRIVE<br>CINCINNATI OH 45237 |
| PANCERO TULLIS INVESTMENTS LTD<br>7565 KENWOOD RD SUITE 100<br>CINCINNATI OH 45236 | JNZ1 LTD<br>7672 MONTGOMERY RD #305<br>CINCINNATI OH 45236                        | CMDMD LLC<br>7698 COLDSTREAM DR<br>CINCINNATI OH 45255                             |
| MORRIS INVESTMENT CO THE<br>7710 SHAWNEE RUN RD<br>CINCINNATI OH 45243             | G & A PAXTON LLC<br>7736 GLEN EDEN LN<br>CINCINNATI OH 45244                      | DBJ ISABELLA LLC<br>7755 MONTGOMERY RD SUITE 190<br>CINCINNATI OH 45236            |
| VRISHABHENDRA LEELA H & BENAK H<br>7760 HOPPER RD<br>CINCINNATI OH 45255           | JACKSON DONNA R TR & JOHN S BEYER TR<br>7785 OYSTER BAY LN<br>CINCINNATI OH 45244 | DELUXE NAIL SALON & SPA OF OAKLEY LLC<br>7835 CAMARGO RD<br>CINCINNATI OH 45243    |
| PUBLIC LIBRARY OF CINTI & HAMILTON<br>COUNTY<br>800 VINE ST<br>CINCINNATI OH 45202 | VISCIONE PAMELA J TR<br>805 IVY AVE<br>CINCINNATI OH 45246                        | MURDOCK JOAN TR<br>8088 CARNABY LN<br>CINCINNATI OH 45249                          |
| REDHAWK CAPITAL MANAGEMENT LLC<br>8153 NORTH MAIN ST<br>DAYTON OH 45415            | DRAKE SOUTH LLC<br>820 STATE AVE<br>CINCINNATI OH 45204                           | TRI STAR DEVELOPMENT GROUP LTD<br>85 WEST PARK RD<br>DAYTON OH 45459               |



STALEY JOSHUA TYLER  
8534 E KEMPER RD  
CINCINNATI OH 45249

OAKLEY CHILD CARE III LLC  
8600 GOVERNORS HILL DR SUITE 160  
CINCINNATI OH 45249

DILLMAN SARAH  
878 TWEED AVE  
CINCINNATI OH 45226

UNITED A&A MIDWEST LLC  
8790 KENWOOD RD  
CINCINNATI OH 45242

OAKLEY FC LLC  
8900 KEYSTONE CROSSING STE 1200  
INDIANAPOLIS IN 46240

KROGER ALICIA MARIE VISSE & MARK  
891 KENTON STATION RD  
ALEXANDRIA KY 41001

FIELDS LINDA  
9012 MORROW-WOODVILLE RD  
PLEASANT PLAIN OH 45162

SEVEN PINES PROPERTIES LLC  
9014 WHIMBREL WATCH LN UNIT 101  
NAPLES FL 34109

HUNT VANESSA E  
905 FIELDSTONE CT  
MONROE OH 45050

REQUARDT DENNIS R & MARJORIE J  
906 SURREY RIDGE DRIVE  
CINCINNATI OH 45245

4211 BALLARD LLC  
9100 CUMMINGS FARM LN  
CINCINNATI OH 45242

KODIAK B LLC  
920 WALLACE AVE  
MILFORD OH 45150

ALLSTON PLACE LLC  
931 PARADROME ST  
CINCINNATI OH 45202

WP ROMANA LLC  
9352 MAIN ST  
CINCINNATI OH 45242

FINCHUM LILLIAN P & ETALS  
94 BERKLEY DR APT 1004  
MADISON TN 37115-5228

OAKLEY HOUSING PARTNERS LLC  
941 N MERIDIAN ST  
INDIANAPOLIS IN 46260 US

PRCP-OHIO II LLC  
941 NORTH MERIDAN ST  
INDIANAPOLIS IN 46204

LDG INVESTMENTS LLC  
9521 SHORT LINE CT  
WEST CHESTER OH 45069

BIRDS ON A PERCH LLC  
9637 SHOUP AVE  
CHATSWORTH CA 91311

ROOKWOOD COURT LLC  
9916 CARVER RD SUITE 103  
CINCINNATI OH 45242

SUESS PARKER  
C/O GUARDIAN SAVINGS BANK 2774 BLUE  
ROCK ROAD  
CINCINNATI OH 45239

3827 PAXTON AVENUE APARTMENTS  
P O BOX 1368  
CARLSBAD CA 92018

MICHIGAN RENTALS LLC  
P O BOX 1598  
FLORENCE KY 41022

ZAND PROPERTIES LLC  
P O BOX 176474  
FT MITCHELL KY 41017

WAGNER KAREN MARIE  
P O BOX 38  
PRIMGHAR IA 51245

4310 MARBURG AVENUE LLC  
P O BOX 8118  
CINCINNATI OH 45208

ICHIKAWA-BURTON PROPERTIES LLC  
P O BOX 8305  
CINCINNATI OH 45208

DTK PAXTON LLC  
P O BOX 9628  
CINCINNATI OH 45209

HYDE PARK NEIGHBORHOOD COUNCIL  
P.O. BOX 8064  
CINCINNATI, OH 45208

OAKLEY COMMUNITY COUNCIL  
P.O. BOX 9244  
CINCINNATI, OH 45209

WILLIAMS MARSHALL W  
PO BOX 14754  
CINCINNATI OH 45214

SOTERIA PROPERTIES III LLC  
PO BOX 15134  
CINCINNATI OH 45215

REGENCY CENTERS LP  
PO BOX 2539  
SAN ANTONIO TX 78299

JNM PROPERTIES LLC  
PO BOX 43453  
CINCINNATI OH 45243

SHANE JEWELL LEWIS  
PO BOX 6357  
CINCINNATI OH 45206

E ROTHENBERG SALES INC  
PO BOX 8683  
CINCINNATI OH 45208-0683

PRIME CAPITAL GROUP LLC  
PO BOX 9303  
CINCINNATI OH 45209

1627 ROCKHURST LLC  
PO BOX 9847  
CINCINNATI OH 45209

September 7, 2023

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**ESTABLISHING** Urban Parking Overlay District #4, “Oakley,” in the Oakley neighborhood as an urban parking overlay district to eliminate off-street parking requirements in certain designated areas.

The City Planning Commission recommended approval of the overlay district at their July 21, 2023 meeting.

**Summary:**

The Oakley Community Council requested a map amendment to create UPOD #4, “Oakley” to apply to five (5) specific areas within the Oakley neighborhood. The Oakley Community Council feels that minimum parking requirements have become burdensome to development in the Oakley community. To spur development interests in their business district and adjacent areas, and to provide more amenities in the neighborhood, they requested an Urban Parking Overlay District. Oakley is a dense, urban neighborhood with a thriving business district and frequent new development and opportunities for redevelopment. The proposed elimination of minimum off-street parking requirements removes an obstacle to the redevelopment of Oakley and could contribute to maintaining the urban character desired by the community. This would allow more businesses to consider opening in Oakley due to fewer restrictions including mandated parking requirements.

The City Planning Commission recommended the following on July 21, 2023 to City Council:

**APPROVE** the map amendment to add Urban Parking Overlay District #4: “Oakley”, as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to multiple portions in the Oakley neighborhood.

|                               |       |  |
|-------------------------------|-------|--|
| Motion to Approve: Ms. Sesler | Ayes: | Ms. Beltran<br>Mr. Eby<br>Ms. Kearney<br>Mr. Samad<br>Ms. Sesler |
| Seconded: Ms. Beltran         | Nays: | Mr. Stallworth   |

THE CITY PLANNING COMMISSION



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

**September 26, 2023**

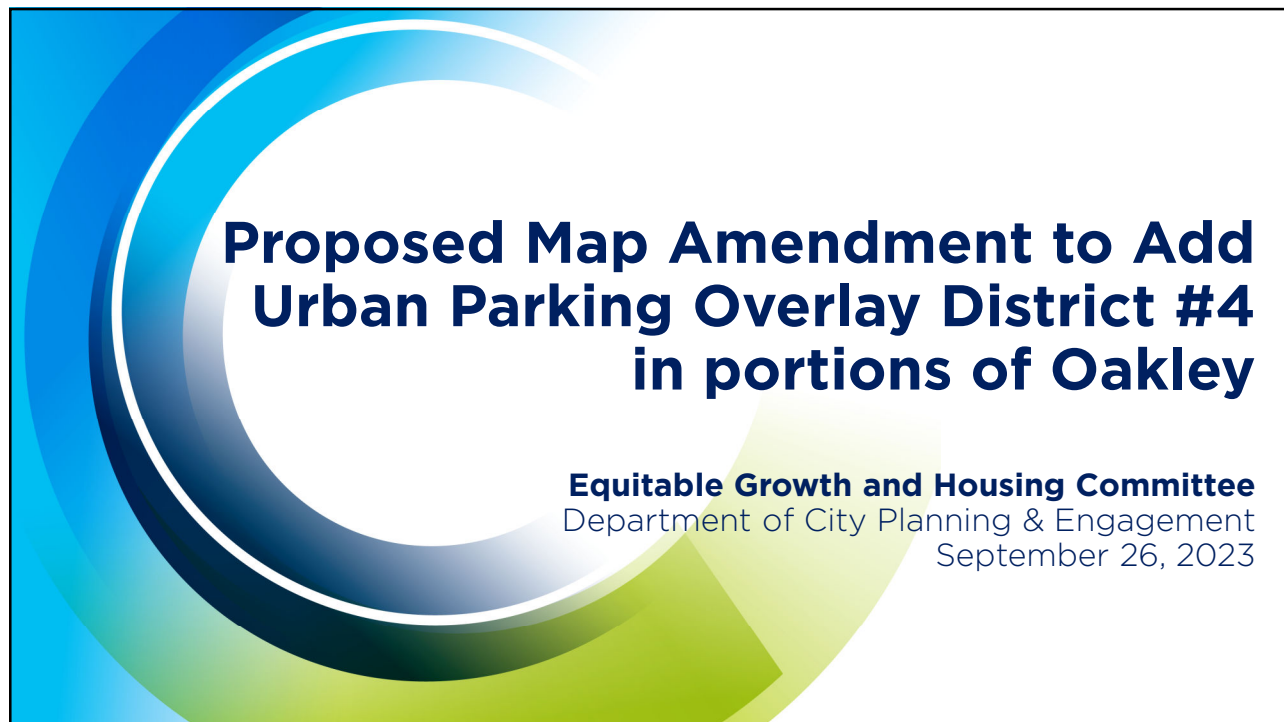
TO: Members of the Equitable Growth & Housing Committee 202302030  
FROM: Sheryl M. M. Long, City Manager  
SUBJECT: Presentation – Ordinance for Establishing Urban Parking Overlay #4 “Oakley”

---

Attached is the presentation for the September 26, 2023, Equitable Growth and Housing Committee regarding the Ordinance for Establishing Urban Parking Overlay #4 “Oakley”.

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





1

## Background

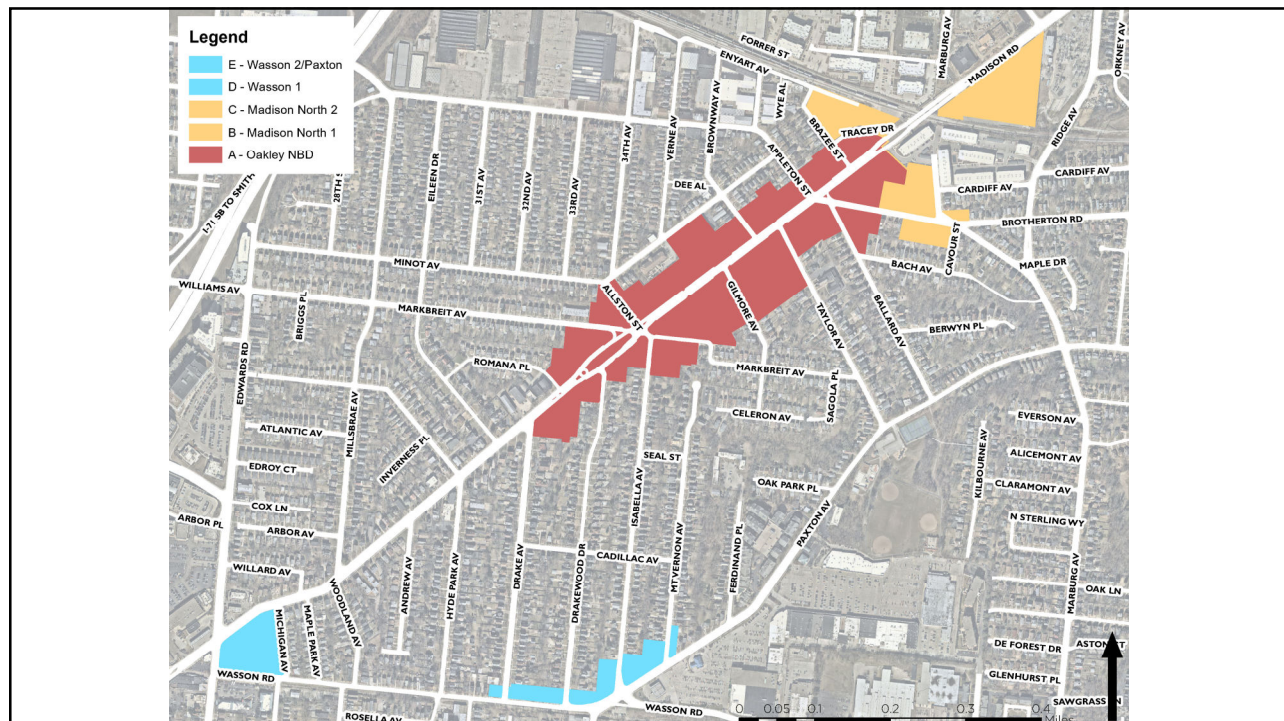
- **August 2013** – City Council approved text amendments to the Cincinnati Zoning Code to create Urban Parking Overlay Districts (UPODs).
- **October 2019** – The *Oakley Master Plan* was officially approved.
- **April 2022** – Oakley Community Council formally requested an Urban Parking Overlay District.
- **May 2023** – Councilmembers Harris and Jeffreys filed a motion to co-sponsor the proposed map amendment.
- **July 2023** – Approved by City Planning Commission.

2

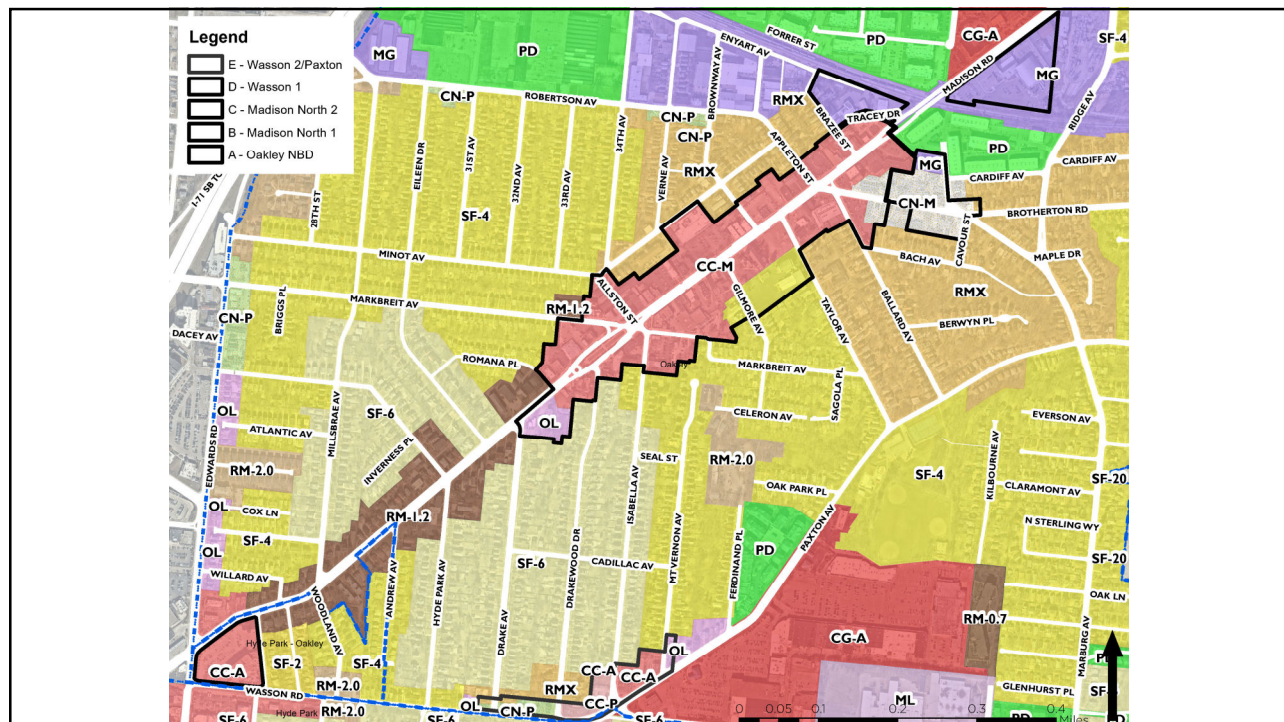
## Urban Parking Overlay District (UPOD)

- **Urban Parking Overlay Districts eliminate all off-street parking requirements within the boundary.**
  - Parking can still be provided but is not required by the Zoning Code.
  - All other standards, such as location of parking (if provided) and loading zones (if necessary) still apply.
- **3 Current UPODs:**
  - Downtown/OTR
  - Camp Washington
  - West End

3



4



5

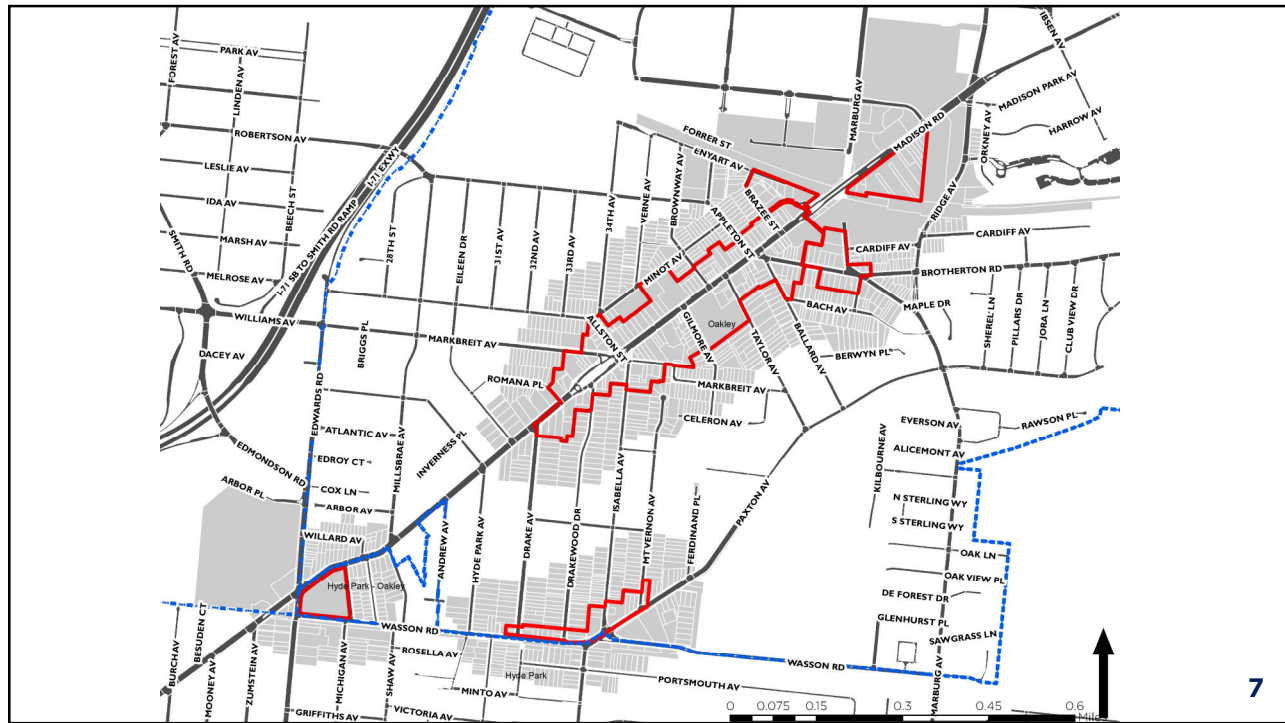
## Public Comment and Engagement

- **Virtual Public Staff Conferences** held on:
  - September – 25 members of the public in attendance
  - July 17, 2023 – 7 members of the public in attendance
- **OCC Engagement** (Exhibit C):
  - Approved by OCC and presented at ~24 meetings.
  - Additional engagement via Oakley Now website and distributed fliers about UPODs.
- **Noticing**
  - Sent to properties within requested areas *and* 400' of boundary areas

6

6





7

## Public Comment and Engagement (2)

*(Exhibit E and Additional Correspondence)*

- **Support**

- New business opportunities
- Less variance requests for parking
- Can focus on walkability more/pedestrian-oriented opportunities

- **Concerns and Comments**

- Limited parking options already
- Parking on other peoples' /businesses' properties already
- Increased traffic congestion
- Could be possible deterrent to businesses
- There should be more transportation alternatives before this is implemented
- Lack of evidence it will benefit the community

8



## Consistency with the *Oakley Master Plan (2019)*

### *Investing in Our Businesses*

- “Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability”
- “Utilize *creative parking solutions that allow our business district to thrive*”
- “Explore options to create an **Urban Parking Overlay District** in the Oakley Business District”
- “Work with the City of Cincinnati to *create a parking strategy that correlates with neighborhood goals*”

Goal  
1

Utilize creative parking solutions that allow our business district to thrive.

STRATEGY #1

Explore options to create an Urban Parking Overlay District in the Oakley Business District.

Goal  
1

Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood.

### *Connecting Our Communities*

- “Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability”
- “Increase pedestrian safety, volume, and connectivity”
- “Increase the *volume of pedestrians*”

9

## Consistency with *Plan Cincinnati (2012)*

### *Compete Initiative Area*

- “Foster a climate conducive to growth, investment, stability, and opportunity”

### *Live Initiative Area*

- “Increasing mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors”
- “Revise the City’s Building and Zoning Codes [...] with standards that emphasize traditional neighborhood development over suburban development”
- “Develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings”



**Preserve or create a pedestrian-scaled city.**

Much of our city is already walkable, but we want Cincinnati to become truly human-scaled by focusing on accommodating the person and not the automobile. We want to preserve our compact, walkable areas where they already exist and strategically create them where they don't. The key to modernization of our thriving urban city is to contemporize, but not suburbanize.

10

## Analysis

- Exploring options to create an **Urban Parking Overlay District** is stated verbatim in the ***Oakley Master Plan*** (2019) with respective strategies and actions steps outlining the neighborhood's desire to implement this.
- Minimum parking requirements have become burdensome to development in the Oakley community.
- Promotes and encourage walkability/movability options.
- Contributes to maintaining the urban character desired by the community.
- Would allow residents to walk past different businesses and areas of the community that they otherwise wouldn't if they were in a personal vehicle.
- Businesses are still allowed to provide parking, even up to the minimum amount 'required'.

11

## Analysis

- The Cincinnati Zoning Code (CZC) was written in 2004 and research and professional standards on parking have evolved through the years.
- Consistent with the ***Oakley Master Plan*** (2019).
- Consistent with ***Plan Cincinnati*** (2012).
- Consistent with the research and ideas of **Connected Communities**.

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## Recommendation

**City Planning Commission recommends City Council take the following action:**

**APPROVE** the proposed map amendment to add Urban Parking Overlay District #4: "Oakley", as outlined in § 1425-04 - Urban Parking Overlay Districts in the Cincinnati Zoning Code, to multiple portions in the Oakley neighborhood.

# CNBDU

## CITY OF CINCINNATI

DATE



# WHAT IS CNBDU?

# OUR FOCUS & MISSION

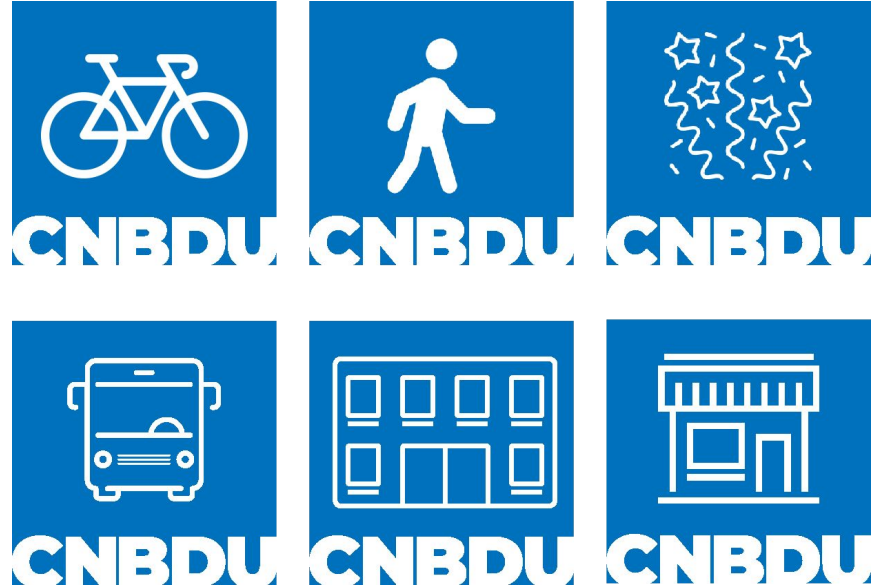
- Job retention/creation
- The revitalization, stabilization and growth of Cincinnati neighborhood business districts

We recognize that neighborhood business districts create a unique quality of life for our residents and support our small business ecosystem

CINCINNATI  
**NEIGHBORHOOD  
BUSINESS  
DISTRICTS**  
UNITED

# WHO WE ARE

We are a coalition of volunteer business owners and community development professionals representing approximately 34 business districts in the City.



# WHAT WE DO

We assist neighborhood business districts in planning and defining redevelopment efforts through volunteer technical assistance and by providing recommendations for funding of development projects in the Neighborhood Business Districts.



Before - Meiser's Fresh Grocery & Deli, Price Hill



After - Meiser's Fresh Grocery & Deli, Price Hill



# WHAT WE DO

CNBDU provides several services to the City of Cincinnati including the following:

- Mentoring and Technical Assistance to Neighborhood Business districts.
- Comprehensive, peer review of formal applications for funding by Neighborhood Business Districts and recommendation for funding of projects by the City of Cincinnati
- Advice to and recommended coordination among City Departments to better serve Neighborhood Business Districts



Before - Calhoun St., Clifton Heights



After - Calhoun St., Clifton Heights

# WHAT WE DO

We leverage

**Private Investments**

to match

**Public Dollars**

at a ratio of approximately

**7:1**



Before - The Littlefield, Northside

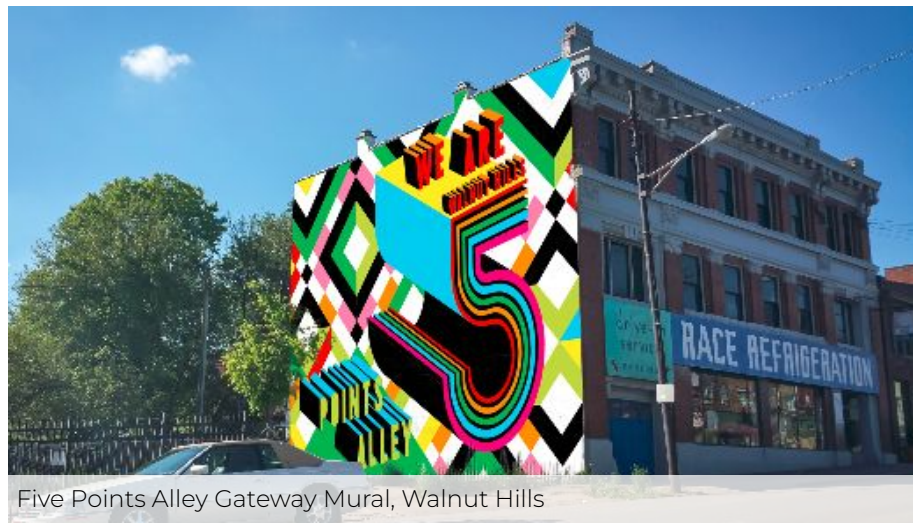


After - The Littlefield, Northside

# WHAT WE DO

Neighborhood Business Districts are a critical component to city revitalization and growth.

- Provide goods and services for neighborhood residents
- Provide jobs for neighborhood residents
- Occupy key intersections and very visible areas within neighborhoods
- Serve as an economic and tax generator for the neighborhoods and the City



# THE PROCESS

Our comprehensive, peer reviewed process for evaluating Neighborhood Business District funding requests is perhaps the heart of our activities and the greatest value provided to the City.



Before - Brink, College Hill



After - Brink, College Hill



# PROJECT TYPES

## CIP FUNDED

- Streetscapes
- Lighting
- Parking lots and Garages
- Gateways
- Signage

## CDBG FUNDED

- Facades
- Awnings and Signs
- Renovations
- Site preparation for commercial development

# OUR VALUE

- Successful, result driven, non-partisan, effective force for community development
- Recommends the use of public funding based on likelihood of success, value, and private leverage.
- CNBDU members collectively expend more than 3,000 hours each year for the benefit of the City of Cincinnati
- Between 1995 and 2022, we have recommended funding for 512 projects in 34 Cincinnati neighborhoods
- The City Manager and City Council have approved funding for 100% of the projects recommended by CNBDU
- More than 9,829 jobs have been retained and more than 6,716 jobs have been created
- Approximately \$53.6 million in public funding appropriated by the City of Cincinnati for these projects has leveraged more than \$775 million of private investment

# COLLEGE HILL

## PROJECT TYPES

- Brink Brewing
- Mashed Roots
- Kiki
- College Hill Coffee Co.
- Marty's Hops & Vines
- Streetscape improvements
- Parking lot improvements
- Outdoor dining improvements
- Building acquisitions
- Affordable housing

## LEVERAGE

**\$2 MILLION**

in NBDIP grants

**\$75 MILLION**

in investment



# COLLEGE HILL



Before - Fern



After - Fern



# COLLEGE HILL



Before - Marty's Hops and Vines



After - Marty's Hops and Vines

# COLLEGE HILL



# PLEASANT RIDGE

## PROJECT TYPES

- Goodfellas Pizzeria
- Nine Giant
- Nine Giant Fermentorium
- Gomez Salsa
- Overlook Lodge
- Lonely Pine Steakhouse
- Revolution Rotisserie
- Property acquisition
- Property stabilization and development

## LEVERAGE

**\$700 THOUSAND**

in NBDIP grants

**\$6 MILLION**

in investment

# OAKLEY

## PROJECT TYPES

- Pedestrian safety
- Streetscaping

## LEVERAGE

**\$660 THOUSAND**

in NBDIP grants

**\$9.75 MILLION**

in investment



# NORTHSIDE

## PROJECT TYPES

- Property acquisition
- Property stabilization/redevelopment

## LEVERAGE

**\$275 THOUSAND**

in NBDIP grants

**\$1.1 MILLION**

in investment

# NORTHSIDE



Before - 3929 Spring Grove Ave



After - 3929 Spring Grove Ave

# EVANSTON

## PROJECT TYPES

- Property acquisition
- Property stabilization/redevelopment

## LEVERAGE

**\$150 THOUSAND**

in NBDIP grants

**\$**WHRF** MILLION**

in investment



# MADISONVILLE

## PROJECT TYPES

- Bad Tom Smith Brewing
- Metz House
- Allez Bakery
- Facade improvements
- Property acquisition
- Property stabilization/redevelopment

## LEVERAGE

**\$845 THOUSAND**

in NBDIP grants

**\$3.3 MILLION**

in investment



# MADISONVILLE



Before - 4800 Whetsel



After - 4800 Whetsel

# MADISONVILLE



Before - 4804 Whetsel



After - 4804 Whetsel

# MADISONVILLE



Before - Metz House



After - Metz House



# MADISONVILLE



Before - Bank Building Kitchen



After - Bank Building Kitchen



# MADISONVILLE



Before - Mazunte



After - Mazunte

# PRICE HILL

## PROJECT TYPES

- Meiser's Fresh Grocery & Deli
- Outerspace
- Property acquisition
- Property stabilization/redevelopment

## LEVERAGE

**\$1.5 MILLION**

in NBDIP grants

**\$9.5 MILLION**

in investment **(double check with Rachel)**

# PRICE HILL



Before - Olden Tot Lot



After - Olden Tot Lot

# WALNUT HILLS

## PROJECT TYPES

- The Comfort Station
- Hello Honey
- Property acquisition
- Property stabilization/redevelopment

## LEVERAGE

**\$315 THOUSAND**

in NBDIP grants

**\$1 MILLION**

in investment **(double check with WHRF)**



# WALNUT HILLS



Before - Comfort Station Stabilization



After - Comfort Station Stabilization

# WALNUT HILLS



Before - Kemper Lane to Victory Parkway Streetscape



After - Kemper Lane to Victory Parkway Streetscape

# WESTWOOD

## PROJECT TYPES

- MadCap Education Center
- Terrazza Trattoria
- Paloma's
- Property acquisition
- Property stabilization/redevelopment

## LEVERAGE

**\$690 THOUSAND**

in NBDIP grants

**\$6.7 MILLION**

in investment





# CLIFTON HEIGHTS



Before - Campus Cyclery Strip



After - Campus Cyclery Strip

# CLIFTON HEIGHTS





# CLIFTON HEIGHTS



Before - CHLB



After - CHLB

# CLIFTON HEIGHTS



Before - Jane Clare



After - Jane Clare



# CLIFTON HEIGHTS



Before - Old St. George



After - Old St. George

# CLIFTON HEIGHTS



Before - University Park Apartments



After - University Park Apartments





**Jeff Cramerding**  
*Councilmember*

## MOTION

WE MOVE that the Administration provide a report about the process and historic timeline of creating, vetting, and sending out Contracts with entities who are receiving financial support from the City. Support includes but is not limited to NBDIP, NOFA, TIF funding, tax abatements, and leveraged funding support. This report should detail a typical timeline from when these contracts are first brought to the administration to when they are executed.

## BACKGROUND

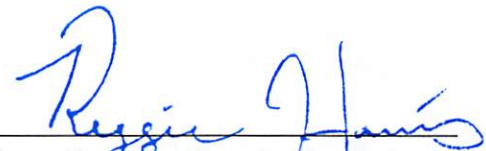
We hope to provide clarity about when organizations who enter into a contract with the City will receive their financial benefit as well as what the process looks like. Often, organizations such as community development corporations or affordable housing developers who collaborate with the city are in the dark about when and how their contract will be executed leading to rising costs and frustrations within the community over promised projects. We are hoping to communicate the barriers that exist on the administrative side as well in order to improve that relationship.



*Councilmember Jeff Cramerding*



*Councilmember Seth Walsh*



*Councilmember Reggie Harris*