CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MINUTES  Consider the minutes of February 7, 2020 (page 3) and February 21, 2020 (page 13).

CONSENT ITEMS – QUASI-JUDICIAL

ITEM 1  A report and recommendation on a proposed Final Plat for the Walworth Junction Subdivision located at the western end of Walworth Avenue in the East End. (Ellis) (page 24)

ITEM 2  A report and recommendation on a proposed Dedication Plat along Prentice Street, Ravenna Street, and Madison Road in Madisonville. (Ellis) (page 31)

ITEM 3  A report and recommendation on a proposed subdivision of land at 2115-2117 West 8th Street in Lower Price Hill including relief requests from the Cincinnati Zoning Code. (McLean)

*ITEM REMOVED FROM AGENDA ON 04/15/2020 BY REQUEST OF THE CITY MANAGER*

ITEM 4  A report and recommendation on a proposed subdivision of land at 4418 to 4442 Colerain Avenue and 4129 to 4141 Virginia Avenue in Northside including relief requests from the Cincinnati Zoning Code. (McLean)

*ITEM REMOVED FROM AGENDA ON 04/15/2020 BY REQUEST OF THE CITY MANAGER*

CONSENT ITEMS – LEGISLATIVE

ITEM 5  A report and recommendation on a proposed sale and vacation of right-of-way on Bigelow Street and an Unnamed Alley in Mt. Auburn. (McLean) (page 34)

ITEM 6  A report and recommendation on a proposed lease of Lunken Airport Area 32 located at 422 Wilmer Avenue in the East End. (Weaver) (page 50)

ITEM 7  A report and recommendation on a proposed lease of Lunken Airport Area 39 located at 400 Wilmer Avenue in the East End. (Weaver) (page 52)
ITEM 8  A report and recommendation on a proposed easement at 2062 Riverside Drive in the East End. (Bere) (page 54)

ITEM 9  A report and recommendation on proposed easements at 3199 Warsaw Avenue in East Price Hill. (Kellam) (page 58)

OTHER BUSINESS

DIRECTOR’S REPORT

ADJOURN
A regular meeting of the Cincinnati City Planning Commission was held this day in the J. Martin Griesel Room of Two Centennial Plaza.

Present:  
Mr. Byron Stallworth, Chair  
Mr. John Eby, Vice-Chair  
Assistant City Manager John Juech, Commissioner  
Ms. Anne Sesler, Commissioner  
Vice Mayor Christopher Smitherman, Commissioner

Absent:  
Mr. Jacob Samad, Commissioner

Staff Present:  
Ms. Katherine Keough-Jurs, City Planning, Director  
Mr. Marion Haynes, Legal Counsel  
Mr. Alex Peppers, City Planning, Supervising Planner  
Mr. Felix Bere, City Planning, Senior City Planner  
Mr. Jared Ellis, City Planning, City Planning  
Ms. Stacey Hoffman, City Planning, Senior City Planner  
Mr. Andy Juengling, City Planning, Senior City Planner  
Ms. Caroline Kellam, City Planning, Senior City Planner  
Ms. Samantha McLean, City Planning, City Planner  
Ms. Kira Palmer, City Planning, AmeriCorps VISTA  
Mr. James Weaver, City Planning, Senior City Planner

Mr. Stallworth called the meeting to order at 9:10 a.m. and asked that everyone join in the Pledge of Allegiance.

Mr. Stallworth asked that the minutes from December 6, 2019; December 20, 2019; January 17, 2020; and January 24, 2020 be approved.

Commission Action:  
Approve the minutes from December 6, 2019; December 20, 2019; January 17, 2020; and January 24, 2020.

Motion:  
Mr. Juech

Seconded:  
Mr. Eby

Ayes:  
Mr. Smitherman, Ms. Sesler, Mr. Juech, Mr. Eby, and Mr. Stallworth.
Consent Agenda – Legislative

ITEM 1
A report and recommendation on a proposed aerial easement at 1540 Elm Street in Over-the-Rhine. The Department of City Planning staff recommended that the City Planning Commission:

APPROVE the proposed aerial easement at 1540 Elm Street in Over-the-Rhine.

Commission Action:
Adopted the staff’s recommendation for Item 1 on the Legislative Consent Agenda.

Motion: Mr. Eby
Second: Mr. Smitherman
Ayes: Mr. Eby, Mr. Juech, Ms. Sesler, Mr. Smitherman, Mr. Stallworth

Consent Agenda – Quasi-Judicial

ITEM 2
A report and recommendation on the proposed vacation and Dedication Plat of Medpace Way in Madisonville. The Department of City Planning staff recommended that the City Planning Commission:

APPROVE the proposed vacation and Dedication Plat of Medpace Way in Madisonville.

ITEM 3
A report and recommendation on a proposed subdivision of land at 3660 Kroger Avenue in Mount Lookout. The Department of City Planning staff recommended that the City Planning Commission:

1) APPROVE the requested rear lot configuration under Section 800-03(c) of the Subdivision Regulations; and
2) APPROVE proposed subdivision of land at 3660 Kroger Avenue in Mount Lookout, as the proposed division of land is generally consistent with General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

Commission Action:
Adopted the staff’s recommendations for Item 2 and Item 3 on the Quasi-Judicial Consent Agenda.

Motion: Mr. Juech
Second: Mr. Smitherman
Ayes: Mr. Eby, Mr. Juech, Ms. Sesler, Mr. Smitherman, Mr. Stallworth.
Discussion Agenda – Legislative

ITEM 4
Ms. Hoffman presented a report and recommendation on a proposed zone change from Residential Mixed (RMX) and Residential Multi-family (RM-1.2) to Single-family Residential (SF-4) at 3117 Victory Parkway in Walnut Hills. The Department of City Planning staff recommended that the City Planning Commission:

**APPROVE** proposed zone change from Residential Mixed (RMX) and Residential Multi-Family (RM-1.2) to Single-family Residential (SF-4) at 3117 Victory Parkway in Walnut Hills.

Speakers and Discussion:

Mr. Eby asked for clarification on the area that needed to be rezoned, to which Ms. Hoffman replied that the entire site need to be rezoned.

Jose Castrejon, Landscape Architect with McGill Smith Punshon, Inc., provided details on the scope of the cemetery work, including the current capacity and the continued rising trend of cremations and the need to accommodate additional cremains. Mr. Castrejon also mentioned the three-to-five-year expansion plan and the challenge of matching a zoning classification with a cemetery use. He concluded by thanking the Department of City Planning staff and the Walnut Hills Community Council and added that that if the cemetery wished to expand in the future, they would need to create a Master Plan made with similar input from staff and the Community Council.

Tom Bittner, Walnut Hills Cemetery Superintendent and the applicant, was present to answer any questions on behalf of the cemetery where he stated he had worked for 30 years.

Mr. Smitherman asked what would happen when the cemetery was at 100 percent capacity, to which Mr. Bittner replied that there was an endowment fund, a trust, to cover expenses should assets become depleted. Mr. Bittner added that the cemetery had invested quite well over the course of its 177 years and the trust is in place by law. Mr. Smitherman also asked about the home on the cemetery site, which Mr. Bittner replied was the sexton or superintendent residence on-site.

Mr. Smitherman referred to a letter that was regarding site maintenance at the cemetery. Mr. Bittner had been of the opinion that area referred to in the letter was City-owned property and that the brush line had been cleaned up. Mr. Bittner added that the cemetery had purchased two vacant blighted homes on Lincoln Avenue in order to remove the blight and to stop junk dumping by the placement of a fence.
Commission Action:
Adopted the staff’s recommendation for Item 4 on the Legislative Discussion Agenda.

Motion: Ms. Sesler
Second: Mr. Eby
Ayes: Mr. Eby, Mr. Juech, Ms. Sesler, Mr. Smitherman, Mr. Stallworth

ITEM 5
Ms. McLean presented a report and recommendation on a proposed zone change for the area generally at the terminus of Bigelow Street, bounded by Walker Street to the west, properties fronting Josephine Street to the east, and Ringgold Street to the south from Single-family (SF-2) and Residential Mixed (RMX) to Planned Development (PD) including the Concept Plan and Development Program Statement in Mt. Auburn. The Department of City Planning staff recommended that the City Planning Commission:

1) ACCEPT the Concept Plan and Development Program Statement as submitted;
2) ADOPT the Department of City Planning Findings as detailed on page 3-11 of the staff report and
3) APPROVE the proposed zone change for the area generally at the terminus of Bigelow Street, bounded by Walker Street to the west, properties fronting Josephine Street to the east, and Ringgold Street to the south from Single-family (SF-2) and Residential Mixed (RMX) to Planned Development (PD) including the Concept Plan and Development Program Statement in Mt. Auburn, with the following condition:
   a. The subject development must follow the additional requirements listed in the Coordinated Site Review Committee letter to ensure that the Planned Development (PD) meets the requirements of all departments as they apply for all permits.

Speakers and Discussion:

Ms. Sesler asked about the Change.org petition that Ms. McLean had mentioned in her presentation. Ms. McLean added that the petition had been included in the packet as an attachment. Ms. Sesler asked that the Commission note the many out-of-town addresses and uncertainty about what information had been provided in the petition.

Anne McBride, from McBride Dale Clarion, provided background on the proposed project. Ms. McBride’s background included the reason for choosing the Planned Development (PD zoning, the challenges with topography and site development, and the commitment of 46 percent of the development site to be open space. Ms. McBride added that Final Development Plan would have to come back before the City Planning Commission. She also cited consistency with Plan
Cincinnati and the Mt. Auburn Community Plan (1992). Ms. McBride concluded with stating that no one was being involuntarily displaced by the proposed development and that open space on the hillside would remain.

Michael Backers, PE with Civil Environmental Consultants (CEC), discussed the geotechnical aspects of the proposed development including boring and hillside issues.

Mr. Stallworth asked how far the boring went, to which Mr. Becker replied 100 linear feet across the strata. Mr. Backers further explained the role of the geotechnical engineer and his work on the project including hill runoff mitigation and attempting to work with the geography. Mr. Stallworth also asked Mr. Backers about water runoff, to which Mr. Backers provided information about working with a civil engineer and a planned underground reservoir.

Sari Lehtinen, Senior Architect Designer with M+A Architects, presented details on the architectural design of the buildings within the PD and noted traffic patterns coming out of the residential parking garage and the general traffic patterns of the site.

Dan Schimberg, President of Uptown Rental Properties, discussed his 32 years of working within the City and connecting uptown to downtown through Mt. Auburn. He also talked about his other development projects in Mt. Auburn including Wellington Place. Mr. Schimberg also discussed his company’s engagement strategy and the importance of community support for the developments. He added that changes to the proposed development plan had been done in response to community concerns and requests. Mr. Schimberg also referred to the online Change.org petition and stated that it was not factual.

Mr. Smitherman asked Mr. Schimberg where the petition came from, to which Mr. Schimberg responded it originated from three residents who live on Bigelow Street.

Mr. Stallworth asked Mr. Schimberg about the inclusion numbers as they pertained to construction workforce demographics, to which Mr. Schimberg replied 42 percent of the construction workforce employees were minorities, also stressing the importance of an inclusive workforce.

Mr. Stallworth also asked Mr. Schimberg questions regarding water run-off, to which Mr. Schimberg explained the plan to remove the top of the hill and to manage the stormwater run-off to lessen the run-off load and amount. Mr. Stallworth followed up his question by asking about the type of views that would be available, to which Mr. Schimberg replied 270-degree views would be available.
Mr. Stallworth concluded his questions to Mr. Schimberg by asking about affordable housing, including percentage of affordable housing. Mr. Schimberg explained his approach to affordable housing, including a new type of an affordable housing model and his retention and continued maintenance of existing Uptown Rental Properties.

Megan Donahue, resident of 1931 Bigelow Street, provided statements regarding her experience living in Mt. Auburn, her desire to see more benefits to the residents of Bigelow, Walker and Auburn Streets, and her concern about the stability of the hillside. Ms. Donahue also cited the Minutes of the Mt. Auburn Community Council meeting regarding the changes to the heights of the proposed buildings and shared photos of the existing viewshed with the members of the Commission. Ms. Donahue concluded by suggesting the existing historic homes remain and that the applicant build within the current zoning.

Mr. Stallworth asked Ms. Donahue to provide clarification regarding the Mt. Auburn Community Council meetings, specifically as to the number of times she had attended, how many people were at the meeting, and the voting to support or not support the proposed development. Mr. Stallworth asked Ms. Donahue if she could estimate the number of people at the seven meetings Ms. Donahue stated to have attended. Ms. Donahue relied that the attendance from thirty people to about sixty people.

Ms. Sesler asked Ms. Donahue to show where she lived on the map. Ms. Donahue clarified and provided more details on the Change.org petition. Ms. Donahue also stated that there would be insufficient parking and a divot that she stated was caused by demolition trucks and could possibly be made worse by construction truck traffic.

Mr. Stallworth called for a break at 10:41 a.m.

The meeting resumed at 10:48 a.m.

David Barnett, resident of 8 Park Place, stated that his residence was a historic property and that he had not wanted to live in a high-density area, and was concerned with the proposed development impacting neighborhood character, property values, traffic issues, and parking. Mr. Barnett concluded his statement by saying he was in opposition to the project.

Josh Berner, resident of 1923 Bigelow Street, addressed the Change.org petition and stated its intention was to engage the community. Mr. Berner also stated his concerns with the proposed zone change, including the loss of on-street parking and the scale of the proposed development. Mr. Berner also discussed the existing homes that defined the neighborhood character and what the losses of those homes could mean.
Mr. Stallworth asked Mr. Berner how long he had been a resident, to which Mr. Berner replied he had been a resident since 2017. Mr. Stallworth also asked if Mr. Berner had attended the Mt. Auburn Community Council meetings. Mr. Berner replied that he missed the August and September meetings but had been very engaged since that time.

Mr. Berner added to his previous comments, citing the Auburn Avenue Corridor Strategic Development Plan (2017) in respect to how new development should be scaled. Mr. Berner concluded that he desired a more compatible project with the neighborhood.

Susan Bethel, resident of 1941 Auburn Avenue, stated that she thought the increase in rental properties would decrease the appeal of single-family homes to potential buyers and was not consistent with current development trends.

Andrew McLaughlin, resident of 1837 Walker Street, stated that he was representing the Walker Street Homeowner’s Association that had invested money into the neighborhood for a retaining wall. Mr. McLaughlin also stated that he and the other residents of Bigelow Street were in support of the proposed development.

Mr. Stallworth asked Mr. McLaughlin the amount of money that had been put into the retaining wall, to which Mr. McLaughlin replied thousands of dollars on the retaining wall, brush removal, and lighting.

Kristine Sturgeon, resident of 1917 Bigelow Street, stated that her experience working with Uptown Rental Properties had been positive and was supportive of the development proposal.

Eric Russo, Executive Director of the Hillside Trust, stated that he had reviewed the geotechnical reports and he believed that the proposed development could be built. Mr. Russo added that it was imperative that the proposed building be built on bedrock or pierced down into bedrock. An additional issue that Mr. Russo noted concerned water run-off collection and the proposed underground detention basin. Mr. Russo also stated that the developer should go above and beyond the minimum requirements for water management and recommended an on-site geotechnical engineer. He concluded his remarks by saying that the Hillside Trust had declined to take the hillside on Walker Street due to liability and that the roadway must be properly constructed.

Chad Creed, resident of 1927 Bigelow Street, provided the Commission with a visual description of the neighborhood. Mr. Creed’s stated his concern that the height of the building had changed from what had previously been proposed. He added the height as currently proposed would block sight lines and the issue of the height needed to be addressed. Mr. Creed concluded that he was in opposition to the development as proposed on this day.
Mr. Stallworth asked Mr. Backers to return to ask what caused the reported divot in the street and what did it mean. Mr. Backers responded that the divot was basically a pothole and should be addressed by the Department of Transportation and Engineering.

Mr. Smitherman added that his staff was present and would into the issue of the divot and the conditioned the street.

Ms. Sesler asked Ms. Keough-Jurs if an on-site geotechnical engineer could be something the Commission could require. Ms. Keough-Jurs responded that the Commission was being asked to approve the zone change and the Concept Plan and that the second phase would be the Final Development Plan, adding that the Coordinated Site Review process would be taking a closer look at the design and construction during the project. Ms. Keough-Jurs added that any concerns would be passed along the Department of Buildings and Inspections.

Mr. Eby noted that the report from Civil Environmental Consultants (CEC) recommended an on-site geotechnical engineer.

Mr. Stallworth asked Mr. Schimberg to return to address the number of parking spaces per units. Mr. Schimberg first clarified the role of the on-site geotechnical consultant was to make sure foundation construction was done as planned. Mr. Schimberg addressed the view corridors and the original plan and how the proposed building was aligned with the spline on the hill to provide for view sheds and that the design was based on Bigelow resident request. Mr. Schimberg stated that the proposed development was eighty spaces above the required minimum and that parking spaces were meant to be accommodating with residents using Josephine Street for ingress and egress.

Mr. Juech stated that he had been involved with this project for a couple of years and reminded the Commission that they were being asked to approve the zone change. Mr. Juech added that the proposed development was a good use the land and that there would be further review. He also stated that the project had been done well from a City perspective, commending the development team and stating his support for the development.

Mr. Eby stated he was supportive of the amount the engagement that had been done and asked Mr. Schimberg to describe the character of Walker Street. Mr. Schimberg described the placement of the houses on the west side of the street and explained that the intent of the scale of the development was not meant to overshadow the existing homes on Walker Street. Mr. Schimberg noted the townhome design within part of the development and that a staircase on the hillside would be added for pedestrian accessibility. Mr. Schimberg added that he thought the demographic of the residents would be a mix of ages including empty nesters and a range from 25 to 75 years old with an average age in the 30’s.
Mr. Eby asked Mr. Schimberg if he was committed to having a geotechnical engineer on site, to which Mr. Schimberg replied yes, he was more than committed and would be retaining ownership of the building for a very long time.

Mr. Smitherman acknowledged the residents of Bigelow Street for presenting their perspectives and encouraged the developer to work with the residents of Bigelow Street. Mr. Smitherman also thanked the residents of Josephine Street for their investment and added that he would be voting in support of the project.

Mr. Schimberg stated that he agreed with Mr. Smitherman that engagement with the current residents would continue and that the views from the east and west would be maintained. Mr. Schimberg also cited his internal architectural review board that worked with members of the community and was continually seeking compromise on the design.

Mr. Smitherman mentioned that Mr. Schimberg’s affordable housing model might be used moving forward.

**Commission Action:**
Adopted the staff’s recommendations for Item 5 on the Legislative Discussion Agenda.

- **Motion:** Ms. Sesler
- **Second:** Mr. Juech
- **Ayes:** Mr. Eby, Mr. Juech, Ms. Sesler, Mr. Smitherman, Mr. Stallworth

**Director’s Report**

Ms. Keough-Jurs reminded the Commission that the next meeting was in two weeks and that there would be no meeting on March 6, 2020 so that the Commissioners could attend training at the David J. Allor Planning and Zoning Workshop. Ms. Keough-Jurs concluded with mentioning that the 2019 End of Year report was available on the Department of City Planning website.

*The meeting adjourned at 11:57 a.m.*
APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

February 7, 2020

The minutes for the February 7, 2020 Regular Meeting are approved as distributed.

________________________________  __________________________________
Katherine Keough-Jurs, AICP, Director  Byron Stallworth, Vice-Chair
Department of City Planning  City Planning Commission

Date: ______________________________  Date: ______________________________
A regular meeting of the Cincinnati City Planning Commission was held this day in the J. Martin Griesel Room of Two Centennial Plaza.

Present: Mr. Byron Stallworth, Chair  
Mr. John Eby, Vice-Chair, Commissioner  
Assistant City Manager Sheryl Long, Commissioner  
Mr. Jacob Samad, Commissioner  
Ms. Anne Sesler, Commissioner  
Vice Mayor Christopher Smitherman, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, Director  
Mr. Marion Haynes, Legal Counsel  
Mr. Alex Peppers, Supervising City Planner  
Mr. Jared Ellis, City Planner  
Ms. Stacey Hoffman, Senior City Planner  
Mr. Andy Juengling, Senior City Planner  
Ms. Samantha McLean, City Planner  
Ms. Kira Palmer, AmeriCorps VISTA  
Mr. James Weaver, Senior City Planner  
Ms. Chandra Yungbluth, Assistant to the City Manager

Mr. Stallworth called the meeting to order at 9:02 a.m. and asked that everyone join in the Pledge of Allegiance.

Mr. Stallworth indicated that Item 6, a report and recommendation on a proposed sale of City-owned property at 529 Dandridge Street in Pendleton, was removed from the agenda by request of the City Manager and the Department of Community and Economic Development.

Consent Agenda – Quasi-Judicial

ITEM 2  
A report and recommendation on a proposed subdivision of land and variances to the Subdivision Regulations at 2680 and 2686 Grandin Place in Hyde Park. The Department of City Planning staff recommended that the City Planning Commission:

APPROVE the proposed subdivision of land at 2680 and 2686 Grandin Place in Hyde Park.
Commission Action:
Adopted the staff's recommendation for Item 2 on the Quasi-Judicial Consent Agenda.

Motion: Mr. Eby
Second: Mr. Smitherman
Ayes: Mr. Eby, Ms. Long, Mr. Samad, Ms. Sesler, Mr. Smitherman, Mr. Stallworth

Consent Agenda – Legislative

ITEM 5
A report and recommendation on proposed easements at 1614 Hoffner Street in Northside. The Department of City Planning staff recommended that the City Planning Commission:

APPROVE the proposed easements at 1614 Hoffner Street in Northside.

Commission Action:
Adopted the staff's recommendation for Item 5 on the Legislative Consent Agenda.

Motion: Mr. Eby
Second: Mr. Smitherman
Ayes: Mr. Eby, Ms. Long, Mr. Samad, Ms. Sesler, Mr. Smitherman, Mr. Stallworth

Consent Agenda – Quasi-Judicial

Mr. Samad recused himself from Items 3 and 4 and left the room at 9:06 a.m.

ITEM 3
A report and recommendation on a proposed subdivision of land at Fountain Square in the Central Business District. The Department of City Planning staff recommended that the City Planning Commission:

APPROVE the proposed subdivision of land at Fountain Square in the Central Business District.

Commission Action:
Adopted the staff’s recommendation for Item 3 on the Quasi-Judicial Consent Agenda.

Motion: Mr. Eby
Second: Mr. Smitherman
Ayes: Mr. Eby, Ms. Long, Ms. Sesler, Mr. Smitherman, Mr. Stallworth
Consent Agenda – Legislative

ITEM 4
A report and recommendation on a proposed amended and restated lease of City-owned property at Fountain Square in the Central Business District. The Department of City Planning staff recommended that the City Planning Commission:

**APPROVE** the proposed amended and restated lease of City-owned property at Fountain Square in the Central Business District.

Commission Action:
**Adopted** the staff’s recommendation for **Item 4** on the Legislative Consent Agenda.

Motion: Mr. Eby  
Second: Mr. Smitherman  
Ayes: Mr. Eby, Ms. Long, Ms. Sesler, Mr. Smitherman, Mr. Stallworth

*Mr. Samad returned to the room at 9:07 a.m.*

Consent Agenda – Quasi-Judicial

ITEM 1
Mr. Ellis presented a report and recommendation on a proposed subdivision of land at 3680 and 3682 Grovedale Place in Hyde Park. The Department of City Planning staff recommended that the City Planning Commission:

**APPROVE** the proposed subdivision of land at 3680 and 3682 Grovedale Place in Hyde Park.

Speakers and Discussion:
Mr. Stallworth asked Mr. Ellis what David Pfaltzgraff-Carlson’s engagement in the process had been. Mr. Ellis responded that Mr. Carlson, a resident at 3629 Stettinius Avenue, attended the meeting held on January 19, 2020. Mr. Stallworth further inquired about the engagement from other members of the public. Mr. Ellis stated that approximately twelve impacted residents and concerned neighbors attended the January 29, 2020 meeting.

*The applicant and landscape architect were sworn in by Mr. Haynes.*

Mr. Burke, legal counsel for the applicant, presented two witnesses, Chris Pernice, owner of Monarch Homes (the applicant) and Ryan Geismar, a landscape architect with Human Nature.

Mr. Burke asked the applicant about his profession and the subject property. Mr. Pernice confirmed that he was the owner of Monarch Homes and is a homebuilder and developer. The company has worked on large subdivisions and infill projects, constructing approximately 25-30
single family homes per year. He stated that he acquired the subject property in September of 2018. At that time, the subject property consisted of two parcels, one with a two-unit condominium and the other parcel was vacant. His proposal included three parcels, each to have a single-family home constructed on them. The subject parcel was approximately 27,000 square feet; the parcels would be 8,050, 8,940, and 10,215 square feet. The subject property was zoned Single-family Residential (SF-6), which required a minimum of 6,000 square feet. No variances were requested for the proposed subdivision.

Mr. Pernice spoke regarding the trees; he stated that all the trees that were removed were located on the subject property, 3680 and 3682 Grovedale Place. They were removed in March of 2019 to meet the recommendations of the U.S. Fish and Wildlife Service, Indiana Bat Conservation Plan. He then had the condominium status of the property removed prior to consolidating the lot and beginning the subdivision process.

Mr. Pernice continued, stating that he met with a member of the Urban Forestry Board, who recommended he work with a landscape architect to design his plan, which was why he hired Human Nature. He also met with Matt Painter and his attorney, participated in a meeting organized by City staff, and met with John Capannari on site to discuss his concerns regarding screening. Mr. Pernice noted that the landscape plan changed after meeting with neighbors to address their privacy concerns.

Mr. Pernice stated that he had reached out to the Davey Tree Company to evaluate the tree on the property line and the three trees near the property line that had their trunks on the Painter’s property. Mr. Pernice said there was no way to guarantee that the trees would survive and they had offered to cover the cost of removing the trees, but that it would need to happen when the existing building was removed to have optimal access to the trees.

Ms. Sesler asked if he had heard back from the Painter family regarding the offer to complete the work recommended by Davey Tree Company. Mr. Pernice responded that he had not heard back.

Mr. Burke called on Ryan Geismar, landscape architect with Human Nature. He asked Mr. Geismar if the recommendations from Urban Forestry (Exhibit J) were addressed in the landscape plan. Mr. Geismar responded that they had been addressed and proceeded to present the landscape plan. As part of the plan, he completed a tree assessment/evaluation of the existing trees and their critical root areas. The plans included tree preservation, an ecological restoration zone, and the plantings schedule.

Mr. Stallworth asked how many times the neighbors had seen the landscape plan. Mr. Burke responded that the neighbors saw the landscape plan at the January 29, 2020 meeting. Since that time, an additional fourteen arborvitae had been added near the southern property line.
Mr. Stallworth inquired about on-site grading and water runoff. Mr. Pernice responded that as a next step in the City’s Coordinated Site Review Process he would need to submit a mass grading plan for review. To date, no regrading had taken place on site.

Ms. Sesler asked if landscaping could help with wet areas. Mr. Geismar stated that the plan included plants most appropriate for wet land on the eastern end of the site where property owners tend to see more water.

Mr. Eby asked about regrading, especially since the site had a steep change in elevation from the street. Mr. Pernice stated that he was working with a civil engineer on the proposed regrading to address that. Mr. Eby further inquired how that proposal would affect the neighbors to the north and south of the subject property. Mr. Pernice stated that he was familiar with completing infill housing projects and intended to build swales on his own property to avoid discharging water onto other properties.

Mr. Eby asked about the arborvitae added near the southern property line of the subject property. He noted that at maturity, these trees could be 60-feet in height. He shared concerns about them falling over.

Mr. Smitherman asked about the age of the existing trees on the neighbor’s property. Mr. Geismar stated that he could speak to the diameter of the tree, but not the specific age. The mature trees were at least 20-years old; they were significant trees and provided significant canopy. Mr. Smitherman then asked what happens if the roots are cut/severed. Mr. Geismar responded that when the critical root zone was impacted, it will likely have adverse effects, such as the decline or death of the tree. He stated that the proposed landscape plan recommended removal of the mature trees due to the unknown nature of the adverse effects.

Mr. Smitherman reiterated his concerns that what happens on the subject property could have adverse effects on the neighbors. Mr. Burke responded that without this subdivision, the applicant could still legally move forward with a two-lot subdivision and construct two, single-family homes and be within seven-feet of the property line and be in full compliance with the Cincinnati Zoning Code.

Mr. Smitherman asked how many trees were removed from the subject property. Mr. Pernice responded that approximately 3-4 trees were removed in March of 2019, which he indicated on the map. Mr. Smitherman then asked about runoff.

Ms. Keough-Jurs stated that if the subdivision was approved, it would still need to go through the City’s Coordinated Site Review Process prior to submitting for permits. Issues such as runoff would be handled at a staff level by permit reviewing agencies. She reiterated that if the
applicant wanted to build more than one single-family home on the subject property, it would require a subdivision.

Mr. Haynes reminded the commission that there were additional considerations in the Subdivision Regulations that allowed the commission to look at the impact of the proposed development on stormwater drainage, natural drainage ways, the impacts on landscaping and root zones. Zoning was a component of the subdivision analysis.

Mr. Stallworth asked about the history of Monarch Homes, and if any neighbors of prior homes constructed had come back years later with runoff issues. Mr. Pernice said that had not occurred and that they had no outstanding complaints.

*The following speakers were sworn in by Mr. Haynes:*

*Matt Painter, Peg Moertl, Jason Gray, and Ildiko Rab.*

Mr. Matt Painter, 2574 Villa Lane, spoke in opposition of Item 1. He stated that there were three large sycamores, approximately 80-years old each, the largest of which leaned to the south over the Painter’s house. He discussed the tree evaluation he had completed by the Arbor Doctor that stated if the roots were cut, the trees would die. He suggested that there was a clear compromise and that was to only allow for two parcels and the construction of two, single-family homes. He further stated that the landscape plan was inadequate.

Mr. Painter quoted section 300-07(d)4 of the Subdivision Regulations that stated that the subdivision should be “designed to minimize disturbance to natural topography, tree cover, and natural drainage ways to avoid adverse impacts on area stormwater drainage.” He stated that currently stormwater ran behind Grovedale Place, all the way down his property. Since the applicant began developing the lot, there were now pools of water on the Painter’s and Capannari’s properties.

Mr. Samad asked Mr. Painter if he knew the residents to the north at 3684 Grovedale Place. He shared that they had submitted a letter of support for the subdivision. Mr. Painter stated that they were the only neighbors in favor of the subdivision and that they likely saw it as an improvement to the current situation.

Mr. Smitherman inquired about the timeline of the pooling of the water on Mr. Painter’s property. Mr. Painter said it became a problem since the trees were removed and dirt started getting moved around on site.
Ms. Sesler asked Mr. Painter if he was interested in the applicant’s offer to remove the trees. Mr. Painter shared his desire to keep the mature trees as it was the only remaining tree cover they had since the other trees were removed.

Mr. Samad asked Mr. Painter if he would be supportive of two houses. He stated that it could help to save Mr. Painter’s trees but that it affected the financial viability of the project. The applicant was under the impression that this was a buildable lot when he purchased it. Mr. Painter replied that two houses felt like a fair compromise.

Mr. Burke cross examined Mr. Painter. He asked how long the Painter’s had lived there, if they constructed the home and if any trees were removed in the process. Mr. Painter replied that they had lived in their current home for five years, that they had the house constructed and that no trees were removed to do so. They did lose one tree in a windstorm.

Mr. Burke asked Mr. Painter if he had Arbor Doctor go onto the subject property and inquired as to why the two stumps, not on the Painter’s property were assessed and included as part of the report to Mr. Painter. Mr. Painter responded that he had hired Arbor Doctor to assess the trees on his property.

Ms. Peg Moertl, 3663 Grovedale Place, spoke in opposition of Item 1. She stated that she had owned the house for twenty-six years and prior to that lived further down the street for fifteen years. She was very familiar with the neighborhood. Grovedale Place was a very narrow street; there was no sidewalk and no on-street parking permitted on this portion of Grovedale Place. Additionally, Grovedale Place was the primary ingress and egress to several hundred houses in a no outlet neighborhood that are at the terminus of Grovedale Place. She shared concerns with additional curb cuts, especially given the curve of Grovedale Place in that location. She continued to share concerns about a construction staging area and potential erosion.

Ms. Sesler asked Ms. Keough-Jurs how involved the Department of Transportation and Engineering had been on this project.

Ms. Keough-Jurs reminded the Commission that they were reviewing a subdivision, not a permit. If a subdivision was approved, the applicant would go through the full Coordinated Site Review process, which would include review by the Department of Transportation and Engineering.

Mr. Burke cross examined Ms. Moertl, asking if the proposed lots were roughly the same size as other lots on the street. Ms. Moertl referred to the map, stating that they appeared to be roughly the same size. Mr. Burke then asked if somebody would be permitted to demolish and build a new home on one of those existing lots. Ms. Moertl stated that she did not know.
Mr. Jason Gray, 3681 Grovedale Place, spoke in opposition of Item 1. He reminded the commission that he attended the last meeting when this item discussed and that he spoke about the loss of wildlife and the changing character of the neighborhood. He stated that the west side of the street contained old, unique homes with beautiful landscaping and trees that shared the character of the Hyde Park neighborhood. The east side of the street contained a row of nine, newer homes with garages that faced the street and it felt like a degradation of the neighborhood.

Mr. Gray continued, sharing that in his opinion, the best-case scenario would be to preserve the existing house. If the existing home was not preserved, he would accept two homes with more landscaping to the north and south of the homes to preserve some of the landscaping character of the neighborhood.

Ms. Ildiko Rab, 3681 Grovedale Place, spoke in opposition of Item 1. She shared concerns about water issues and potential erosion, especially if it compromised the street.

Ms. Sesler asked Ms. Keough-Jurs what the Coordinated Site Review Process entailed. Ms. Keough-Jurs explained that all permitting agencies reviewed the proposal and that approving a subdivision at this time did not permit construction. There were processes that needed to be followed and permitting agencies would need to review any proposed homes on the site, including the grading of the site.

**Derrick Blassingame was sworn in by Mr. Haynes.**

Mr. Derrick Blassingame, a Cincinnati resident who worshiped in the Hyde Park neighborhood, spoke in support of Item 1. He supported the proposed subdivision and development; it was good for the City and the community of Hyde Park. He shared his support for the nearby residents who shared their concerns, however, these concerns were typical of major development in any neighborhood. He further stated that as a City, we should be supporting development and the construction of new housing stock.

Mr. Burke addressed the commission, stating that the law allowed a property owner to trim a tree, or its roots, if it encroached onto your property. The applicant had offered to remove the trees in question on the Painter’s property and there was no response. The proposed lots far exceeded the minimum regulations for the zoning that was in place. The Subdivision Regulations promoted natural resource preservation, however, Section 800-19 concluded with the language “without rendering the land nonproductive at the permitted density level.” The permitted density of this site would allow for four units.

Mr. Burke continued by referencing the Wasson Homes project that was reviewed by the commission. At that time, Mr. Burke had asked the commission not to approve the Wasson
Homes subdivision due to the massive variances requested and limited project details provided. Monarch Homes was proposing an extensive landscape plan with three conforming lots. If approved, a rigorous, multi-department review would still be required for the project to move forward.

*Mr. Stallworth made a motion to move the meeting into Executive Session at 10:38 a.m.*

*Mr. Stallworth made a motion to come out of Executive Session at 11:33 a.m.*

Mr. Stallworth stated that the commission appreciated the applicant engaging experts at Human Nature and Davey Tree Company, but that the Commission felt they did not have enough information to make a decision. He further requested that the applicant submit a Subdivision Improvement Plan for review at a future meeting.

Mr. Burke asked who the applicant should coordinate with in the meantime. Mr. Stallworth stated that Mr. Ellis would continue to be his point of contact. Ms. Keough-Jurs added that Mr. Ellis would ensure that the Subdivision Improvement Plan was reviewed by the Department of Buildings and Inspections and any other appropriate reviewing agencies.

**Commission Action:**

**Hold** the item until a Subdivision Improvement Plan was submitted and reviewed.

Motion: Mr. Stallworth  
Second: Mr. Smitherman  
Ayes: Mr. Eby, Ms. Long, Mr. Samad, Ms. Sesler, Mr. Smitherman, Mr. Stallworth

**Other Business/Director’s Report**

Ms. Keough-Jurs and Ms. Chandra Yungbluth, assistant to the City Manager, presented an update on *Greater Cincinnati Counts: 2020 Census Complete Count Committee*.

Mr. Stallworth asked how college students would be counted. Ms. Yungbluth responded that college students living on campus would be counted through the group quarters counts. Students living off campus would need to respond by household, which would include roommates. She further stated that off campus students were among the hardest to count.

Mr. Smitherman asked why people don’t complete the census, understanding that many people want to know “what’s in it for them?” Ms. Yungbluth responded that there was often a fear about other agencies obtaining the information submitted in the census. She reiterated that all responses to the Census were safe, secure, and protected by federal law.
Mr. Stallworth asked if the Complete Count Committee had engaged with the television networks. Ms. Yungbluth responded that they were already working with Courtis Fuller from Channel 9 in addition to The Enquirer and CityBeat. The U.S. Census Bureau would also be running national campaigns.

Ms. Keough-Jurs gave a brief update, reminding commissioners that the City Planning Commission would not be meeting on March 6, 2020 due to the David J. Allor Workshop. She stated that the Neighborhood Summit would be held on Saturday, March 14 at the Cintas Center and encouraged commissioners to attend, even if it was only for part of the day. Finally, Ms. Keough-Jurs shared that the next meeting date of the City Planning Commission would be Friday, March 20, 2020.

*The meeting adjourned at 12:22 p.m.*
APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

February 21, 2020

The minutes for the February 21, 2020 Regular Meeting are approved as distributed.

Katherine Keough-Jurs, AICP, Director
Department of City Planning

Byron Stallworth, Chair
City Planning Commission

Date: __________________________  Date: __________________________
Honorable City Planning Commission  
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed Final Plat for the Walworth Junction Subdivision located at the western end of Walworth Avenue in the East End.

GENERAL INFORMATION:  
Location: Western end of Walworth Avenue  
Petitioner: East End Development, LLC  
Petitioner’s Address: 4010 North Bend Road, Cincinnati, OH 45211

ATTACHMENTS:  
Provided in addition to this report are the following attachments:  
  • Exhibit A Location Map  
  • Exhibit B Final Subdivision Plat

BACKGROUND:  
The City Planning Commission is the platting authority of the City of Cincinnati. The subject property consists of approximately 7.38 acres and is zoned RM-2.0. Currently vacant, the subject property was formerly used as a railyard and is nearing completion of necessary site remediation. The applicant is proposing to extend the western terminus of Walworth Avenue and redevelop the site for construction of approximately 39 new single-family homes as part of the annual Homearama showcase of homes.

The proposed Development Plan (DP) and Subdivision Improvement Plan (SIP) were previously approved by the City Planning Commission on July 19, 2019.

The Cincinnati Park Board owns the subject properties that will allow for the street extension and has been working with the applicant and the City’s Department of Community and Economic Development to arrange for the sale of the 1.67 acres of property. Concurrent with the review of the DP and SIP was the sale of City-owned properties that would allow for the Walworth street extension. The closing of this sale is expected to close after the date of this review, and the approval of the Final Plat will be conditional to the sale being completed.

CRITERIA/ANALYSIS:  
The proposed subdivision was reviewed in accordance with the review criteria for a Major Subdivision as defined by Section 200-01-S5 of the Subdivision Regulations, having met criteria (a)-(d) and (g). The City Planning Commission reviewed the proposed Walworth Junction Subdivision as a Major Subdivision and found that the proposal met or was not applicable to the criteria as outlined in Section 300-09 (a) (6) Decision, sections (i) – (vi).

According to Section 300-09 (c), Final Plat Review, the Final Plat must be reviewed by the City Planning Commission upon the completion of site and infrastructure improvements as required by the Subdivision Improvement Plan (SIP). Section 300-09 (c) (1) states “The [City Planning] Commission shall approve the Final Plat if it finds the plat is substantially consistent with the development plan approval and, if applicable, all work required pursuant to the Subdivision Improvement Plan has been completed...”.

1
Based upon the reviews of the permitting agencies, including the Department of Transportation and Engineering (DOTE), Stormwater Utility Management (SMU), the Metropolitan Sewer District (MSD) and Building and Inspections (B&I), the installation of all infrastructure improvements have reached a state of completion satisfactory for review of the Final Plat. Some infrastructure improvements, such as the final layer of paving for the street, are not required by DOTE to be completed until after development and construction of the site is completed.

Due to the site being a former railyard brownfield, significant site remediation has been required to allow for the construction of single-family homes. Further remediation or state environmental reviews may be necessary before the City can take acceptance of the street extension, as the developer intends to dedicate the extension of Walworth as a public street. However, acceptance of the street is a City Council approval that will occur at a later date. Approval of the Final Plat by the City Planning Commission does not constitute acceptance of the street.

**COORDINATED SITE REVIEW:**
The applicant submitted the application for a division of land at the Subdivision Improvement Plan level, which incorporates all the elements necessary for the initial Development Plan review. The proposed DP and SIP were circulated to various City Departments for review. The Coordinated Site Review (CSR) Advisory Team met on May 21, 2019 and again on July 9, 2019 to discuss the proposal and any outstanding departmental comments and concerns. An additional meeting with department heads (Coordinated Site Project Review Oversight or CSPRO) was held on July 11, 2019. No further CSR process is required for the review of the proposed Final Plat.

**PUBLIC COMMENT AND NOTIFICATION:**
Notice was sent on March 11, 2020 to all surrounding property owners within 200 feet of the subject property as well as the East End Area Council and the Columbia Tusculum Community Council. A sign notifying the proposed subdivision was also placed on the subject property at the time of the initial application. Staff has not received any other correspondence to date in conjunction with the proposed Final Plat.

In addition, the Walworth Community Action Team (Walcat) was created for any East End Area community member (especially current residents of Walworth Avenue) interested in engagement with the applicant. A Community Benefits Agreement (CBA) was reached between Walcat and the applicant on May 16, 2019.

**CONSISTENCY WITH PLANS:**
The proposed Final Plat is consistent with the Live Initiative Area of Plan Cincinnati (2012), and the Goal to “provide a full spectrum of housing options, and improve housing quality and affordability” (page 165) and the Strategy to “support and stabilize our neighborhoods” (page 160).

The Final Plat, as part of the proposed subdivision, is also consistent with the East End Riverfront Community Development Plan (1992) particularly within Section 2.3, subheading for “New Structures” and the point to “identify opportunities for private development, including infill and large development sites” (page 10). The Walworth site is repeatedly mentioned throughout the plan as “Site D” the Railroad Development Site and it is recommended that this site “can accommodate a moderate density of residential development” (page 32).
RECOMMENDATION:
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed Final Plat for the Walworth Junction Subdivision located at the western end of Walworth Avenue in the East End with the following condition:

1) That the entirety of the subject property must be owned by the applicant.

Respectfully submitted,

Jared Ellis, City Planner
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director
Department of City Planning
Honorable City Planning Commission  
Cincinnati, Ohio  

SUBJECT: A report and recommendation on a proposed Dedication Plat along Prentice Street, Ravenna Street, and Madison Road in Madisonville.

GENERAL INFORMATION:  
Location: 5801 Madison Road  
Petitioner: Madisonville Phase I, LLC  
Petitioner’s Address: 5801 Madison Road, Cincinnati, OH 45227

BACKGROUND AND ANALYSIS:  
The Dedication Plat consisting of 0.1272 acres was prepared by Bayer Becker. The Dedication Plat has been reviewed and approved by all reviewing agencies, including the Department of Transportation and Engineering. The proposed Dedication Plat is generally bounded by the south side of Madison Road, the eastern side of Ravenna Street, and a northern portion of Prentice Street. The property is zoned is zoned T5 – Main Street (T5MS) and T4 Neighborhood Medium Footprint-Open (T4NF-MF-O). The subject site is being developed as a mixed-use development consisting of multi-family residential and commercial (retail space) known as Madison and Whetsel Phase I. The purpose of the Dedication Plat is to facilitate the necessary width required for a public sidewalk along the entire frontage of the subject property along Madison Road and Ravenna Street and a portion of Prentice Street that borders the south of the subject property. By dedicating the 0.1272 acres illustrated on the Dedication Plat, a permanent public access easement will not be necessary on private property in order to facilitate legal pedestrian access of the required sidewalk width.

PUBLIC COMMENT AND NOTIFICATION:  
Mailed notice was sent out to all adjacent property owners, the Madisonville Community Council and the Madisonville Community Urban Redevelopment Corporation (MCURC) on March 2, 2020. No correspondence has been received to date.

CONSISTENCY WITH PLAN CINCINNATI:  
The proposed Dedication Plat is consistent with Plan Cincinnati (2012) within one of the Strategies of the Connect Initiative Area, which is to “Plan, design and implement a safe and sustainable transportation system” (page 135). The Dedication Plat will allow for the appropriate sidewalk width necessary to provide safe pedestrian movement around the site.

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

APPROVE the Dedication Plat along Prentice Street, Ravenna Street, and Madison Road in Madisonville.

Respectfully submitted:  
Jared Ellis, City Planner  
Department of City Planning

Approved:  
Katherine Keough-Jurs, AICP, Director  
Department of City Planning
Proposed Dedication Plat along Prentice Street, Ravenna Street, and Madison Road in Madisonville.

Right-of-Way to be Dedicated 0.1272 Acres

Madison and Whetsel Phase I

Legend
- Subject Site
- Dedication Area
Honorable City Planning Commission  
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed sale and vacation of right-of-way on Bigelow Street and an Unnamed Alley in Mt. Auburn.

GENERAL INFORMATION:
Location: Portion of Bigelow Street and an adjacent Unnamed Alley  
Petitioner: Uptown Rental Properties, LLC.  
Petitioner’s Address: 2718 Short Vine Street, Cincinnati, OH 45219

ATTACHMENTS:
• Exhibit A Location Map  
• Exhibit B Plats  
• Exhibit C Site Plan  
• Exhibit D Coordinated Report

BACKGROUND & ANALYSIS:
The applicant, Uptown Rental Properties, LLC, is proposing to develop a multi-family residential project at the southern terminuses of Auburn Avenue and Bigelow Street in Mt. Auburn. A zone change from SF-2 (Single-family) and RMX (Residential Multi-family) to PD (Planned Development), for the subject properties and surrounding properties, was approved by the City Planning Commission on February 7, 2020 and the City Council on March 4, 2020. To help facilitate this project, the applicant is proposing to purchase and vacate right-of-way on Bigelow Street and an Unnamed Alley. The Bigelow Street right-of-way to be sold and vacated is 9,354 sq. ft. (0.2148 acres) and approximately 186 feet long and 50 feet wide. The Unnamed Alley is directly adjacent to the southern portion of the Bigelow Street right-of-way and 268 sq. ft. (0.0062 acres) in size. It extends approximately 83 feet to the east and is five feet wide. Exhibit A and Exhibit B illustrate the location of the rights-of-way. The multi-family residential project is proposed to be developed on 14 parcels along with the rights-of-way proposed to be sold and vacated (Exhibit C).

The applicant owns or has purchase options for all the parcels abutting the two rights-of-way. The proposed sale and vacation was circulated to City departments for review through the Coordinated Report process. No objections were noted; however, a few conditions were identified by the Department of Transportation and Engineering, Greater Cincinnati Water Works, Duke Energy, the Department of Buildings and Inspections, and the Parks Department (Exhibit D). The applicant is coordinating with the departments to address the conditions.

CONSISTENCY WITH PLANS:
Plan Cincinnati (2012)
The proposed sale and vacation of the rights-of-way is consistent with the Goal in the Live Initiative Area of Plan Cincinnati to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the strategy to “Provide quality healthy housing for all income levels” (p. 165) which aims to “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165). The proposed sale and vacation of rights-of-way will allow for the development of a residential community, providing new housing opportunities for the community and employees of nearby businesses and institutions.
Mt. Auburn Plan (1992)
The request is consistent with the Mt. Auburn Plan, the most recent neighborhood-wide plan for the community. The subject property is in an area identified as “Other Housing Needs/Opportunities – includes rehab, elimination of spot blight, new housing potential” on the Housing Target Area map which states, “The focus of the housing program is to rebuild and repopulate the neighborhood’s south and west hillsides through rehabilitation and major new construction, while enabling current residents to remain in Mt. Auburn” (p. 67).

Auburn Avenue Corridor Strategic Development Plan (2017)
The subject property is just south of the geographic scope of the Auburn Avenue Corridor Strategic Development Plan which extends to Auburn Avenue and Dorchester Avenue. However, the plan has a guiding principle to “Promote future housing development that echoes Mt. Auburn’s diverse housing interests” (p. 34). Due to the proximity to the Auburn Avenue corridor, this proposed development, that would benefit from the proposed sale and vacation of the rights-of-way, has the potential to not only support neighborhood-wide housing needs, but also provide housing opportunities for employees working at businesses or institutions along the corridor.

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

APPROVE the proposed sale and vacation of right-of-way on Bigelow Street and an Unnamed Alley in Mt. Auburn

Respectfully submitted:

Samantha McLean, City Planner
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director
Department of City Planning
Proposed Sale and Vacation of Right-of-Way in Mt. Auburn
CITY MANAGER’S
COORDINATED REPORT TO CITY COUNCIL

SUBJECT: CR #90-2019 - Vacation and Sale of Portion of Bigelow Street and Unnamed Alley

TRANSPORTATION/ENGINEERING – RECOMMENDATION
Don Gindling
Date: 12/10/2019

NO OBJECTION *CONDITIONS*
PUBLIC SERVICES – RECOMMENDATION
Joel Koopman
Date: 11/13/2019

NO OBJECTION
METROPOLITAN SEWER - RECOMMENDATION
Thomas Crawford
Date: 11/14/2019

NO OBJECTION
STORMWATER MGT UTILITY- RECOMMENDATION
Rob Goodpaster
Date: 12/6/2019

NO OBJECTION
GREATER CINCINNATI WATER WORKS - RECOMMENDATION
Rebecca Calder
Date: 12/5/2019

NO OBJECTION
ECONOMIC DEVELOPMENT & COMMUNITY DEVELOPMENT - RECOMMENDATION
Carmen Gulliford
Date: 12/3/2019

NO OBJECTION
CITY PLANNING - RECOMMENDATION
Katherine Keough-Jurs
Date: 12/11/2019

NO OBJECTION
DUKE ENERGY – GENERAL
Danielle French
Date: 12/14/19

NO RESPONSE
DUKE ENERGY, GAS - RECOMMENDATION
Kirk Dubé
Date: 11/13/2019

NO OBJECTION *CONDITIONS*
DUKE ENERGY, ELECTRIC - RECOMMENDATION
Craig Hutchison
Date: 11/13/2019

NO OBJECTION *CONDITIONS*
CINCINNATI BELL - RECOMMENDATION
Breck Cowen
Date: 12/13/2019

NO OBJECTION
<table>
<thead>
<tr>
<th><strong>SUBJECT:</strong> CR #90-2019 - Vacation and Sale of Portion of Bigelow Street and Unnamed Alley</th>
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</thead>
</table>
| **FIRE DEPARTMENT - RECOMMENDATION**  
Chief Roy E. Winston | Date: 11/13/2019 |
| **NO OBJECTION**  
Police Department - RECOMMENDATION  
Chief Eliot Isaac | Date: 12/6/2019 |
| **NO OBJECTION**  
BUILDINGS & INSPECTIONS  
Arthur Dahlberg | Date: 11/20/2019 |
| **NO OBJECTION *CONDITIONS***  
PARKS DEPARTMENT - RECOMMENDATION  
Steve Schuckman | Date: 12/6/2019 |
| **NO OBJECTION *CONDITIONS***  
RECREATION COMMISSION - RECOMMENDATION  
Bill Weinheimer | Date: 12/12/2019 |
| **NO OBJECTION**  
COMMUNICATIONS TECHNOLOGY- RECOMMENDATION  
Jack Johnson | Date: 11/21/2019 |
| **NO OBJECTION** |
To: Thomas R. Klumb, Real Estate Manager
From: Don Gindling, City Engineer
Copies to: Nick Edge, Right-of-Way; CR File; Admin. File; Div. File
Subject: CR#90-2019 Vacation and Sale of Portion of Bigelow Street and Unnamed Alley

The Department of Transportation and Engineering (DOT) has no objection to the above request provided the following conditions are met:

1. All abutting property owners must agree to the sale/vacation in writing.

2. Developer must have ownership of all private property needed for the development, prior to the vacation.

3. All major issues that were identified in the Coordinate Site Review Process should be approved by the corresponding department prior to vacation of the right-of-way.

4. The existing utilities must be granted easements or relocated at petitioner's expense.

5. No Auditor's parcels shall be landlocked by this vacation/sale. If possible, potential landlocked parcels should be consolidated with parcels having legal street frontage.

6. The petitioner is required, at their expense, to provide the City with an acceptable legal description for the sale area that meets the recordable standards of the Hamilton County Recorder's Office.

7. A DOT street opening permit, obtained by a DOT licensed street contractor, is required for all private improvements in the public right-of-way. All improvements in the public right-of-way must be built to City standards, policies and guidelines. Application for permits may be made at Room 425, City Hall, 801 Plum Street. Please note that plan drawings (2 sets), to be reviewed by DOT, must be attached to the permit application.

8. The proceeds from the sale of the property interests shall be deposited into Property Management Fund 209 to pay the fees for services provided by the City's Real Estate Services Division in connection with the sale, and that the City's Finance Director is hereby authorized to deposit amounts in excess thereof, if any, into the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757. The City's Finance Director is authorized to transfer and appropriate the proceeds from the sale of the right-of-way property, net of real estate service fees, from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to Capital Improvement Program Project Account no. 980x233x182306, "Street Improvements".
The Ordinance shall include this condition.

Please contact Cheri Rekow at 352-4887 if you have additional questions.
January 9, 2020

To: Thomas R. Klumb, Manager, Law-Real Estate

From: Rebecca L. Calder, P.E., Senior Engineer, Water Works

Copies to: Engineering File

Subject: CR90-2019 –REVISED RESPONSE Vacation and Sale of Portion of Bigelow Street and Unnamed Alley

The Water Works removes the objection to the subject vacation and sale of portion of Bigelow Street contingent on the development purchasing the property parcels along the proposed portion of Bigelow to be vacated.

Within the portion of Bigelow Street there is an existing 6" water main, fire hydrant and four active (3/4" – H91375, 3/4" – H43443, 3/4" – H43444 and 5/8"- H64388) water service lines.

The Water Works has no objection to the vacation of the unnamed alley. There are neither water mains nor appurtenances in the unnamed alley.

RLC

RLC
Bunch, Renee

From: Abel, Michael D <Michael.Abel@duke-energy.com>
Sent: Thursday, December 19, 2019 5:45 PM
To: Bunch, Renee
Cc: Dube, Kirk; Hutchison, Craig W
Subject: [External Email] RE: CR #90-2019 Vacation and Sale of Portion of Bigelow Street and Unnamed Alley

External Email Communication

Good Evening Renee,

Duke Energy overhead electric and gas facilities currently located within the right of way of Bigelow Street could potentially be impacted by the granting of the vacation and sale as requested. In order to minimize disruption to existing utilities within said rights of way, Duke Energy reserves the right of unrestricted ingress and egress. No structures may be constructed within said utility area IN CONFLICT WITH SUCH ELECTRIC AND GAS FACILITIES, nor may the utility area be physically altered so as to (1) Reduce the clearances of the facilities; (2) Impair the ability to maintain the facilities or; (3) Create a hazard to the utility’s facilities. Any party damaging said facilities shall be responsible for all costs and expenses associated with the repair or replacement of the same.

If the said overhead electric and gas facilities are to remain in the existing location, Duke Energy Ohio, Inc. Land Services would request that an easement be granted in our customarily used easement form at the time of the closing of the properties and prior to the objections being lifted.

If you should have any concerns or questions, please don’t hesitate to contact me.

Thank you,

Michael D. Abel

DUKE ENERGY.

Senior Real Estate Representative, Distribution and Transmission
Targeted Underground Program
Submersible Program
Midwest Land Services
2010 Dana Avenue
Room EF320
Cincinnati, Ohio 45207
Office: (513) 458-4036
Fax: (513) 458-4264
Cell: (513) 781-7985 (NOTE: NEW NUMBER)
Michael.Abel@duke-energy.com

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, November 13, 2019 1:43 PM
Duke Energy Gas has a standard pressure main running down Bigelow St. If this area is vacated we will need an easement for our facilities in this area.

Renee,

Duke Energy Electric currently has overhead facilities along the southern portion of Bigelow Street. If this area is vacated we will need an easement for our facilities in this area.

Thanks,

Craig Hutchison
Sr. T&D Design Technician
Customer Delivery – Duke Energy OH
2010 Dana Avenue
Rm. EF324
Cincinnati, OH 45207
craig.hutchison@duke-energy.com
513-458-3847 (desk)
513-646-6213 (cell)
513-458-4266 (fax)

Click here to access Duke Energy’s Construction Toolbox for Builders, Developers and Contractors
Click here to pay a Construction Invoice
Need help finding a qualified home repair contractor? Click here and check out our Find-it-Duke tool & we’ll help you find one
Bunch, Renee

From: Hutchison, Craig W <Craig18Hutchison@duke-energy.com>
Sent: Wednesday, November 13, 2019 1:51 PM
To: Bunch, Renee
Cc: French, Danielle; Dube, Kirk; Abel, Michael D
Subject: [External Email] RE: CR #90-2019 Vacation and Sale of Portion of Bigelow Street and Unnamed Alley

External Email Communication

Renee,

Duke Energy Electric currently has overhead facilities along the southern portion of Bigelow Street. If this area is vacated we will need an easement for our facilities in this area.

Thanks,

Craig Hutchison
Sr. T&D Design Technician
Customer Delivery – Duke Energy OH
2010 Dana Avenue
Rm. EF324
Cincinnati, OH 45207
craig.hutchison@duke-energy.com
513-458-3847 (desk)
513-646-6213 (cell)
513-458-4266 (fax)

Click here to access Duke Energy's Construction Toolbox for Builders, Developers and Contractors
Click here to pay a Construction Invoice

Need help finding a qualified home repair contractor? Click here and check out our Find-it-Duke tool & we'll help you find one

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From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, November 13, 2019 1:43 PM
To: rsp, cr <cr.rsp@cincinnati-oh.gov>; Bere, Felix <Felix.Bere@cincinnati-oh.gov>; Bonner, Nancy
<Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky
<Becky.Calder@gcww.cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Creamer, Linda
<Linda.Creamer@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Drummonds, Kimberly
<Kimberly.Drummonds@cincinnati-oh.gov>; Goodpaster, Robert <Robert.Goodpaster@cincinnati-oh.gov>; Gulliford,
Carmen <Carmen.Gulliford@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob
<Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Schroer, Bob
<Bob.Schroer@cincinnati-oh.gov>; Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>; Shad, Matthew
<Matthew.Shad@cincinnati-oh.gov>; Witte, Cynthia <Cynthia.Witte@cincinnati-oh.gov>
Cc: Cox, David <David.Cox@cinbell.com>; Hutchison, Craig W <Craig.Hutchison@duke-energy.com>; French, Danielle
<Danielle.French@duke-energy.com>; Dube, Kirk <Kirk.Dube@duke-energy.com>; Abel, Michael D
Bunch, Renee

From: Shad, Matthew
Sent: Wednesday, November 20, 2019 4:33 PM
To: Bunch, Renee
Cc: rsp, cr
Subject: FW: CR #90-2019 Vacation and Sale of Portion of Bigelow Street and Unnamed Alley
CR 90 2019 Vacation and Sale of Portion of Bigelow Street and Unnamed Alley (00300807xC2130).pdf; CSR Letter - Bigelow Residential (P) - CPRE190076.pdf

Renee

A Coordinated Site Review has been provided. As noted in the letter, much work is still needed to make this a viable and approvable project.

Buildings & Inspections recommends CONDITIONAL APPROVAL subject to the following conditions:

2. Recommended Rezoning to PD has been approved by City Council.
3. A Consolidation Plat shall immediately be recorded upon completion of sale and before additional permitting activity.

Matthew Shad, AICP | Zoning Administrator
City of Cincinnati | Buildings & Inspections
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-3418 (p) | 513-352-2378 (f) | 513-460-5848 (c) | Website | Plan Cincinnati

-----Original Message-----
From: Dahlberg, Art <art.dahlberg@cincinnati-oh.gov>
Sent: Wednesday, November 20, 2019 8:12 AM
To: Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>
Subject: Re: CR #90-2019 Vacation and Sale of Portion of Bigelow Street and Unnamed Alley

Ok to send

Sent from my iPhone

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Wednesday, November 13, 2019 1:43 PM
To: rsp, cr <cr.rsp@cincinnati-oh.gov>; Bere, Felix <Felix.Bere@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Calder, Becky
Renee,

All trees to be removed within the ROW will need to be identified by the requestee, assessed for their value, and the compensation of the trees deposited to Parks fund 428.

We are happy to work with the developer to see this process through.

Thanks,

Crystal Courtney | Urban Forestry Supervisor
Cincinnati Park Board | 3215 Reading Road | Cincinnati, OH | 513.861.9070
www.cincinnati.parks.com

From: Schuckman, Steven <Steven.Schuckman@cincinnati-oh.gov>
Sent: Wednesday, November 13, 2019 3:55 PM
To: Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Tonnis, Paul <Paul.Tonnis@cincinnati-oh.gov>
Subject: FW: CR #90-2019 Vacation and Sale of Portion of Bigelow Street and Unnamed Alley

From: Bunch, Renee
Sent: Wednesday, November 13, 2019 1:43 PM
To: rsp, cr; Bere, Felix; Bonner, Nancy; Bowling, Donna; Calder, Becky; Crawford, Thomas; Creamer, Linda; Dobbs, Addeline; Drummonds, Kimberly; Goodpaster, Robert; Gulliford, Carmen; Jones, Dan G. (Recreation); Kern, Rob; Koopman, Joel; Schroer, Bob; Schuckman, Steven; Shad, Matthew; Witte, Cynthia
Cc: Cox, David; Craig Hutchison; Danielle French; Kirk Dube; Michael Abel
Subject: CR #90-2019 Vacation and Sale of Portion of Bigelow Street and Unnamed Alley

Please review attached. Responses are due by December 13, 2019.
Honorable City Planning Commission  
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed lease of Lunken Airport Area 32 located at 422 Wilmer Avenue in the East End.

GENERAL INFORMATION:
Location: 422 Wilmer Avenue
Lessee: Macy's Corporate Services, Inc.
Lessee Address: 7 West Seventh Street, Cincinnati, OH 45202

BACKGROUND AND ANALYSIS:
Macy's Corporate Services, Inc. has been leasing 2.26 acres at 422 Wilmer Avenue since March 15, 1999, located within Lunken Airport in the East End. This lease expired on January 31, 2020 and has been rented month-to-month. The new lease is proposed to begin effective February 1, 2020 for one year at a cost of $64,585.00 annually ($5,382.08 per month), which is the fair market value of the leased property. The lease can be extended four more times, each for a period of one year (for a total of 5 years). Other terms of the lease are similar to the previous lease.

The City's Department of Transportation and Engineering (DOTE), who manages and controls the airport, worked with the petitioner and the City's Real Estate Division to work out the new lease for the site within the Manufacturing Limited (ML) zoning district.

CONSISTENCY WITH PLAN CINCINNATI:
The proposed lease is consistent with a Goal identified in the Compete Initiative Area of Plan Cincinnati that emphasizes the City of Cincinnati to "foster a climate conducive to growth, investment, stability, and opportunity" (page 102). The lease is also consistent with the concept of "Grow our own" which focuses on retention, expansion and relocation of existing businesses (page 102). The Compete Initiative Area also states that the City should "target investment to geographic areas where there is already economic activity" (page 115).

It is also consistent with the Connect Initiative Area's long-range plan (8-10 years) which states "continue to enhance Lunken Airport Functions and facilities according to the 2014 Airport Master Plan" (page 144).

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

APPROVE the proposed lease of Lunken Airport Area 32 located at 422 Wilmer Avenue in the East End.

Respectfully submitted,

James Weaver, AICP, Senior City Planner
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director
Department of City Planning
Honorable City Planning Commission  
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed lease of Lunken Airport Area 39 located at 400 Wilmer Avenue in the East End.

GENERAL INFORMATION:
Location: 400 Wilmer Avenue
Lesse: Cin-Air Limited Partnership
Lessee Address: 400 Wilmer Avenue, Cincinnati, OH 45226

BACKGROUND AND ANALYSIS:
Cin-Air Limited Partnership has been leasing 1.98 acres at 400 Wilmer Avenue since May 24, 1990, located within Lunken Airport in the East End. This lease expired on June 30, 2008 and has been rented month-to-month. The new lease is proposed to begin effective February 1, 2020 for five years at a cost of $50,800.00 annually ($4,233.33 per month), which is the fair market value of the leased property. The lease can be extended three more times, each for a period of five years (for a total of 20 years). The rent will be adjusted at each renewal term to reflect the fair market value of the property. Other terms of the lease are similar to the previous lease.

The City’s Department of Transportation and Engineering (DOTE), who manages and controls the airport, worked with the petitioner and the City’s Real Estate Division to work out the new lease for the site within the Manufacturing Limited (ML) zoning district.

CONSISTENCY WITH PLAN CINCINNATI:
The proposed lease is consistent with a Goal identified in the Compete Initiative Area of Plan Cincinnati that emphasizes the City of Cincinnati to “foster a climate conducive to growth, investment, stability, and opportunity” (page 102). The lease is also consistent with the concept of “Grow our own” which focuses on retention, expansion and relocation of existing businesses (page 102). The Compete Initiative Area also states that the City should “target investment to geographic areas where there is already economic activity” (page 115).

It is also consistent with the Connect Initiative Area’s long-range plan (8-10 years) which states “continue to enhance Lunken Airport Functions and facilities according to the 2014 Airport Master Plan” (page 144).

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

APPROVE the proposed lease of Lunken Airport Area 39 located at 400 Wilmer Avenue in the East End.

Respectfully submitted,

James Weaver, AICP, Senior City Planner  
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director  
Department of City Planning
Honorable City Planning Commission  
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed easement at 2062 Riverside Drive in the East End.

GENERAL INFORMATION:
Location: 2062 Riverfront Drive in the East End
Applicant: Fulton Landing, LLC
Applicant’s Address: 2057 Riverside Drive, Cincinnati, Ohio 45202

BACKGROUND AND ANALYSIS:
The City of Cincinnati intends to grant an existing building easement encroaching into the right-of-way (ROW) at 2062 Riverside Drive. The proposed easement area will be 10 feet wide by 50 feet long. The parcel is located in Area 1 of the Riverside Drive Hillside Stabilization Project and the encroachment of the building is a result of the hillside slippage. Fulton Landing, LLC asserted the permanent easement is needed to accommodate an existing commercial building which was moved into the right-of-way (ROW) during a landslide. The applicant agreed to pay $110.00, which is the fair market value for the easement, to the City to legalize the existing building encroaching into the ROW.

City Departments consented to the easement per Coordinated Report #30-2018. The Department of Transportation and Engineering consented to the permanent easement after ascertaining the encroachment and the structure will not interfere with vehicular, bicycle, and pedestrian movements and operation. The Department of Buildings and Inspections gave its conditional approval upon receipt of a report from a Structural Engineer stating they have reviewed the building and that the Engineer has determined that the building is structurally sound, adequately stabilized, and that the building will not encroach further upon the right-of-way.

CONSISTENCY WITH PLAN CINCINNATI:
The proposed easement and project are consistent with a Goal identified in the Compete Initiative Area of Plan Cincinnati (2012) that emphasizes the City of Cincinnati to “foster a climate conducive to growth, investment, stability, and opportunity” (page 102). The Compete Initiative Area also states that the City should “target investment to geographic areas where there is already economic activity” (page 115).

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

APPROVE the proposed easement at 2062 Riverside Drive in the East End.

Respectfully submitted:

Felix F. Bere, AICP, Senior City Planner  
Department of City Planning

Approved:

Katherine Keough-Jurs, AICP, Director  
Department of City Planning
Proposed Encroachment Easement: 2062 Riverside Drive in the East End

Legend
- **Subject Property: 2062 Riverside Drive**
- **Proposed Easement Location**
PLAT OF EASEMENT
SITUATED IN
CITY OF CINCINNATI, HAMILTON COUNTY
OHIO
AND ADJOINING LOTS 6 AND 7 OF
VANCE'S SUBDIVISION OF VANCEVILLE
AS RECORDED IN
DEED BOOK 44, PAGE 332

SCALE: 1' = 20'

AMERICAN LAND SURVEYS
260 TECHNO CENTER DR.
SUITE 107
MILFORD, OHIO 45150
(513) 735-4200

DRAWN: TNK
CHECKED: TNK
DATE: 1/29/18
SCALE: 1" = 20'
JOB NO.: 7615
SHEET 1
OF 1 SHEETS
MAPS AND EXHIBITS

(Field Inspection Effective Date)

Larger parcel ROW- Riverside Drive

Petitioner's property

Encroachment by sliding building

Encroachment by sliding building

Petitioner Property

ROW improvements
Honorable City Planning Commission  
Cincinnati, Ohio  

**SUBJECT:** A report and recommendation on a proposed easement at 3199 Warsaw Avenue in East Price Hill.

**GENERAL INFORMATION:**  
Location: 3199 Warsaw Avenue  
Petitioner: Tom Nestor, East Price Hill Public Library  
Petitioner’s address: 800 Vine Street, Cincinnati, Ohio 45202

**BACKGROUND AND ANALYSIS:**  
The property at 3199 Warsaw Avenue is situated at the southeast corner of Warsaw and Purcell avenues in East Price Hill. The property is in a Commercial Community-Mixed (CC-M) zoning district and is within the newly established Warsaw Avenue Local Historic District.

This easement is needed by the Price Hill Branch Library for their renovation and expansion. The library is requesting a perpetual nonexclusive easement for the purposes of ingress/egress and a building utility connection to utilities served under Purcell Avenue. The easement will encroach on City property at 3199 Warsaw Avenue. This easement allows for the construction to renovate and expand the library located at 970 Purcell Avenue. The proposed easement was circulated to all City Departments; no objections currently exist.

**CONSISTENCY WITH PLANS:**  
The proposed easement is consistent with *Plan Cincinnati* (2012) in the Compete Initiative Area to “Foster a climate conducive to growth, investment, stability, and opportunity” and to “Pursue new growth and business recruitment efforts in target industries” (page 103). It is also consistent with the *Warsaw Alive Plan* (2018) to “Identify which community assets to focus on, such as the Price Hill Historical Society, Library, Recreation Center, etc” (Goal 2, Strategy 4, Action Step 1 on page 40).

**RECOMMENDATION:**  
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**APPROVE** the proposed easement at 3199 Warsaw Avenue in East Price Hill.

Respectfully submitted:  

Caroline Hardy Kellam, Senior City Planner  
Department of City Planning

Approved:  

Katherine Keough-Jurs, AICP, Director  
Department of City Planning
EASEMENT PLAT
TO PRICE HILL LIBRARY
FOR INGRESS, EGRESS, AND ALL UTILITIES

HAMILTON COUNTY, OHIO
CITY OF CINCINNATI
SECTION 36, TOWN 4, FRACTIONAL RANGE 1

RECORDED IN PLAT BOOK
VOL. ____, PG. ____

PRICE HILL LIBRARY
175-0017-0091-90
HAMILTON COUNTY LIBRARY
DEED BOOK 1655 PAGE 235

PROPOSED EASEMENT TO PUBLIC LIBRARY OVER PART OF DEMPSEY PARK (STRIP OF LAND BETWEEN PRICE HILL LIBRARY PARCEL AND PURCELL AVENUE DEDICATED RIGHT OF WAY)

PUBLIC LIBRARY OF CINCINNATI AND HAMILTON COUNTY, PRICE HILL BRANCH

Fishbeck
11353 REED HARTMANY HIGHWAY, SUITE 500
CINCINNATI, OHIO 45247

DATE: 11/26/2019
SCALE: 1"=40'

THIS PLAT IS BASED ON A FIELD SURVEY
DATED 2019 BY CASEY WALTER, OHIO
REGISTERED LAND SURVEYOR NUMBER 8156.