

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

To: The Honorable Council of the City of Cincinnati

Date: 9/20/2024

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

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

Area Contained in Property (Excluding Streets): 3.8468 acres

Present Use of Property: Vacant land

Proposed Use of Property & Reason for Change: 180-units of multi-family housing with a mix of 1-BR, 2-BR, and 3-BR units.

Property Owner's Signature: _____

Name Typed: May Street Land Development LLC

Address: 5710 Wooster Pike, Suite 320, Cincinnati, OH 45227 Phone: 513-221-1854

Agent Signature: _____

Name Typed: Kingsley Consulting, LLC dba Kingsley + Co.

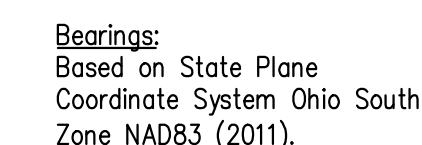
Address: PO Box 19967 Cincinnati, OH 45219 Phone: 513-903-7019

Please Check if the Following Items are Attached

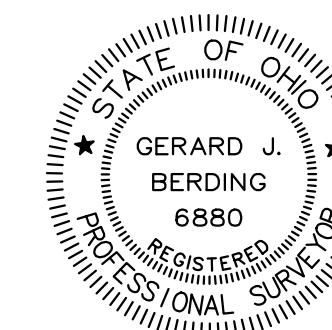
Application Fee x

Copies of Plat x

Copies of Metes and Bounds x



Area to be Reclassified
3.8468 Acres



Gerard J. Berding, P.S. - 6880
berding@berdingsurveying.com

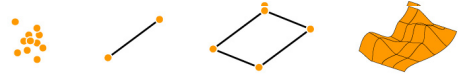
05/15/2024
Date



Revisions



GPS Surveying • 3D Laser Scanning
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3.8468 Acres – Area to be Reclassified

Situated in Section 8, Town 3 Fraction Range 2, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the centerlines of May Street and Tuxedo Place;

Thence with said centerline of Tuxedo Place, South $84^{\circ}33'25''$ East, 319.94 feet;

Thence leaving said centerline of Tuxedo Place, along a curve deflecting to the left, having a radius of 579.11 feet, an arc length of 22.95 feet, a delta angle of $02^{\circ}16'16''$ and being subtended by a chord bearing North $08^{\circ}40'24''$ East, 22.95 feet;

Thence North $84^{\circ}04'09''$ West, 4.56 feet;

Thence North $05^{\circ}55'51''$ East, 200.00 feet;

Thence North $84^{\circ}04'09''$ West, 12.00 feet;

Thence North $05^{\circ}55'51''$ East, 170.98 feet to the centerline of Lincoln Avenue;

Thence with said centerline of Lincoln Avenue, South $83^{\circ}58'09''$ East, 65.00 feet;

Thence leaving said centerline of Lincoln Avenue, South $05^{\circ}55'51''$ West, 307.31 feet;

Thence along a curve deflecting to the right, having a radius of 1450.19 feet, an arc length of 347.80 feet, a delta angle of $13^{\circ}44'28''$ and being subtended by a chord bearing South $12^{\circ}48'04''$ West, 346.97 feet;

Thence South $84^{\circ}04'09''$ East, 4.69 feet;

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

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



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3.8468 Acres – Area to be Reclassified

Thence North $86^{\circ}21'53''$ West, 78.63 feet;

Thence along a curve deflecting to the right, having a radius of 579.11 feet, an arc length of 75.64 feet, a delta angle of $07^{\circ}29'00''$ and being subtended by a chord bearing South $50^{\circ}17'18''$ West, 75.58 feet;

Thence along a curve deflecting to the right, having a radius of 579.11 feet, an arc length of 33.76 feet, a delta angle of $03^{\circ}20'24''$ and being subtended by a chord bearing South $55^{\circ}42'00''$ West, 33.76 feet;

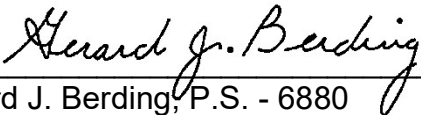
Thence South $55^{\circ}28'57''$ West, 25.04 feet;

Thence North $71^{\circ}30'49''$ West, 179.20 feet to the centerline of aforesaid May Street;

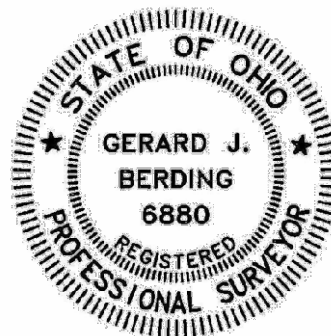
Thence with said centerline of May Street, North $19^{\circ}06'01''$ East, 398.72 feet to the **POINT OF BEGINNING**.

Containing 3.8468 Acres to be reclassified.

Bearings are based on State Plane Coordinate System Ohio South Zone NAD83 (2011).


Gerard J. Berding, P.S. - 6880

05/15/2024
Date



G.J. Berding Surveying, Inc.

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