

April 26, 2022

Mr. Mark D. Walker
MW Walker & Associates
6809 Main Street, #1064
Cincinnati, Ohio 45244

Re: 3250/3256 Hardisty Avenue | 6-Lot Single-family Development (D) – **(CPRE220024)** Final Recommendations

Dear Mr. Walker,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project 3250/3256 Hardisty Avenue in the Community of Mt. Lookout. The information provided are the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **May 3, 2022 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement Department

Immediate Requirements to move the project forward:

1. The proposed project requires review by the City Planning Commission as it is considered a Major Subdivision per Section 200-01-S5 and 200-01-S6 of the Subdivision Regulations under the following provisions:
 - 200-01-S6(a) - The proposed subdivision includes the opening, widening, extension or improvement of a street.
 - 200-01-S6(b) - The proposed subdivision includes the installation, extension, or modification of a public utility service line.
 - 200-01-S6(c) - The proposed subdivision will result in four or more lots.
 - 200-01-S6 (d) - The proposed subdivision includes variance and relief requests from the Cincinnati Zoning Code and the Subdivision Regulations
 - 200-01-S6 (g) - The proposed subdivision is located within a Hillside Overlay District.
2. Lot width at the private drive should be indicated on the plans. A minimum lot width of 60-feet is required in the SF-10 (Single-family Residential zoning district). Any lot that does not meet the minimum lot width will require a variance from Section 800-03(a) of the Subdivision Regulations.
 - If a variance from Section 800-03(a) of the Subdivision Regulations is required, the applicant should provide evidence for each variance requested as outlined in Section 500-03(a-g).
3. Applicant should provide evidence for each variance requested from the Cincinnati Zoning Code as outlined in Section 1445-15.
4. All proposed easements, including private easements and access easements should be clearly indicated on the plat.

Requirements to obtain permits:

1. A subdivision improvement plan will be required before site development permits are issued and necessary improvements are installed or modified. This would require review and approval by the City Planning Commission.
 - o Plat must include all items outlined in Section 400-05 of the Subdivision Regulations for a Subdivision Improvement Plan Submission.
2. A final plat will be required and must be reviewed and approved by the City Planning Commission.
 - o Plat must include all items outlined in Section 400-07 of the Subdivision Regulations for a Final Plat Submission.

Recommendations:

1. The Department of City Planning & Engagement recommends that the applicant meet with the Mt. Lookout Community Council to discuss the project.

Contact:

- **Stacey Hoffman** | City Planning | 513-352-4890 | stacey.hoffman@cincinnati-oh.gov

City Planning & Engagement Department – Zoning

Immediate Requirements to move the project forward:

1. Easements will be required for the turnaround because it is currently on a separate lot 3250 Hardisty. The lot that is created by the lot split will create a non-conforming lot. 3250 Hardisty will have street frontage on the new private drive and 3256 Hardisty will be a double frontage lot. The front yard average is 60'.
2. 3250 Hardisty will need a front yard variance of 36.5'.
3. The approximate cumulative excavation and fill for the drive area is 46'. A Hillside review of 38' will be required.
4. The retaining wall maximum height is approximately 16'. A Hillside review of 8' will be required.
5. The retaining wall cumulative excavation and fill is approximately 26'. A Hillside review 18' will be required.

Lot 1

6. The approximate cumulative excavation and fill for the site is 22'. A Hillside review of 14' will be required.
7. The Maximum Building Envelope height is exceeded by 3.64'. A Hillside review of 3.64' will be required.

Lot 2

8. The approximate cumulative excavation and fill for the site is 20'. A Hillside review of 12' will be required.
9. The Maximum Building Envelope height is exceeded by 4.47'. A Hillside review of 4.47' will be required.

Lot 3

10. The approximate cumulative excavation and fill for the site is 20'. A Hillside review of 12' will be required.

11. The Maximum Building Envelope height is exceeded by 7.73'. A Hillside review of 7.73' will be required.

Lot 4

12. The approximate cumulative excavation and fill for the site is 20'. A Hillside review of 12' will be required.
13. The Maximum Building Envelope height is exceeded by 5.68'. A Hillside review of 5.68' will be required.

Lot 5

14. The approximate cumulative excavation and fill for the site is 25'. A Hillside review of 17' will be required.
15. The Maximum Building Envelope height is exceeded by 11.92'. A Hillside review of 11.92' will be required.

Lot 6

16. The approximate cumulative excavation and fill for the site is 20'. A Hillside review of 12' will be required.
17. The Maximum Building Envelope height is exceeded by 8.62'. A Hillside review of 8.62' will be required.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Walter Moeller** | ZPE | 513-352-3964 | walter.moeller@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A PTI from the OEPA will be required for sewer extension. Please contact Steve Parker at 513-244-1351 or steven.parker@cincinnati-oh.gov for assistance.
2. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
3. An approved site utility plan will be required for each residence to receive approved permit.

Recommendations

- None

Contact:

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

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

1. Due to frequent flooding issues on the Delta Ave corridor, SMU will not move the project forward until the following is reviewed:
 - Drainage maps
 - Detention calculations (may follow MSD rules sections 303, combination sewer)
 - Show that detention basin possesses adequate capacity. Include pass through flow from upstream areas. Show detention maximum volume and 100-year flood stage.
 - Show emergency spillway and emergency flood route.
 - Show section drawing of the detention control structure.

Requirements to obtain permits:

1. Subdivision plat: include all private drainage easements for all swales, conveyances, and storm lines that cross property lines.
2. Sheet 7/14 Grading Plan
 - Show all downspouts connections to the sewer system. Label pipes sizes and materials.
 - Show more defined reversed crown at street centerline to ensure runoff capture.
3. Submit an Erosion and Sediment control plan.

Recommendation:

1. SMU will require an As-built survey at the end of construction.

Contact:

- **Saidou Wane** | SMU | 513-352-3204 | saidou.wane@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. The existing Preliminary Application CIN-324 may need to be revised. Resubmit for a revised PA. Any questions contact Shawn Wager at 513-591-7877 or Shawn.Wagner@gcww.cincinnati-oh.gov.

Requirements to obtain permits:

1. Greater Cincinnati Water Works will not approve any new building permits and water service branch(es) until this new public water main is in service.
2. Water main must be located a minimum of 10 ft horizontal separation from both the sanitary and storm sewers. The water main must also be a minimum of 10 ft away from the retaining wall. The water must be located under the pavement.
3. Must have a stamped and recorded plat for each parcel before any building permits will be approved or water service branches sold.
4. Each parcel will need to have its own water service branch. Water service lines are not to cross parcel lines.

Recommendations:

1. Owner(s)/Developer(s) will need to hire a civil engineering company to perform the public water main design work to submit to Shawn Wagner, Greater Cincinnati Water Works
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber to perform the private water service branch design work and installation. Existing branches will be required to be brought to current standards as part of this work.

3. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.
4. Contact Shawn Wagner 513-591-7877 or Shawn.Wagner@gcww.cincinnati-oh.gov for water main extension.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. Provide a site plan confirming that there is at least one readily accessible fire hydrant is within 500 feet from all parts of each structure.
2. The minimum fire flow requirements for Residential structures (1,2 and 3) family dwellings is 1000 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi)
3. The Fire Department access roads are required to be 20 feet in width.
4. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
5. The total turn around length for the Hammerhead shown needs to be a total of 70 feet. The street width is showing 30 feet. The depth for the backing in area is to be 40 feet.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Robert A. Hart** | Fire Dept. | 513-357-7597| robert.hart@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

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

Recommendations:

1. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The development design should consider the locally increasing storm intensities and its detrimental effects on hillside stability. A City resilience goal is to have no increase in storm damage remediation costs.

- b. The development goal should be to earn at a minimum the LEED Certified rating level.
- c. Rooftop solar should be considered in the design as a renewable energy source.
- d. Site parking should be wired for electric vehicle charging.
- e. Site areas should include space designated for recycling carts.
- f. The use of trees in the landscape design should be included to enhance urban forestry.
- g. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Howard Miller** | OES | 513-352-6999 | howard.miller@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

1. No issues or comments from Urban Forestry.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Marianne Prue** | Urban Forestry | 513-861-9070 | marianne.prue@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Must meet the requirements of the Subdivision Manual.
 - a. Pavement section must be built to DOTE requirements.
 - b. Work with DOTE on the detail plans for the work in the existing right of way.
2. Abutting property owners' consent is required.
3. Must meet DOTE requirements for the access from Delta.
4. Move the gate to be out of the right of way.
5. Geotechnical Report will be required.
 - a. Additional subsurface exploration required prior to issuance of excavation and fill permits or any building permit. Exploration needs to extend to anticipated depth of piers for retaining wall and anticipated depth of piers for residential structures.
 - b. Test borings also recommended along the alignment of storm sewer. These test borings need to extend to the depth of the proposed sewer.
 - c. Depending on the results of the additional subsurface exploration, additional slope stability analyses may be required.
 - d. Construction sequencing must also be addressed in a geotechnical report prior to issuance of any permit.
6. All work in the right of way will require a DOTE permit.
7. Contact DTEaddress@cincinnati-oh.gov for assigned addresses prior to submitting building permit applications.
 - a. Paper street is Brookfield Avenue, not Lane.

- b. If the proposed access outside of the existing right of way is to be a private or public street, it cannot be named Brookfield.

Recommendations:

- None

Contact:

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

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A statement of special inspections will be required for each building application.

Recommendations:

- None

Contact:

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

Law Department

Immediate Requirements to move the project forward:

1. The vacation of public right-of-way requires:
 - A coordinated report
 - Certificate of Title of all abutting property owners
 - Consent of abutting property owners in the form of a quitclaim deed to the City
 - Appraisal
 - City Planning Commission approval
 - City Council approval.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

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

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Roy Hackworth** | DCED | 513-352-6119 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

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

Recommendations:

- None

Contact:

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

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

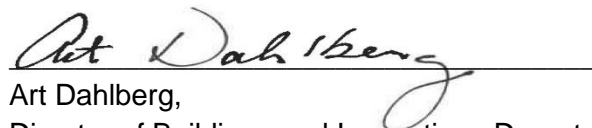
Contact:

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

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,



Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair



Rodney D. Ringer,
Development Manager

AD:RDR:hs