

June 5, 2020

Mr. Mark D. Walker  
Brookfield Lane, LLC  
6539 Harrison Avenue, Suite 1221  
Cincinnati, OH 45247

Re: Hardisty Avenue Single-Family Development (D) – **(CPRE200034) Revised Final**  
Recommendation

Dear Mr. Walker,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has revised our recommendation for your project at **3250-3256 Hardisty Avenue** based on our discussion at the June 2, 2020 meeting. The information provided must be followed as you move forward with your project. Thank you for developing within the City of Cincinnati.

### **City Planning Department**

#### **Immediate Requirements to move the project forward:**

1. The proposed lots are landlocked unless a portion of the unimproved ROW is developed either as a public or private street. Under the subdivision rules, proposed lots must abut a dedicated and improved public or private street (20+ feet) unless those lots are approved as rear lots or CPC grants a variance from one or more of the subdivision rules.

#### **Requirements to obtain permits:**

- None

#### **Recommendations:**

1. Continue with outreach to MT. Lookout Community Council and all abutting and adjacent property owners.

#### **Contact:**

- **Jared Ellis** | City Planning | 513-352-4843 | [jared.ellis@cincinnati-oh.gov](mailto:jared.ellis@cincinnati-oh.gov)

### **Buildings & Inspections – Zoning**

#### **Immediate Requirements to move the project forward:**

1. Easements will be required for the turnaround because it is currently on a separate lot.
2. Section 1433-19. - Base Development Requirements. Excavation and fills should not exceed eight feet in cumulative height. Excavation and/or fill of any height or cumulative amount that is not tied to a specific development is expressly prohibited. Regardless of height.
3. The cumulative excavation and fills for the drive is approximately 40 Feet.
4. A hillside review is required for the additional 32' for the cumulative excavation and fill for the drive.
5. Section 1433-19. - Base Development Requirements. Maximum Retaining Wall Height. Retaining walls may not exceed eight feet in height.

6. The Maximum retaining wall height is approximately 15'.
7. A hillside review is required for the 7' for the wall for the drive.
8. Section 1433-19. - Base Development Requirements. Excavation and fills should not exceed eight feet in cumulative height. Excavation and/or fill of any height or cumulative amount that is not tied to a specific development is expressly prohibited. Regardless of height,
9. The maximum cumulative excavation and fills for the Houses is approximately 20 Feet.
10. A hillside review is required for the additional 12' for the cumulative excavation and fill for the houses.

**Requirements to obtain permits:**

1. To determine the buildable height a set of elevation will be required.

**Recommendations:**

- None

**Contact:**

- **Walter Moeller** | Zoning | 513-352-3964 | [walter.moeller@cincinnati-oh.gov](mailto: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](mailto:steven.parker@cincinnati-oh.gov) for assistance.
2. Detention will be reviewed by Jeff Chen at [jeff.chen@cincinnati-oh.gov](mailto:jeff.chen@cincinnati-oh.gov) or 513-244-1357 per Section 303 of the MSD Rules and Regulations.
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](mailto:jim.wood@cincinnati-oh.gov)

**Stormwater Management Utility (SMU)**

**Immediate Requirements to move the project forward:**

1. Main issue addressed. SMU is ready to move the project forward.
2. However, still required to submit section drawing of the detention control structure.

**Requirements to obtain permits:**

1. Sheet 8/14 Utility Plan, Lots #4, 5 and 6: show downspouts connections to the 6" collector. Label material for collector.
2. Detention: show emergency spillway and emergency flood route.
3. NOI from the Ohio EPA is required.
4. Submit an approved Operation & Maintenance plan for the detention basin. For assistance in drafting the O&M please contact Nick Corcoran at [nick.corcoran@cincinnati-oh.gov](mailto:nick.corcoran@cincinnati-oh.gov)
5. Submit an approved Erosion and Sediment control plan.

**Recommendation:**

- None

**Contact:**

- **Saidou Wane** | SMU | 513-591-7746 | [Saidou.wane@cincinnati-oh.gov](mailto:Saidou.wane@cincinnati-oh.gov)

### **Water Works**

#### **Immediate Requirements to move the project forward:**

1. Owner/developer must have permission to work in the right of way of Brookfield Lane before approval will be given for the public water main extension.

#### **Requirements to obtain permits:**

1. Greater Cincinnati Water Works will not approve any new building permits and water service branch(es) until all the conditions on preliminary application are met and new public water main is completed, installed and in service.
2. Owner(s)/Developer(s) must abandon all existing unused water service branches.

#### **Recommendations:**

1. Any existing water service branch(es) on this property that are not to be used for this development, they must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of any existing water service branches before any new water service can be sold. Any questions please contact Branch Services 513-591-7837.
2. Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber to perform new private water service branch design work.
3. 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.

#### **Contact:**

- **Shawn Wagner** | WaterWorks | 513-591-7877 | [shawn.wagner@gcww.cincinnati-oh.gov](mailto:shawn.wagner@gcww.cincinnati-oh.gov)

### **Fire Department**

#### **Immediate Requirements to move the project forward:**

1. Confirm that the closest two hydrants have a fire flows of at least 750 GPM at 20 PSI.

#### **Requirements to obtain permits:**

1. For these structures confirm that there is at least one hydrant that is within 500' from all parts of each structure.
2. Closest hydrants are located at 3275 Hardisty and 3235 Hardisty, the owner has new hydrants shown on his site plan.
3. The proposed turnaround must remain in the development plan for ingress and egress due to the fact that the street is longer than 150 feet.

#### **Recommendations:**

- None

#### **Contact:**

- **Fred Prather** | Fire Dept. | 513-357-7595 | [fred.prather@cincinnati-oh.gov](mailto:fred.prather@cincinnati-oh.gov)

**Office of Environment and Sustainability (OES)**

**Immediate Requirements to move forward with project:**

- None

**Requirements to obtain permits:**

1. This project is anticipated to need a new City permanent utility easement for water and /or sewer. Those easement(s) must receive environmental approval per Admin Reg 30.
2. If more than 500 cubic yards of offsite sourced fill material is to be placed onsite, then it must receive environmental approval.

**Recommendations:**

1. The development goal should be to earn at a minimum the LEED Certified rating level.
2. Rooftop solar should be considered in the design as a renewable energy source.
3. Onsite parking should be wired for electric vehicle charging.
4. The use of trees in the landscape design should be included to enhance urban forestry.
5. The use of non-impervious surfaces should be maximized to the extent practical in the design.

**Contact:**

- **Matt Mullin** | OES | 513-352-5344 | [matt.mullin@cincinnati-oh.gov](mailto:matt.mullin@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](mailto:katalin.howard@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | 513-564-1870 | [brandon.kyle@cincinnati-oh.gov](mailto:brandon.kyle@cincinnati-oh.gov)
- **Shannon Heine** | Police Dept. | 513-352-2556 | [shannon.heine@cincinnati-oh.gov](mailto:shannon.heine@cincinnati-oh.gov)

**Health Department**

**Immediate Requirements to move the project forward:**

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

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Trisha Blake** | Health Dept. | 513-352-2447 | [trisha.blake@cincinnati-oh.gov](mailto:trisha.blake@cincinnati-oh.gov)

## **Department of Transportation & Engineering (DOT E)**

### **Immediate Requirements to move the project forward:**

1. Use of the public right of way of the private drive will require either a lease or a sale of the right of way. The applicant must determine which process they would like to pursue. Either process will require the consent of the abutting property owners of the portion being leased/sold.

### **Requirements to obtain permits:**

1. What is the proposed street name? It will need to be approved.
2. Design of the private street must meet City Standards.
3. Sidewalk should be 5' wide minimum.
4. City standard curb cut at Delta.
5. DOTE permit is required for all work in the right of way.

### **Recommendations:**

- None

### **Contact:**

- **Morgan Kolks** | DOTE | 513-352-5285 | [morgan.kolks@cincinnati-oh.gov](mailto:morgan.kolks@cincinnati-oh.gov)

## **Buildings & Inspections – Buildings**

### **Immediate Requirements to move the project forward:**

- None

### **Requirements to obtain permits:**

1. Geotech soils reports and recommendations are required for the overall site and individual lots.
2. The retaining wall requires separate applications for each parcel it is on.
3. Ingress/Egress easements are required.
4. All structures must be certified by a registered design professional.

### **Recommendations:**

- None

### **Contact:**

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | [robert.martin@cincinnati-oh.gov](mailto:robert.martin@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](mailto:roy.hackworth@cincinnati-oh.gov)

**Law Department**

**Immediate Requirements to move the project forward:**

1. The sale or lease of Brookfield Street unimproved R/W is necessary for access.

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Charles Martinez** | Law | 513-352-3359 | [charles.martinez@cincinnati-oh.gov](mailto:charles.martinez@cincinnati-oh.gov)

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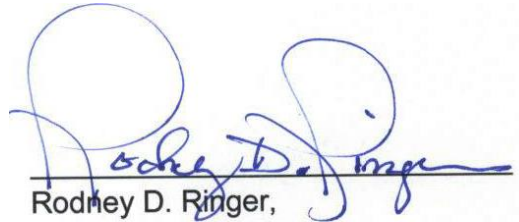
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **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