

202200762

PO Box 9244
Cincinnati OH 45209
oakleynow.com



November 23, 2020

Ms. Emily Ahouse
Zoning Administrator
Department Zoning Administration
City of Cincinnati
Two Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Emily.ahouse@cincinnati-oh.gov

RE: Morelia Group's Requested Zone Change Request from RMX to CG-A

Dear Ms. Ahouse:

At the November 3, 2020 meeting of the Oakley Community Council, representatives of Morelia Group were present to request a zone change with respect to their plans for development on Madison Road north of Kennedy Avenue in Oakley. The Trustees were advised that the zone change was required for Morelia's proposed commercial development. Mr. Christopher Hildebrant made a request of the Board of Trustees for a Letter of Support for the zone changes for multiple parcels as noted below.

The following motion was made at the November 3, 2020 OCC meeting: "[t]he Oakley Community Council hereby supports Morelia Group, LLC's ("Applicant's") proposal to change the zoning classification of Hamilton County, Ohio Auditor's Parcel Nos. 051-0002-0139, 051-0002-0140, 051-0002-0141, 051-0002-0142, 051-0002-0143, 051-0002-0144, 051-0002-0145 and 051-0002-0153 (collectively, the "Parcels") from Residential, Mixed ("RMX") to Commercial, General ("CG-A"), provided that the following requirements are imposed as conditions to such zoning change:

1. All buildings constructed on the Parcels shall feature compatible exterior building materials and colors;
2. Applicant shall convey to the City of Cincinnati (the "City") a strip of land approximately sixteen feet (16') in width along the frontage of the Parcels bordering Madison Road, subject to approval of such conveyance by the City and the Ohio Department of Transportation ("ODOT"); and

Applicant shall install a pedestrian crosswalk across Madison Road connecting to the Parcels, subject to approval of such installation by the City and ODOT."



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As per the enclosed copy meeting minutes, the motion passed with seven yeas votes, three no votes and with two abstentions.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at seth.shaifer@oakleynow.com

Sincerely,

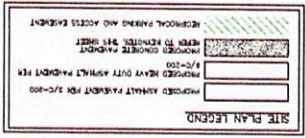
Seth Shaifer

Seth Shaifer
Zoning Committee Chair
OCC Trustee

Attachment

CC: OCC File
Morelia Group

SHEET 10 OF 15
C-400
 CIVIL SITE IMPROVEMENT DRAWINGS
 CROSSINGS OF OAKLEY
 MADISON ROAD
 CINCINNATI, OHIO
 PROJECT
 CLIENT
MOORELLA GROUP
 8600 GOVERNORS HILL DRIVE, SUITE 160
 CINCINNATI, OHIO 45249
 PH: 513.963.1100 WWW.MOORELLAGROUP.COM
 ARCHITECT
CARDINAL
 1400 BROADWAY
 CINCINNATI, OHIO 45219
 PH: 513.963.1100
 DATE # 17/01/2022
 SCALE 1"=20'
 PROJECT NO. 20-133
 DRAWN BY JF
 CHECKED BY JF
 DATE 1/18/2022
 SITUATION DIMENSION
 PLAN



- SITE KEY NOTES:**
1. EXISTING ASPHALT PAVEMENT PER 312-C-400
 2. EXISTING ASPHALT PAVEMENT PER 312-C-400
 3. EXISTING ASPHALT PAVEMENT PER 312-C-400
 4. EXISTING ASPHALT PAVEMENT PER 312-C-400
 5. EXISTING ASPHALT PAVEMENT PER 312-C-400
 6. EXISTING ASPHALT PAVEMENT PER 312-C-400
 7. EXISTING ASPHALT PAVEMENT PER 312-C-400
 8. EXISTING ASPHALT PAVEMENT PER 312-C-400
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 13. EXISTING ASPHALT PAVEMENT PER 312-C-400
 14. EXISTING ASPHALT PAVEMENT PER 312-C-400
 15. EXISTING ASPHALT PAVEMENT PER 312-C-400
 16. EXISTING ASPHALT PAVEMENT PER 312-C-400
 17. EXISTING ASPHALT PAVEMENT PER 312-C-400
 18. EXISTING ASPHALT PAVEMENT PER 312-C-400
 19. EXISTING ASPHALT PAVEMENT PER 312-C-400
 20. EXISTING ASPHALT PAVEMENT PER 312-C-400

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CINCINNATI SPECIFICATIONS AND STANDARDS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CINCINNATI.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL DURING CONSTRUCTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND LANDSCAPE.
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL DURING CONSTRUCTION.
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