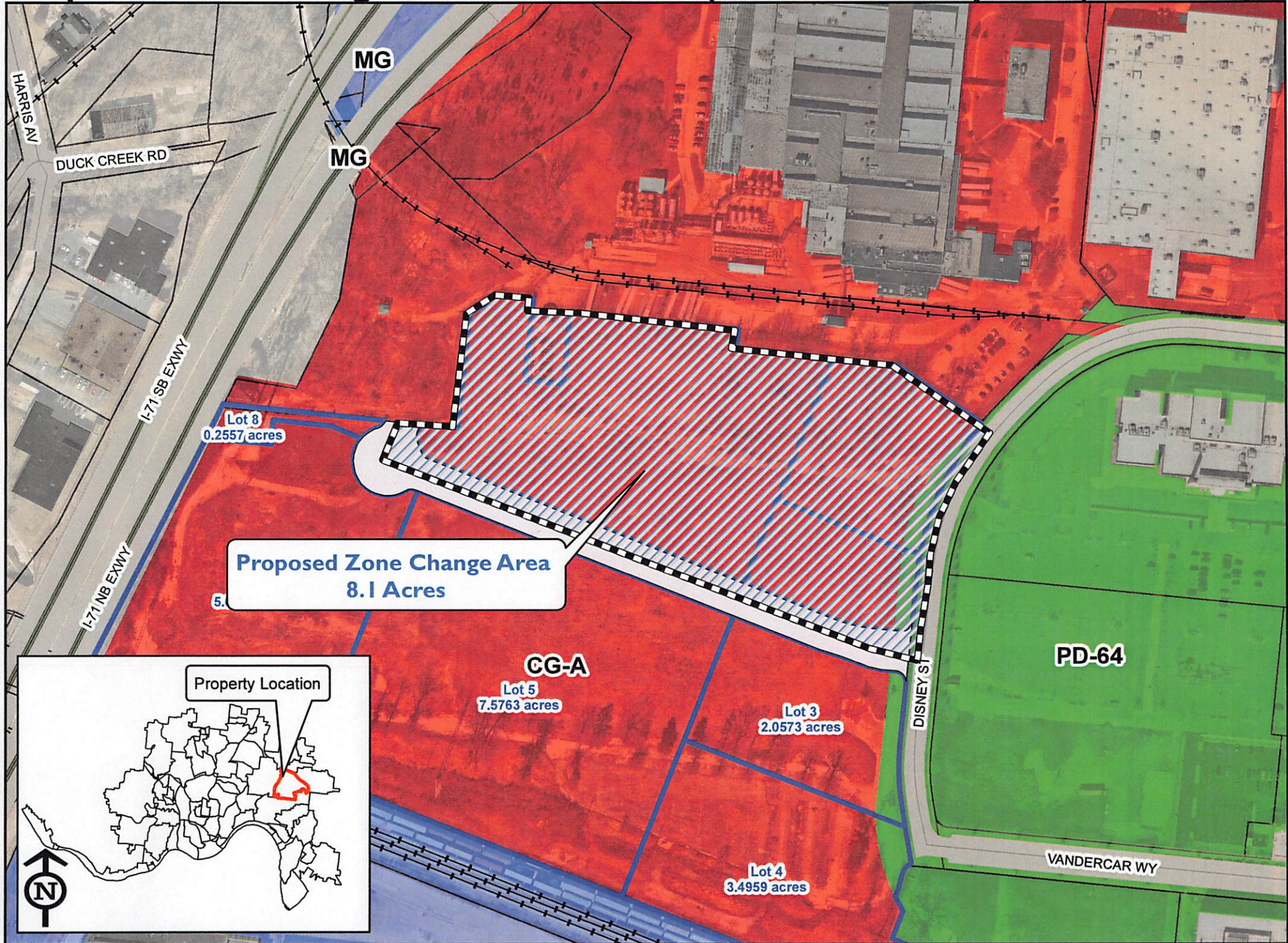


# Proposed Zone Change from CG-A to PD (Planned Development) in Oakley



**EXHIBIT B**

**DESCRIPTION FOR:      PROPOSED ZONING RECLASSIFICATION  
   TO PD PLANNED  
   DEVELOPMENT DISTRICT**

**LOCATION:     9.1317 ACRES AT THE NORTHWEST  
   CORNER OF DISNEY STREET  
   AND LOCAL OAKLEY DRIVE**

Situate in Section 28, Town 4, Range 2, City of Cincinnati, Hamilton County, Ohio, being all of Lot 1 (Parcel No. 052-0001-0022), Lot 2 (Parcel No. 052-0001-0023), and Lot 6 (Parcel No. 052-0001-0027), of the Cast Fab Subdivision as recorded in Plat Book 473, Pages 49-50 of the Plat of Records of Hamilton County as conveyed to Local Oakley, LLC in O.R. 13820, Page 1995 in the Hamilton County recorder's office, and being a 0.1986 Acre Tract (Parcel No. 052-0002-0025) conveyed to Local Oakley, LLC in Hamilton County, Ohio recorded in O.R. 14032, Page 2815 in said Hamilton County Ohio, recorder's office, being further described as follows;

Beginning at a point in the centerline intersection of Disney Street (R.O.W. varies) and Local Oakley Drive (R.O.W. varies);

Thence, with a proposed zoning line and the centerline of said of Local Oakley Drive, along the following four (4) courses:

- 1) North 84°04'23" West, 99.10 feet to a point;
- 2) On curve to the right having a radius of 300.00 feet, an arc distance of 82.58 feet, a delta angle of 15°11'16", the Chord bears, North 76°11'16" West, 82.32 feet to a point;
- 3) North 68°18'08" West, 842.71 feet to a point;
- 4) North 21°41'39" East, 73.86 feet to a point in the proposed zoning line and a line of a 5.3184 Acre Tract as conveyed to Milacron, LLC, in O.R. 11233, Page 1847 in the Hamilton County Ohio, recorder's office Ohio;

Thence, along the proposed zoning line, and with the southerly line of said 5.3184 Acre Tract, along the following ten (10)

- 1) South 84°08'04" East, 97.69 feet to a point;
- 2) North 06°22'53" East, 207.07 feet to a point;
- 3) North 57°50'53" East, 62.64 feet to a point;
- 4) South 83°37'07" East, 61.15 feet to a point;
- 5) South 05°38'31" West, 22.27 feet to a point;
- 6) South 87°05'09" East, 67.60 feet to a point;

7) South 84°19'07" East, 302.37 feet to a point;  
8) South 05°40'53" West, 36.00 feet to a point;  
9) South 84°19'07" East, 288.92 feet to a point;  
10) South 55°11'32" East, 211.90 feet to a point in the centerline of said Disney Street;  
Thence with the proposed zoning line and the centerline of said Disney Street, along the following two(2) courses and distances:

- 1) On curve to the left having a radius of 501.48 feet, an arc distance of 294.43 feet, a delta angle of 33°38'23", the chord bears, South 22°35'03" West, 290.22 feet to a point;
- 2) South 05°45'54" West, 124.16 feet to the POINT of BEGINNING.

Containing 9.1317 acres of land more or less.

The above description was prepared from a Zoning Plat by McGill Smith Punshon, Inc. dated 05/10/20. The bearings in the above description are based Plat Book 473, Pages 49-50, Hamilton County, Ohio Recorder's Office.

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

 5/13/20  
Louis J. Hanser P.S. #7843

Prepared by: McGill Smith Punshon, Inc.  
Date: 05/13/20

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**EXHIBIT C**

## **Graphite Oakley Program Statement**

Hills Properties has acquired an option to purchase 8.1 +/- acres of vacant property located at the northwest corner of Disney Street and Local Oakley Drive in Oakley. The site, which is part of the former Cast-Fab development, is zoned "CG-A" Commercial General – Auto Oriented District. A total of four parcels, currently owned by Local Oakley LLC, make up the development site.

A zone map amendment is being requested to reclassify the property to the "PD" Planned Development District. The "PD" District would allow for the property to be redeveloped as a residential community with 316 units in five buildings. Accessed from both Disney Street and Local Oakley Drive, the development will feature both garage and surface parking. Graphite Oakley will have a density of 39.25 units to the acre and feature 35.7% of the site as open space. The development would be a mixture of one and two bedroom residences, many of which will also feature a den. Units will have either 1½ or 2½ baths. The residences will be similar to other Hills Properties developments in Blue Ash (49 Hundred) and West Chester (The Savoy), and will feature granite countertops, stainless-steel appliances, outdoor living areas, washer and dryers, valet trash service, and other upscale features. The residential units will be located in five buildings each of which will have five stories. The ground floor of each structure will be devoted to resident parking providing a total of 262 parking spaces, as well as storage for bikes. Another 303 surface spaces are located on the site for a total of 565 parking spaces within the development. Parking spaces (31) are proposed along Disney Street and Local Oakley Drive. The Graphite Oakley community will offer a host of amenities for residents including a pool, social deck, fire pits, clubhouse with fitness center, outdoor gathering spots, and game area.

In creating a number of these communities, Hills Properties, which has been in business since 1958, finds that the average resident is an empty-nester or young professional. The buildings within the Graphite Oakley community feature a modern design that offer a mixture of quality building materials in a natural color palette. Constructed primarily of brick veneer and hardie panel, the elevations use color and design elements to create interest and provide scale to the buildings. All roof mounted equipment will be screened by parapet walls. The perimeter and campus of Graphite Oakley will be landscaped with a variety of larger size plants, many of which are native to Ohio.

The Graphite Oakley, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community. This is consistent with many of the goals contained in "Plan Cincinnati" such as:

"Offer housing options of varied sizes and types for residents at all stages of life."

"Improve the quality and number of moderate to high-income rental and homeowner units."

"Increase the stock of quality moderate and upper income housing to help increase population and expand our tax base."

Additionally, the Graphite Oakley is also consistent with a number of the goals of the recently adopted Oakley Master Plan, including:

- **“Strategy #2” “Encourage bicycling in Oakley”:**  
The proposed development will contain bike storage areas for residents’ use, as it is expected many of the Graphite residents will take advantage of the development’s location and bike to activities in Oakley.
- **“Connecting our Neighborhood”:**  
The Graphite Oakley will be developed adjacent to Local Oakley Drive and Disney Street, both of which have/will have public sidewalks. The development will have multiple pedestrian connections to the public sidewalks and pedestrian pathways within the community.
- **“Investing in our Business”:**  
Residents of The Graphite Oakley will most surely take advantage of and support the numerous local dining, entertainment, and shopping options available in Oakley.
- **“Increase Green Space in Oakley”:**  
With 2.87 acres / 35% of site remaining as open space, The Graphite Oakley will contribute to this goal.
- **“Ensure that new developments do not allow parking between building and streets and encourage parking behind buildings”:**  
The proposed parking for Graphite Oakley exceeds that required by Section 1425.03, and will all, with the exception of six spaces, be located under or behind buildings.
- **“Encourage developers to create green space and improve sustainability. Plant a mix of tree sizes in parking lot and along parking lot edges”:**  
The Graphite Oakley has 35.7% of the 8.1 acres as open spaces. A variety of trees, many of which are native species, are being used at sizes ranging from 6’ – 7’ and 2½” - 3½”.

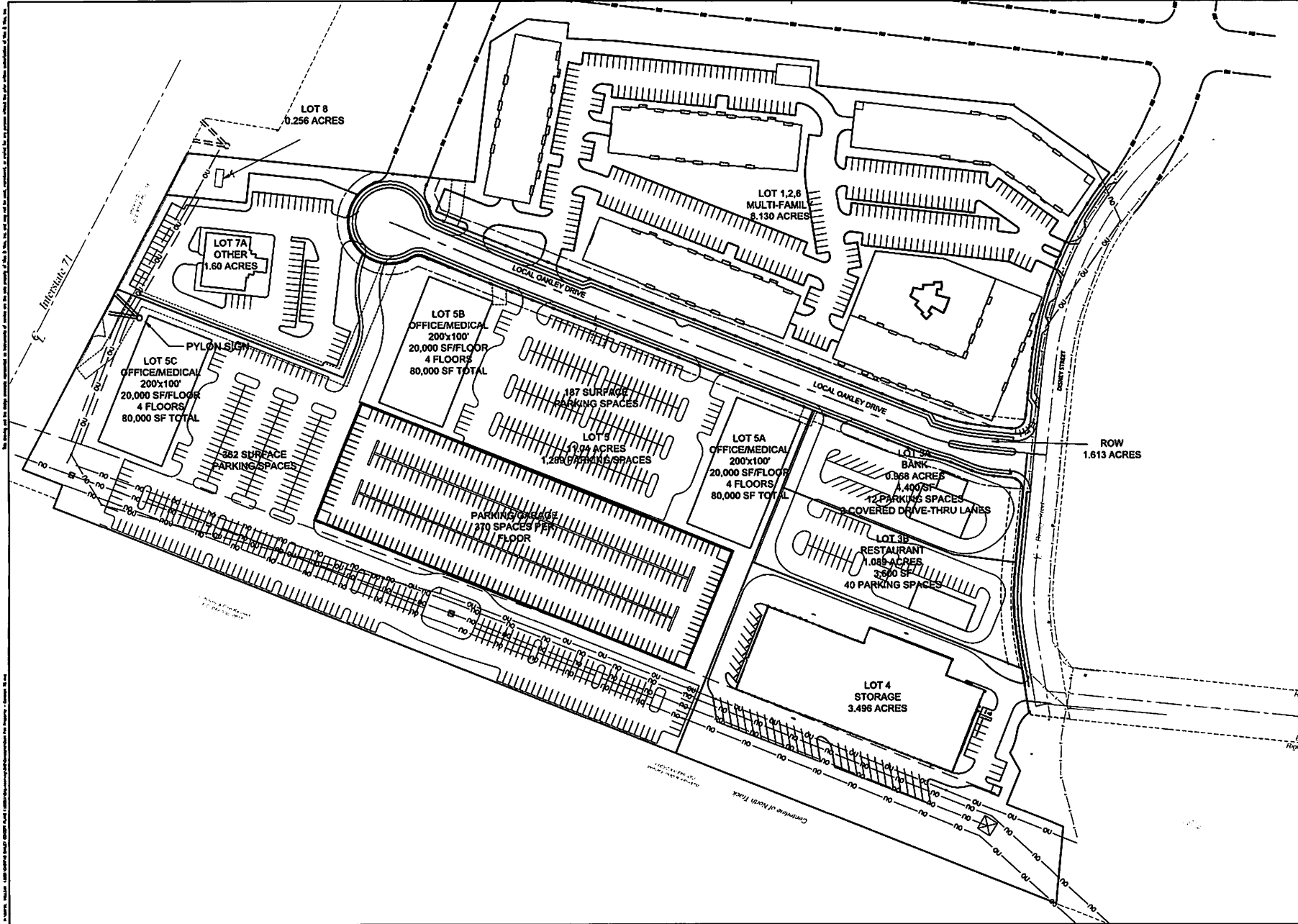
Hills Properties has met with the Oakley Community Council on a number of occasions. The Community Council, at their March 3, 2020 meeting voted to support the “PD” request that will allow Graphite Oakley to move forward. If approved, Hills Properties would begin construction this fall, and would anticipate that residents could begin moving in late 2021 or early 2022. The entire development will be constructed at one time.

We believe that the proposed development will create a high quality residential community that will offer another housing opportunity for Oakley residents and those wishing to be a part of the community. Graphite Oakley will transition a long vacant former industrial site into a community that will not only increase the tax base for the City but provide additional residential options within Oakley and support for local businesses.

MDC #4368

**EXHIBIT D**





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Scale: 1" = 100'

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**CAST FAB PROPERTY  
 CONCEPT PLAN**

CINCINNATI, HAMILTON COUNTY, OHIO

**OVERALL CONCEPT - 72**

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Project No.	072024
Date	02/20/24
Sheet	72 of 72

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