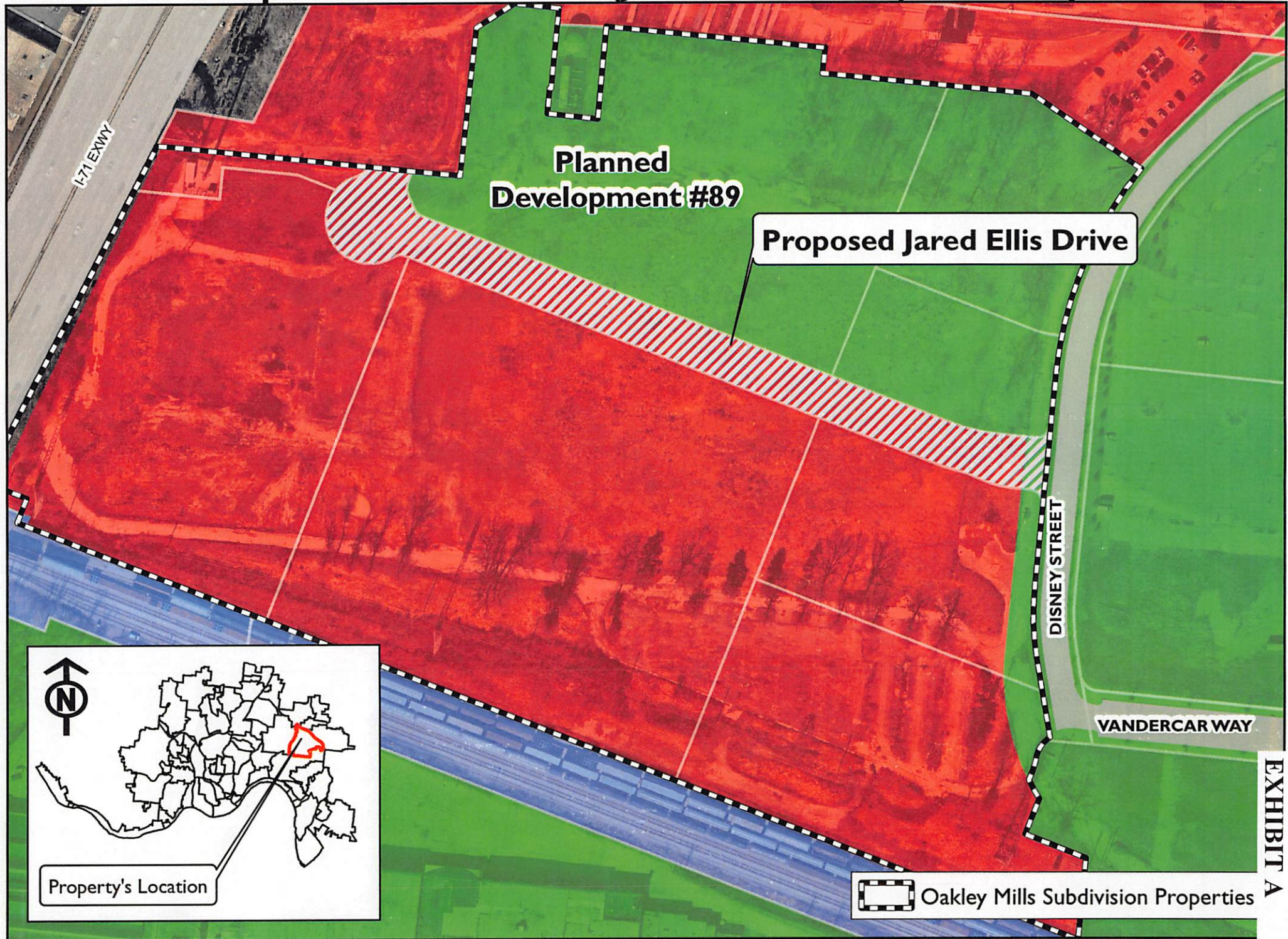


EXHIBIT A

Proposed Street Name (Jared Ellis Drive) in Oakley



January 6, 2021

To: Nicole Crawford, Office of the Clerk of Council
From: Katherine Keough-Jurs, AICP, Director, Department of City Planning *kkj*
Copies to: Samantha McLean, City Planner, Department of City Planning
Subject: Scheduling of Ordinance – Jared Ellis Drive Street Name

The above referenced Ordinance is to be scheduled for a Council Committee. This item has been requested to be placed on the next available Council Committee meeting. There is no notice requirement.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated December 18, 2020;
- 3) The Ordinance;

January 6, 2021

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

NAMING a new street located in the Oakley neighborhood as "Jared Ellis Drive."

Summary:

In June 2019, the City Planning Commission approved the Development Plan and Subdivision Improvement Plan for the Oakley Mills subdivision located in Oakley. The 28-acre, eight lot subdivision is generally located between Interstate 71 to the west and Disney Street to the east on the former Cast-Fab Technologies Inc. site. The approved Subdivision Improvement Plan also created a new public street that will bisect the subdivision and provide access to the lots. The street begins at Disney Street and terminates with a cul-de-sac on the western boundary of the site.

The applicant, Local Oakley LLC, requests that the new street be named *Jared Ellis Drive* in honor of City of Cincinnati City Planner, Jared Ellis, who championed Cincinnati, was the project manager for the Graphite Oakley Planned Development and the approved Oakley Mills Development Plan and Subdivision Improvement Plan, and worked closely with the Oakley neighborhood on their *Oakley Master Plan*.

The City Planning Commission recommended the following on December 18, 2020, to City Council:

APPROVE the proposed naming of a new street, *Jared Ellis Drive*, in Oakley.

Motion to Approve: Mr. Smitherman

Ayes:

Mr. Eby
Mr. Juech
Ms. McKinney
Mr. Smitherman
Mr. Stallworth

Seconded: Mr. Juech

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, AICP, Director
Department of City Planning

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on the proposed naming of a new street, *Jared Ellis Drive*, in Oakley.

GENERAL INFORMATION:

Location: Commencing at near 2980 Disney Street
Applicant: Local Oakley LLC
Applicant's Address: 7755 Montgomery Road, Cincinnati, OH 45236

ATTACHMENTS:

- Exhibit A Location Map
- Exhibit B Plat
- Exhibit C Jared Ellis Biography
- Exhibit D Letter from Oakley Community Member

BACKGROUND:

In June 2019, the City Planning Commission approved the Development Plan and Subdivision Improvement Plan for the Oakley Mills subdivision located in Oakley. The 28-acre, eight lot subdivision is generally located between Interstate 71 to the west and Disney Street to the east on the former Cast-Fab Technologies Inc. site. The approved Subdivision Improvement Plan also created a new public street that will bisect the subdivision and provide access to the lots. The street begins at Disney Street and terminates with a cul-de-sac on the western boundary of the site. The three lots to the north of the new street are zoned Planned Development and are part of PD-89, Graphite Oakley, a multi-family development with over 300 units currently under construction. The City Planning Commission approved the zone change, Concept Plan, and Final Development Plan for PD-89 in July 2020 and City Council approved the zone change and Concept Plan in August 2020. The lots to the south of the new street are zoned CG-A (Commercial General – Auto-oriented) and are proposed to have hotel, office, and self-storage uses. A Final Plat for the subdivision will need to be approved by the City Planning Commission and is expected within the next few months.

The applicant, Local Oakley LLC, requests that the new street be named *Jared Ellis Drive* in honor of City of Cincinnati City Planner, Jared Ellis, who championed Cincinnati, was the project manager for the Graphite Oakley Planned Development and the approved Oakley Mills Development Plan and Subdivision Improvement Plan, and worked closely with the Oakley neighborhood on their *Oakley Master Plan*. A biography of Jared Ellis and his work with the City of Cincinnati is included as Exhibit C.

PUBLIC COMMENT AND NOTIFICATION:

Notice of the request and the City Planning Commission meeting on December 18, 2020 was sent to the Oakley Community Council. The only adjacent property owner is the applicant. A community member and Oakley Community Council Trustee submitted a letter of support stating, "Oakley was one of the communities that Jared supported, and it's hard to adequately describe the value and impact his efforts had... I witnessed firsthand the value Jared provided in terms of his guidance, teaching, and support on planning matters."

COMMITTEE OF NAMES:

The Committee of Names met on October 14, 2020 and discussed the proposed new street name. The Committee did not issue a formal recommendation but had no objection to the proposed name change upon finding that it met the criteria outlined in Section V of the City of Cincinnati Committee of Names procedures (Resolution 16-2003). It is specifically consistent with Section V (b) (1), "Names of person should be considered only if it is

determined to be in the public interest to honor the person or the person's family for historical or commemorative reasons." Additionally, during the review process, City staff confirmed with Department of Transportation and Engineering that the proposed street name, *Jared Ellis Drive*, was not duplicated anywhere in Hamilton County.

ANALYSIS:

As highlighted in Exhibit C, Jared Ellis was a tremendous public servant. As a City Planner with the City of Cincinnati's Department of City Planning, he worked on a variety of projects, including facilitating the Subdivision and Zoning Working Group, which resulted in the first major rewrite of the City's Subdivision Regulations in over 60 years, and coordinating subdivision requests. The new street to be named after him was approved as part of the Oakley Mills Subdivision Improvement Plan. Jared wrote the staff report and presented that Subdivision Improvement Plan in front of City Planning Commission in June 2019.

The new street is located in Oakley. Jared worked closely with the Oakley Community Council on their *Oakley Master Plan* (2019), the first neighborhood-wide plan for the community. Throughout the neighborhood planning process, he spent a lot of time in Oakley, learning about the neighborhood and forming meaningful relationships with its residents. Completing the *Oakley Master Plan* and having it approved by City Planning Commission and City Council was a highlight of Jared's career. Jared helped to craft the vision for the neighborhood through his work on the *Oakley Master Plan*, so it is fitting that Jared's name become a permanent part of Oakley's future.

PROCEDURE:

Per Section III (e) of City Council Resolution 16-2003, City of Cincinnati Committee of Names, the Director of City Planning shall make a recommendation to the City Planning Commission and the City Planning Commission shall consider the Director's recommendation and, pursuant to its advisory powers under Article VII, Section 9 of the City Charter, make a recommendation to City Council.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed street name is for a new public street part of the Oakley Mills subdivision. The street will provide access to lots with residential, office, hotel, and self-storage uses; therefore, it is consistent with the Strategy in the Connect Initiative Area to "Use the City's transportation network to help facilitate economic development opportunities" (p. 140).

Oakley Master Plan (2019)

The new street, proposed as *Jared Ellis Drive*, will support a development on a site identified as an area major development site by the Managing Our Future Growth Focus Area of the *Oakley Master Plan* (p. 84).


RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed naming of a new street, *Jared Ellis Drive*, in Oakley.

Respectfully submitted:

Approved:

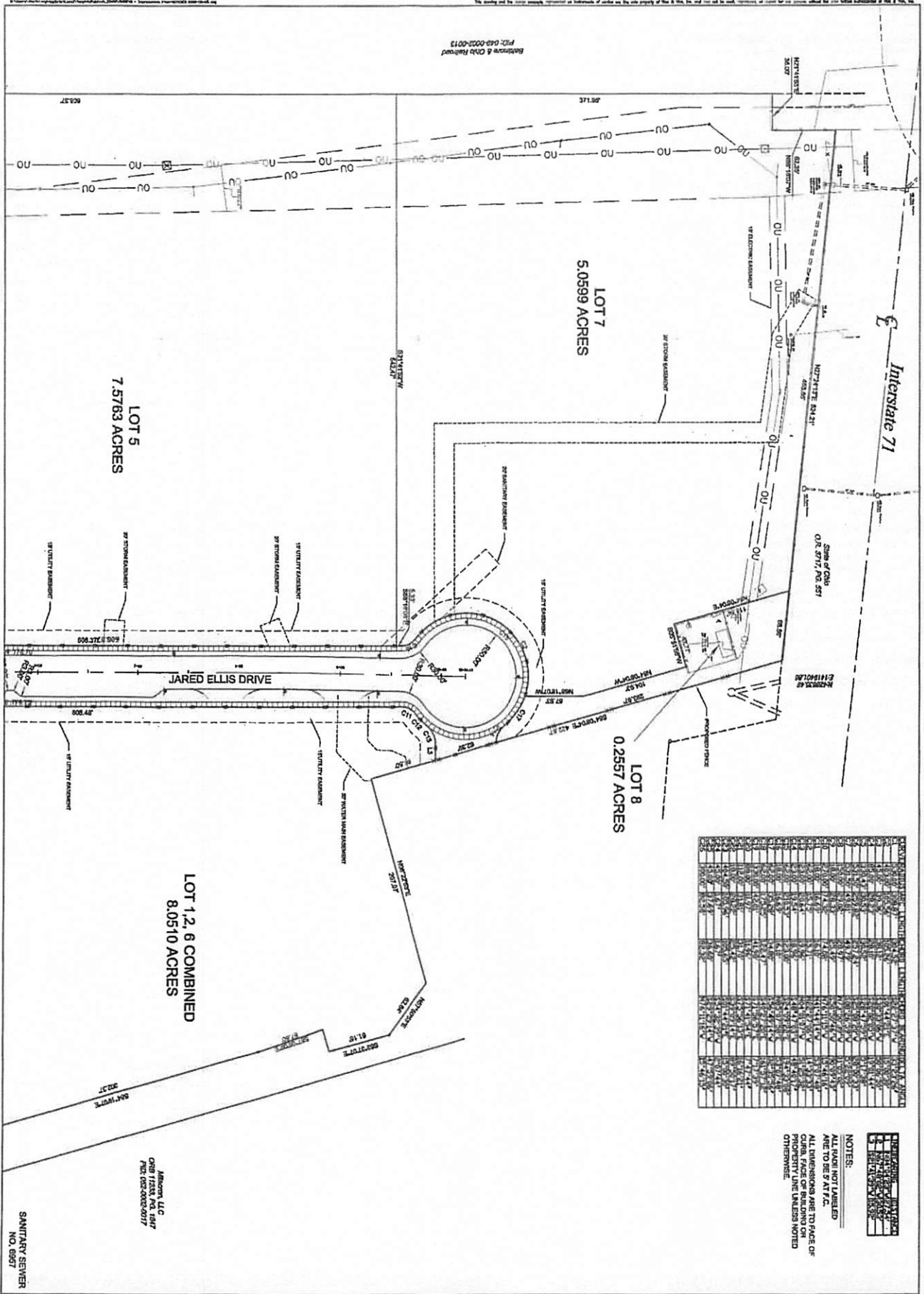


Samantha McLean, City Planner
Department of City Planning

Katherine Keough-Jurs, AICP, Director
Department of City Planning

Proposed Street Name (Jared Ellis Drive) in Oakley





DATE: 08/13/2014
 PROJECT: OAKLEY MILLS PHASE I

LOT 5
 7.5763 ACRES

LOT 7
 5.0599 ACRES

LOT 8
 0.2557 ACRES

LOT 12, 6 COMBINED
 8.0510 ACRES

Milroy, LLC
 OMB 11333 P&I 1847
 P&I 032000020017

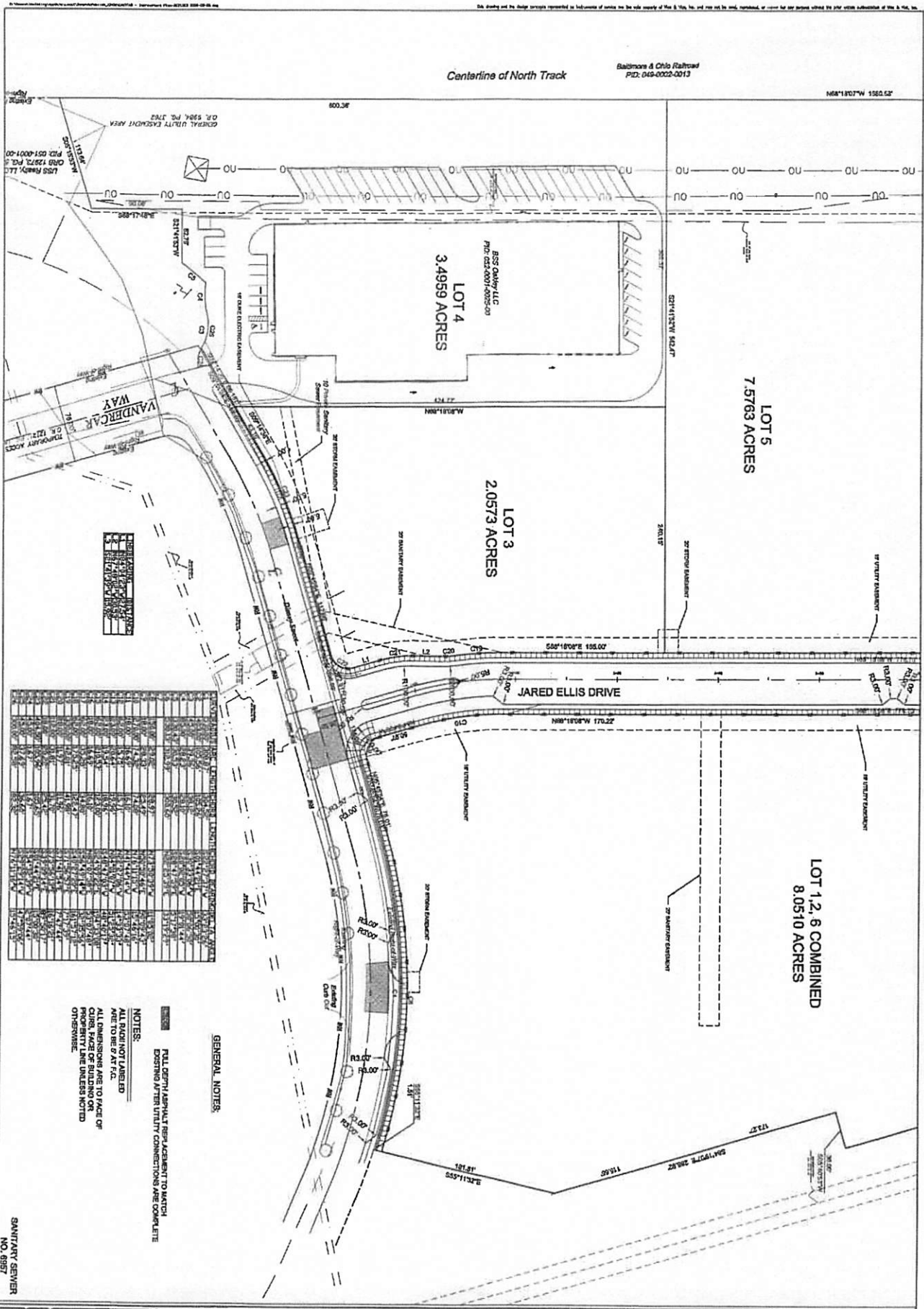
SANITARY SEWER
 NO. 6957

NOTES:
 ALL DIMENSIONS ARE TO FACE OF
 PROPERTY LINE UNLESS NOTED
 OTHERWISE.

OAKLEY MILLS PHASE I
SUBDIVISION IMPROVEMENT PLAN
 OAKLEY MILLS SUBDIVISION
 NATI, HAMILTON COUNTY, OHIO

EXHIBIT B

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 400 Exchange Road • Orange, Kentucky 41016
 2700 Valley Drive • Oxford, Ohio 45050
 P: 513-699-2222 • F: 513-699-1000
 www.vioxco.com



OAKLEY MILLS PHASE I
SUBDIVISION IMPROVEMENT PLAN
 OAKLEY MILLS SUBDIVISION
 CINCINNATI, HAMILTON COUNTY, OHIO

GENERAL PLAN

C201

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 498 Elderger Road • Ellettsville, Kentucky 40118
 2100 Main Street • Columbus, Ohio 43150
 P.O. Box 27 • 60027 • P.O. Box 27 • 60027 • P.O. Box 27 • 60027
 www.vioxinc.com

NO.	REVISION	DATE	BY	CHK.

STATE OF OHIO
 PROFESSIONAL SEAL
 CIVIL ENGINEER
 No. 10817
 VIOX & VIOX, INC.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR PROPERTY LINE UNLESS NOTED OTHERWISE.

2. ALL ROAD NOT LABELED ARE TO BE 8' AT F.C.

3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR PROPERTY LINE UNLESS NOTED OTHERWISE.

4. TYPICAL ASPHALT PAVEMENT TO MATCH EXISTING AFTER UTILITY CONNECTIONS ARE COMPLETE.

5. SANITARY SEWER NO. 0997

Street Name Submission | Jared Ellis

Jared Ellis joined the City of Cincinnati family as an intern with the Department of City Planning in 2016 while completing his Bachelor of Urban Planning at the University of Cincinnati and was hired as a full-time employee in 2018. Jared is remembered by many as a true champion for Cincinnati. He had a zest for life that was unmatched and will be missed. Jared was also a tremendous public servant who was proud to serve the City of Cincinnati. That pride was demonstrated in his work. Jared was tireless, never shy to take on a new challenge. He treated everyone fairly and with respect. He also had a knack for using humor to bring a sense of levity to even the most difficult situations.

His work included many diverse projects, including facilitating the Subdivision and Zoning Working Group, which resulted in the creation of the first major rewrite of the City's Subdivision Regulations in over 60 years; coordinating subdivision requests; staffing the City Planning Commission; facilitating the Neighborhood Planning Process for Columbia Tusculum and Kennedy Heights; helping to plan the Neighborhood Summit; working with the Office of Budget and Evaluation on Community Budget Engagement and managing the Community Budget Request Process; assisting with the approval of the Marian Spencer Statue at Smale Riverfront Park; and leading the effort to get Findlay Market designated as a "Great Place in America" by the American Planning Association.

Jared was also a gifted communicator, and gave countless presentations, including to the Cincinnati City Planning Commission, Cincinnati City Council, community groups, students, and fellow professionals. Jared had a special, very personable, way of connecting with his audience, often using humor to enliven even the most technical subjects. In his position, Jared worked with many community organizations, community members, and development teams, many of whom expressed what a joy it was to work with him. Through his years working for the Department of City Planning, Jared regularly received accolades for his friendliness, responsiveness, fairness, and technical proficiency.

One of the many highlights of his planning career was writing and facilitating the Oakley Master Plan with the Oakley Community Council. Whether at the large public meeting at the 21st Century Theater, numerous steering committee and working group meetings at the Oakley Recreation Center, or post-meeting burgers at Oakley Pub and Grill, Jared spent a lot of time in Oakley. Throughout that time, he learned about the history of the neighborhood, formed meaningful relationships with residents, and helped the community craft its future through the Oakley Master Plan, a true legacy. It is only fitting that Jared's name become a permanent part of Oakley's future.

McLean, Samantha

From: Cincinnati City Planning
Sent: Friday, November 13, 2020 12:56 PM
To: McLean, Samantha
Subject: FW: [External Email] Comments in support of Item #3 - proposed naming of a new street, Jared Ellis Drive, in Oakley.

From: Joe Groh <joe.groh@oakleynow.com>
Sent: Friday, November 13, 2020 11:45 AM
To: Cincinnati City Planning <planning@cincinnati-oh.gov>
Subject: [External Email] Comments in support of Item #3 - proposed naming of a new street, Jared Ellis Drive, in Oakley.

External Email Communication

I am writing today to voice my support of item #3, the proposal to name a street in a new Oakley development in honor of Jared Ellis. It's fitting that Jared Ellis Drive would be in one of the developments that Jared was instrumental in getting

Oakley was one of the communities that Jared supported, and it's hard to adequately describe the value and impact his efforts had. He clearly loved Oakley, and it showed. As an Oakley resident, I had the privilege of being part of the Oakley Master Plan process that Jared navigated us through. It's a document that provides a very clear vision for what we want Oakley to be, and has played a prominent role in our interactions with developers and our ability to secure key project approvals. After I joined the Oakley Community Council, I witnessed first hand the value Jared provided in terms of his guidance, teaching, and support on planning matters.

I ask that you vote to support the naming of Jared Ellis Drive.

--

Joe Groh
Oakley Community Council Trustee
Pedestrian Safety, Communications, Business Committees

**Department of City Planning
Notice of Final Decision for Major Subdivision
Decision Issue Date: December 18, 2020**

Please be advised that the City Planning Commission conducted a public hearing on December 18, 2020, to consider an application, as submitted by Michael and Holly Redmond, for the proposed division of land of the property located at 103 Mulberry Street in the Mt. Auburn neighborhood (see map provided). The application proposed the creation of three total lots from one existing parcel, including a variance request from the Cincinnati Subdivision Regulations. A quorum of City Planning Commission members under Section 4(D) of the City Planning Commission Rules of Procedure were present throughout the hearing, and the City Planning Commission being fully advised of the issues based on all evidence presented in consideration of the application, including a Department of City Planning Staff Report, dated December 18, 2020 (the "Report"), upon a motion duly made and seconded voted as follows:

Motion: Mr. Eby:

"I move we approve the staff recommendations."

Second: Mr. Smitherman

Ayes: Mr. Eby, Mr. Juech, Ms. McKinney, Mr. Smitherman, Mr. Stallworth

The Motion approved the following actions:

- 1) **APPROVE** the requested variance from the Section 800-03(a) of the Subdivision Regulations to permit a 1,560 square foot lot at 103 Mulberry Street; and
- 2) **APPROVE** the proposed Development Plan and Final Plat at 103 Mulberry Street, as the proposed division of land is generally consistent with General Provision Purposes outlined in Section 300-09(a)(6) of the Subdivision Regulations.

You have received this notice because you are either the applicant, a property owner located within 200 feet of the boundaries of the subject property, or the community organization recognized by Council as representing the area that includes the subject property or is within 200 feet of the subject property.

This notice represents the City Planning Commission's final decision on this matter. Any person adversely affected by the City Planning Commission's decision may appeal to the Hamilton County Court of Common Pleas in the manner provided under Ohio law.

I, the undersigned Secretary for the City Planning Commission, hereby certify that the foregoing is a true and accurate reproduction of the Decision rendered by the City Planning Commission on December 18, 2020, in the abovementioned matter.

Katherine Keough-Jurs, AICP
Director, Department of City Planning

Comments and questions may be directed to:

Samantha McLean, City Planner
Department of City Planning
805 Central Avenue, Suite 720, Cincinnati, Ohio 45202
(513) 352-4886 (phone)
samantha.mclean@cincinnati-oh.gov