

THE CROSSBUCK 3033 JARED ELLIS DRIVE DEVELOPMENT PROGRAM STATEMENT

-September 2025 Amendment-

Onyx and East, the property owner, is proposing to develop the 7.576 acres contained in Lot 5 of the Cast Fab subdivision located at 3033 Jared Ellis Drive (Auditors Parcel 052-0001-0026-00). The property, formerly zoned “CG-A” was rezoned “PD” Planned Development (PD-94) in October 2022 (Ord. 0322-2022) and received Final Development Plan approval to develop the site as a 119 unit three-story townhome development on individual lots by City Planning Commission on September 16, 2022.

The approved development has two (2) points of access from Jared Ellis Drive and provides internal circulation to the community through a series of private streets and alleys. The proposed 119 townhomes, with a density of 16 units per acre, have been placed into 25 groups ranging from three (3) to five (5) homes per group. A total of 90 surface parking spaces are provided on site with each home containing a two (2) car garage on the lower level. In response to comments from the Oakley Community Council to provide a range of price points for the homes, the developers are offering a variety of unit sizes and features. Homes, which would range in size from 1,600 SF to 2,220 SF, could contain two (2) to four (4) bedrooms with two (2) to four (4) bathrooms. Each home would have a two (2) car garage with finished living space adjacent on the lower level. The community has been designed around open spaces with landscaping utilizing native plants and pollinator plants consistent with the Oakley Plant List. Lighting for the development will use residential style lamps mounted at eight (8) to 10 feet and located on the private streets and common areas. The Crossbuck would be developed in one (1) phase with construction beginning Spring of 2025, weather permitting. It is anticipated that all phases of the Crossbuck Development would be completed by 2028. The Crossbuck is bordered to the north and south by similar residential communities which are zoned "PD" Planned Development (#88 and 89) and is in the vicinity of "PD-64" which would provide retail, entertainment, and other amenities to the residents of the Crossbuck within walking distance. The Crossbuck, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community.

Since the approval of the zone change to “PD” Planned Development was granted, Onyx and East acquired the property and is proceeding with developing the site, consistent with the approved Development Program Statement and Concept Plan (Ord. 0322-2022). During the design of the site, it has become clear that the community would be enhanced with the addition of amenity spaces including pickleball courts and a dog park, and that a maintenance building was needed to serve the development. These uses will be located on the southern portion of the site (located between the surface parking lot and the southern property line abutting the Baltimore & Ohio rail line) as indicated in the associated Concept Plan. The proposed amenities and maintenance structure will be constructed of quality materials consistent with the approved Concept Plan and Final Development Plan for the overall development.

Per Section 1429-12 of the City of Cincinnati Zoning Code, the Department of City Planning and Engagement staff have determined that the addition of the amenity spaces and accessory maintenance building constitutes as a Major Amendment to the approved “PD” Development Program Statement and Concept Plan. Approval of this Major Amendment will allow for the incorporation of these uses as requested. There are no changes to the principally permitted use, density, bulk, design, street layout, or access of the development established by Ordinance 0322-2022 and the previously approved Concept Plan and Development Program Statement for PD-94.