

October 8, 2025

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, “The Crossbuck,” to permit additional uses within the planned development and allow for the construction of two pickleball courts, a dog park, a maintenance garage, and a pavilion structure in the area located at 3033 Jared Ellis Drive in the Oakley neighborhood.

Summary:

The petitioner is proposing a Major Amendment to the Concept Plan and Development Program Statement for Planned Development No. 94, The Crossbuck, in Oakley. The petitioner is requesting recreational uses, including a dog park and pickleball courts, and accessory structures for a maintenance garage and a pavilion at the pickleball courts.

The Crossbuck (previously The Abbey and Arcadia), includes a total of 119 three-story townhomes on individual lots. PD-94 was established by City Council in October 2022 (Ord. 0322-2022), and a Final Development Plan was approved by the City Planning Commission on September 16, 2022. The City Planning Commission also reviewed and approved a Phase I Development Plan and Subdivision Improvement Plan on May 3, 2024, and a Phase II Development Plan and Subdivision Improvement Plan on February 7, 2025.

The City Planning Commission recommended the following on October 3, 2025, to City Council:

APPROVE the Department of City Planning and Engagement Findings as detailed in this report;

ADOPT the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley as outlined in this report.

Motion to Approve: Ms. Sesler
Seconded: Mr. Samad

Ayes: Ms. Beltran
Mr. Dansby
Ms. Kearney
Mr. Samad
Ms. Sesler
Mr. Weber

Excused: Mr. Eby

THE CITY PLANNING COMMISSION

A handwritten signature in black ink, reading "Katherine Keough-Jurs". The signature is written in a cursive, flowing style.

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement