



EMERGENCY

City of Cincinnati

DBS/B

EESW

-2025

An Ordinance No. 376

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 88, "Three Oaks," to permit an increase in the total square footage of the proposed senior housing structure in the area located at 2800 Robertson Avenue in the Oakley neighborhood.

WHEREAS, Oakley Yards Land, LLC, owns or controls certain real property in the Oakley neighborhood located at 2800 Robertson Avenue ("Property"), which property Council rezoned to Planned Development District No. 88 ("PD-88"), pursuant to Ordinance No. 227-2020 adopted on June 24, 2020; and

WHEREAS, the concept plan and development program statement for PD-88 currently proposes the development of the Property into single-family homes, multi-family structures, a senior housing structure, car condominiums, and a club house; and

WHEREAS, Neyer Properties, has petitioned the City to approve a major amendment to the PD-88 concept plan and development program statement to permit an increase in the total allowable square footage of the proposed senior housing structure on the Property from 250,000 square feet to 428,000 square feet to allow for the construction of approximately 191 residential units, a structured parking facility with approximately 306 parking spaces, and various amenities for future tenants, including a pool, pickle ball court, community garden, dog park, and putting green; and

WHEREAS, the proposed major amendment to the PD-88 concept plan and development program statement will support the quality of life for future residents, help maintain the aesthetic characteristics of the Property, and is compatible with the surrounding neighborhood and land uses; and

WHEREAS, Section 1429-12(b) of the Zoning Code provides that changes in the floor area by more than five percent of what is allowed under an approved concept plan constitutes a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on November 7, 2025, the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-88; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-88 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-88 is in accordance with Plan Cincinnati (2012), and the “Compete” initiative area with the goal to “[t]arget investment to geographic areas where there is already economic activity” (page 115), and the “Live” initiative area with the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” (page 164); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-88 is in accordance with the Oakley Master Plan (2019), including the goals to “[a]ssure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (page 80) and “[i]dentify neighborhood development goals to the Robertson Avenue, Forrer Street, and Disney Avenue site” (page 84); and

WHEREAS, Council considers the major amendment to the PD-88 concept plan and development program statement to be in the best interest of the City and the general public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning and Engagement and the Cincinnati Planning Commission’s findings that the major amendment to Planned Development District No. 88 (“PD-88”) further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the concept plan and development program statement for PD-88 are hereby amended to incorporate the concept plan amendment, attached hereto as Attachment A and development program statement amendment, attached hereto as Attachment B and incorporated herein by reference.

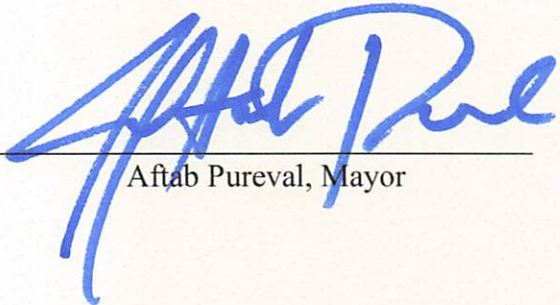
Section 3. That, to the extent the concept plan and development program statement for PD-88 are not amended herein, they shall remain in full force and effect.

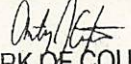
Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms

of Article II, Section 4 of the Charter, be effective immediately. The reason for the emergency is to allow Oakley Yards Land, LLC to meet certain real estate closing dates associated with the development.

Passed: December 3, 2025

Attest: 
Clerk


Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 376-2025
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 12/16/2025

CLERK OF COUNCIL