

Proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 in Oakley

Equitable Growth & Housing Committee

October 21, 2025

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Project Details

Owner: Onyx+East

Proposal: 119 new townhomes with parking

Site: Planned Development (PD) 94 “The Crossbuck” (previously “The Abby” and “Arcadia”)

Previous Approvals:

- Fall 2022: PD-94 established + Final Development Plan
- May 2024: Phase I Subdivision and SIP
- February 2025: Phase II Subdivision and SIP

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Project Details

Request:

- Major Amendment to the Concept Plan
- Final Development Plan
 - Approved by CPC on 10/3/2025 pending Major Amendment approval

Why Major Amendment?

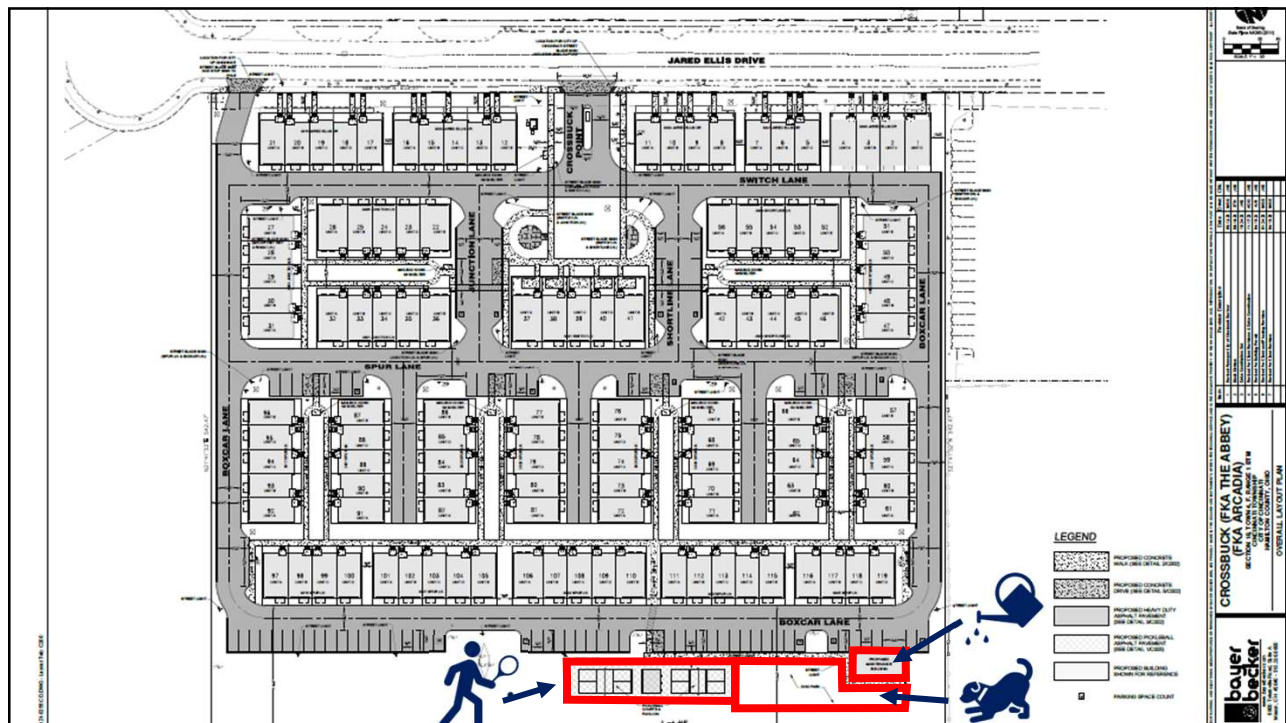
- Changes to the Concept Plan
 - *New recreational uses (pickleball, dog park)*
 - *New accessory structures (maintenance shed, pickleball pavilion)*

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Basic Requirements of a PD

- a. Minimum Area
- b. Ownership
- c. Multiple Buildings on a Lot
- d. Historic Landmarks and Districts
- e. Hillside Overlay Districts
- f. Urban Design Overlay Districts

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Concept Plan & Development Program Statement

- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space

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Coordinated Site Review



July 14, 2022

Mrs. Anne F. McBride
McBride Oak Clanton
5721 Dragon Way, Suite 300
Cincinnati, Ohio 45227

Re: 3033 Jared Ellis Drive | Arcadia (D) – (CPRE220943) Final Recommendations

Dear Mrs. McBride,

This letter is to inform you that our CSR Advisory-TEAM and CSIRO Committee has reviewed your proposed project at 3033 Jared Ellis Drive in the Community of Oakley. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a WebEx conference call meeting with you on July 19, 2022 @ 1:30 pm to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement Department

Immediate Requirements to move the project forward:

1. The applicant has submitted a zone change application to a Planned Development. The next steps are a public staff conference, City Planning Commission, then City Council.

Requirements to obtain permits:

1. If approved by City Council in the end, then a Final Development Plan will need to be approved by City Planning Commission prior to permits being issued.

Recommendations:

1. Continue engagement with the Oakley Community Council and nearby property owners.

Contact:

- Caroline Kellam | City Planning | 513-352-4842 | caroline.kellam@cincinnati-oh.gov

City Planning & Engagement Department – Zoning

Immediate Requirements to move the project forward:

1. None. The applicant is seeking a zone change to a Planned Development District (PD). Please work with City Planner on the zone change.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- Emily Ahouse | ZPE | 513-352-4793 | emily.ahouse@cincinnati-oh.gov

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Circulated for review in July 2022

No major concerns identified

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Public Comment & Notification

Notification – Staff Conference and CPC Meeting

- Mailed notification to applicants, property owners with a 400ft radius and Oakley Community Council

→ Letter of support provided

Virtual Public Staff Conference – September 23, 2025

- No members of the public attended

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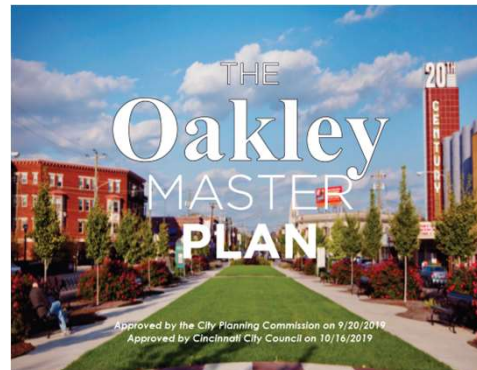
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Consistency with Plans

Plan Cincinnati (2012) ✓



The Oakley Master Plan (2019) ✓



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Planning Commission Action

1. PD plans are **consistent with applicable area plans** and compatible with surrounding development;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

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Analysis

- The project will **facilitate maintenance** of the property **provide additional amenities** to residents
- The project is **supported by the neighborhood**
- The proposed Major Amendment **is in compliance with all applicable purposes and requirements** for PDs and Amendments

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City Planning Commission

Recommended approval of the Major Amendment on October 3, 2025, by a vote of 6-0-0, with one excused

- Approved the Final Development Plan contingent on the Major Amendment approval.



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Recommendation

City Planning Commission recommends that City Council take the following actions:

1. **ADOPT** the DCPE findings as detailed in the Staff Report;
2. **APPROVE** 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 .

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