


September 13, 2022

**To:** Mayor and Members of City Council

**From:** John Curp, Interim City Manager  202201709

**Subject:** Ordinance – Major Amendment to the Concept Plan and Program Development Statement, PD-64, Oakley Station, for a hotel

---

Transmitted is an Ordinance captioned:

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 64 – Phase 2B located north of Vandercar Way in the Oakley neighborhood to eliminate a proposed parking garage, to reposition and reduce the square footage of a proposed office building, and to permit the development of a hotel.

Summary

In May 2011, City Council approved a zone change to create Planned Development #64 (PD-64), Oakley Station. On October 21, 2015, City Council approved a Major Amendment was approved by City Council for a hotel and office use within PD-64 on this site. The approval specified a 150,000 square feet of office space, 3 to 5 stories tall, a 400-space parking garage, and a five-story hotel adjacent to the office use. The proposal included 665 parking spaces to be shared by the proposed office and hotel and restaurant. As of today, the hotel has been built, yet the 150,000 square foot office building and parking garage have not been built on this site.

A Major Amendment to the Concept Plan and the Development Program Statement has been requested to allow for a hotel on this site, allow a reduced sized office building from the proposed 150,000 square foot building to a 125,000 square foot building and move the proposed office building further west and closer to the perimeter lot line than the previously approved location. Also, this allows for the elimination of the previously proposed 400-space parking garage yet compensating with a total of 714 surface parking spaces.

The staff of the Department of City Planning and Engagement supports the proposed Major Amendment to the Concept Plan and Development Program Statement for the proposed hotel in PD-64 for the following reasons:

1. The proposal will not negatively impact the existing character of the surrounding area;
2. The proposal will provide needed hotel space in the City;
3. The proposal is supported by the Oakley Community Council; and
4. The proposal is consistent with *Plan Cincinnati* (2012) and the *Oakley Master Plan* (2019).

On August 19, 2022, the City Planning Commission voted unanimously to recommend approval of the Major Amendment to the Concept Plan and Development Program Statement for PD-64, Oakley Station, to eliminate the proposed parking garage, to reduce square footage of and move the location of the office building, and add a hotel in Oakley to City Council.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement 

September 13, 2022

**To:** Office of Clerk of Council

**From:** Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *KJJ*

**Subject:** Ordinance – Major Amendment to Concept Plan and Program Development Statement PD-64, Oakley Station, Hotel

---

The above referenced Ordinance is ready to be scheduled for a City Council Committee. This item requires a public hearing and notice in the City Bulletin 14 days before the public hearing.

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 August 19, 2022;
- 3) The mailing labels for notification of all property owners within 400 feet;
- 4) A copy of the mailing labels for your records; and
- 5) The Ordinance amending the official zoning map.