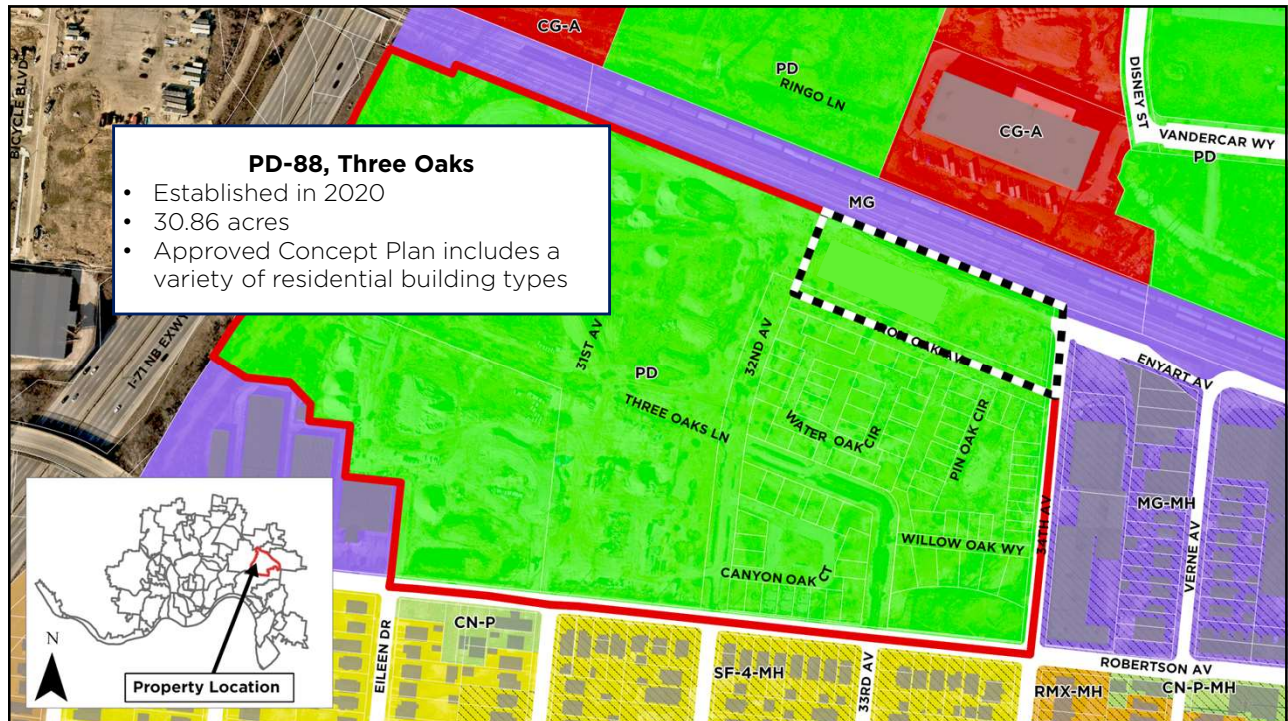


Proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88, Three Oaks

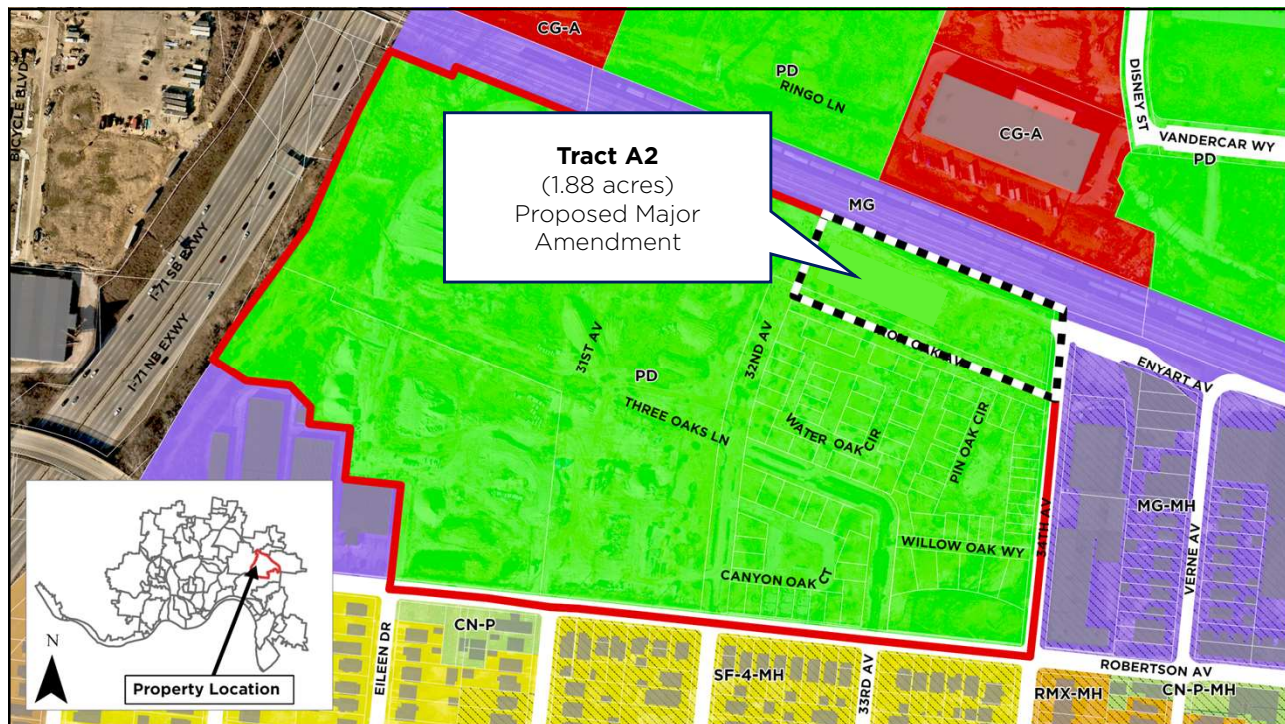
Equitable Growth & Housing Committee

October 22, 2024

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Background

Applicant: Neyer Properties

Past Approvals

- 2020** PD-88 Established
- 2022** Final Development Plan Approved

Request: Major Amendment to allow car condos as a permitted use in Tract A2 of PD-88

 | 4

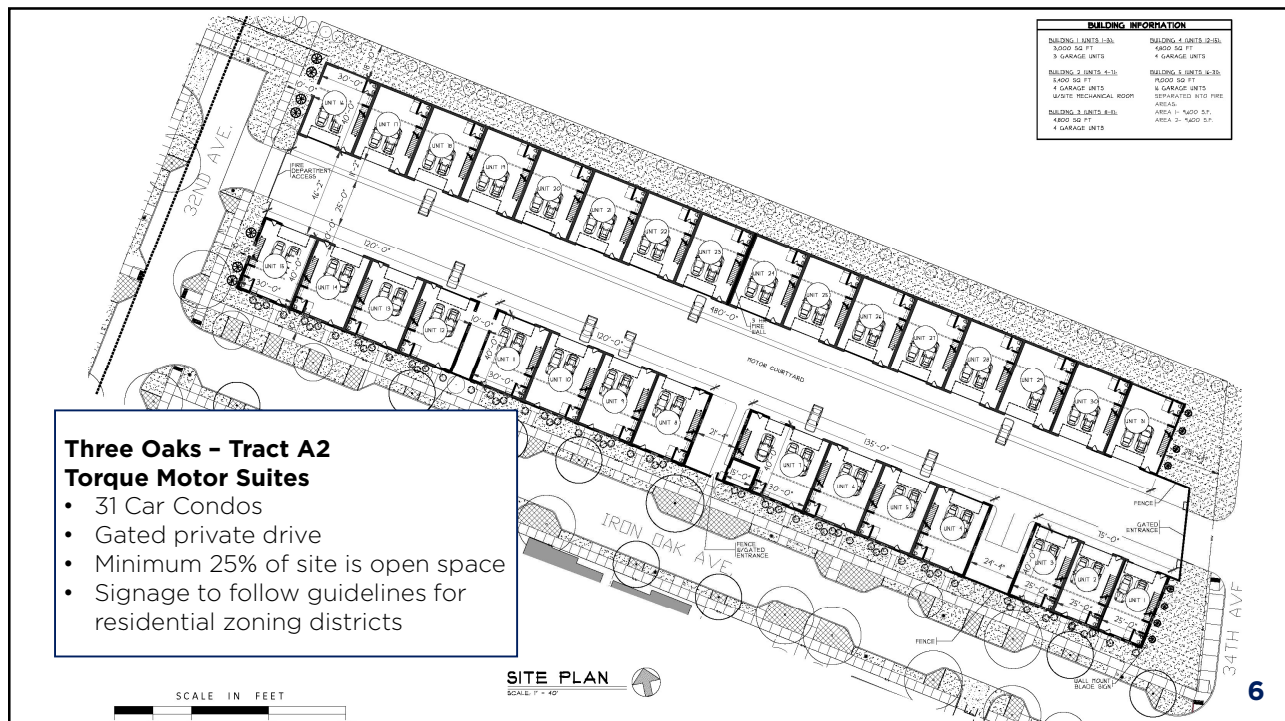
4

Major Amendment

The requested Major Amendment is considered such because it proposes

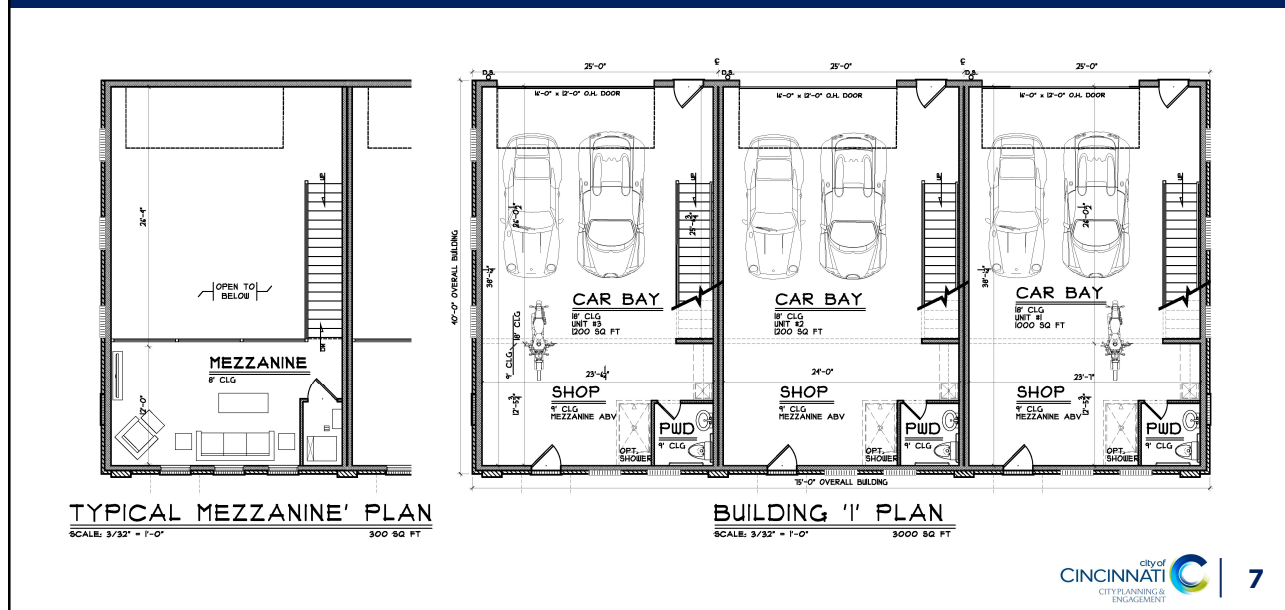
- **A change in use** from single-family residential to car condos

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Proposed Car Condo Layout



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Requirements for Planned Development

Per **§1429-05** of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- **Minimum Area**
- **Ownership**
- **Multiple Buildings on a Lot**
- **Historic Landmark District**
- **Hillside Overlay District**
- **Urban Design Overlay**

8

Concept Plan and Program Development

According to **§1429-09** of the Cincinnati Zoning Code, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement must include text or diagrams that specify:

- **Plan Elements**
- **Ownership**
- **Schedule**
- **Preliminary Reviews**
- **Density and Open Space**

Engagement & Review

Coordinated Site Review (CSR) – March 26, 2024

- Letter outlines additional requirements needed to be met before permitting

Notification – Staff Conference and CPC Meeting

- Mailed notification to applicants, Oakley Community Council, and property owners within 400-feet

Virtual Public Staff Conference – May 29, 2024

- Applicants, City staff, and six members from the public were in attendance

Other Correspondence

- Letter of support from Oakley Community Council
- Two letters of opposition from residents

Consistency with Plans

Plan Cincinnati (2012)

Compete Goal: Cultivate our position as the most vibrant and economically healthiest part of our region (p. 114)

Oakley Master Plan (2019)

Managing Our Future Growth Focus Area Goal: Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood (p. 80)

Analysis

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.

Recommendation | Item 4

The City Planning Commission recommends that the City Council take the following action:

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

APPROVE the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88, Three Oaks, as amended and specified in this report.