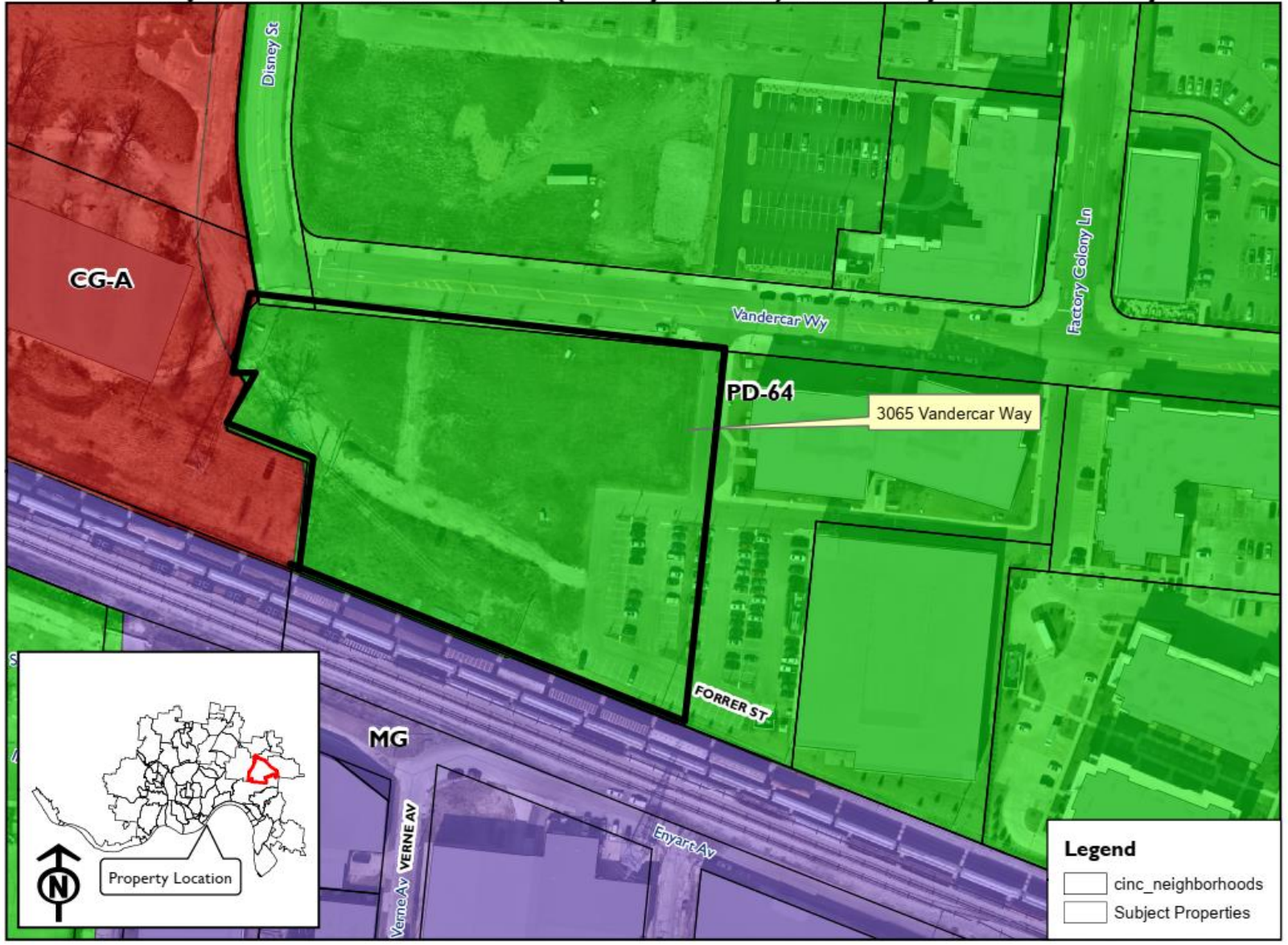


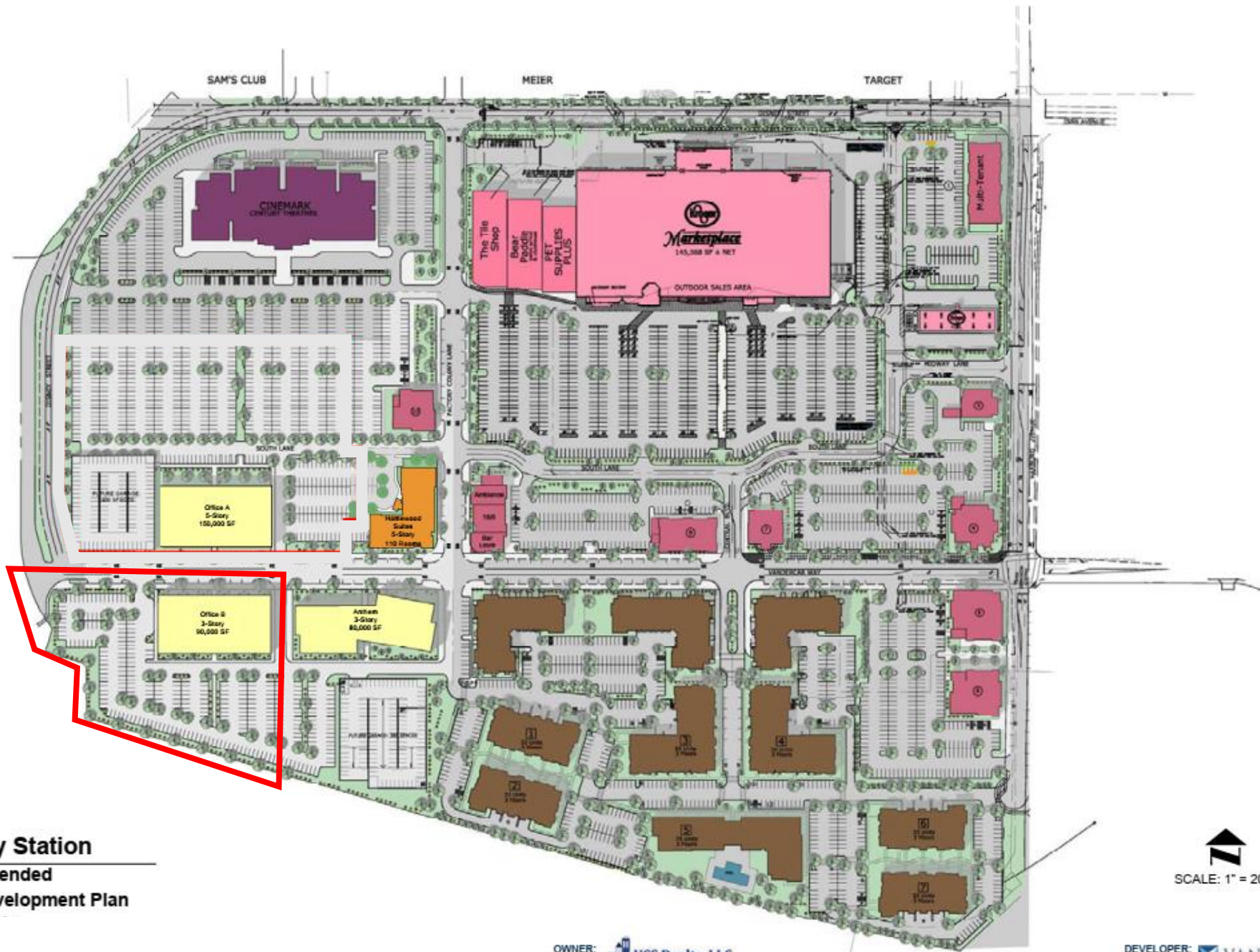
**Proposed Major Amendment to the  
Concept Plan and Development Program  
Statement  
for PD-64, Oakley Station,  
for a bar/restaurant/recreational/  
entertainment complex called Oakley  
Yards in Oakley**

Equitable Growth & Housing | September 13, 2022

# Major Amendment to PD-64 (Oakley Station) for Oakley Yards in Oakley







**Oakley Station**  
 Amended  
 Concept Development Plan

OWNER: USS Realty, LLC

DEVELOPER: VAN





# BACKGROUND

- Location of property-3065 Vandercar Way
- Southeast corner of Vandercar Way, Disney Street
- West of the Anthem Office Building
- Proposal construct a recreational complex

# BACKGROUND

## Oakley Station Comparison 2011 to 2022

Category	Initial Concept	Actual	Difference
Commercial (sq.ft.)	350,000	261,658	(88,342)
Office (sq.ft.)	300,000	84,252	(115,748)
Movie Theatre (sq.ft.)	55,000	53,995	(1,005)
Residential (units)	250	457	207
Hotel (rooms)	0	108	108
Garage (spaces)	0	385	385

# BACKGROUND

- Applicant - McBride Dale Clarion
- Owner - USS Realty, LLC
- City Council approved PD-64, Oakley Station, May 2011
- October 2015 approved Major Amendment - office, hotel and parking garage uses
- Today - office (80,000 sq ft) for Anthem built
- Other 90,000 office building - not built

# DESCRIPTION OF PROJECT

- 3.44-acre site
- Eliminate previously proposed 90,000 sq. ft. office building
- Construct bar/restaurant/recreational/entertainment complex  
- all are permitted uses



# 1429-12 AMENDMENTS TO PD CONCEPT PLAN

Amendments that change the uses allowed or change the density by more than ten percent must be approved by the CPC and City Council as a zoning map Amendment.

(b) Major Amendments - Only the CPC and City Council may approve - changes in allowed uses, changes in density by more than 10 percent as a map amendment

# 1429-12 AMENDMENTS TO PD CONCEPT PLAN

## Major Amendment Request:

Allow a bar/restaurant/recreational/entertainment complex on the site instead of previously approved 90,000 sq ft office building

# 1429-09 CONCEPT PLAN DEVELOPMENT PROGRAM STATEMENT REQUIREMENTS

## a. Plan Elements

Metes and bounds, site plan - existing and proposed conditions, new driveways, parcel boundaries, setback lines, building heights, pedestrian circulation, open space, drainage and landscaping included

## b. Ownership

USS Realty, LLC owns property, after transfer Curo, the developer will own and operate the site



# 1429-09 CONCEPT PLAN DEVELOPMENT PROGRAM STATEMENT REQUIREMENTS

## c. Schedule

Commence construction - late 2022, complete end of 2023

## d. Preliminary Reviews

All reviews were completed through the CSR process - no major issues

# 1429-09 CONCEPT PLAN DEVELOPMENT PROGRAM STATEMENT REQUIREMENTS

## e. Density and Open Space

- Overall site- 3.44-acres, 60 percent will be green space
- Open spaces include two miniature golf courses, outdoor patio and eating areas and landscaping

# PUBLIC COMMENTS AND NOTIFICATION

- Staff conference - June 16, 2022
- Besides applicants - only two persons in attendance
- Questions, answered, no issues
- Letter of Support - Oakley Community Council



# ANALYSIS

- After review of the Economic Analysis Planning staff realizes the extent that the Office market has suffered severely since COVID and with no more incentives being provided to Oakley Station, Planning staff can support the amendment
- Still market for bars and restaurant, recreational and entertainment uses
- This complex - provide jobs, helps the economy, and add recreational uses to the Oakley community
- This project will benefit Oakley community and City of Cincinnati

# CONSISTENCY WITH PLANS

Consistent with *Plan Cincinnati* ( 2012)

- Compete Initiative Area

Consistent with *Oakley Master Plan* (2019)

- Managing our Growth Focus Area
- Enhancing our Community Focus Area

# FINDINGS

- Staff finds -Major Amendment to the Concept Plan and Development Program Statement for Phase 2B is in compliance with 1429-12
- Proposal is consistent with purpose of Planned Development Regulations



# CONCLUSIONS

Staff supports this Major Amendment to Concept Plan and Development Program Statement for the entertainment complex for the following reasons:

- Proposal will not negatively impact the existing character of the surrounding area
- Proposal will provide new and different recreational uses in the City
- Proposal has support of Oakley CC
- Proposal is consistent with *Plan Cincinnati* and *Oakley Master Plan*

# RECOMMENDATION

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

**APPROVE** a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #64, Oakley Station, Phase 2B, to eliminate the proposed office building, and add a bar/restaurant/recreational/entertainment complex in Oakley and

**ADOPT** the Department of City Planning and Engagement findings as detailed on page 5 of this report