



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Equitable Growth & Housing

Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan

Tuesday, December 2, 2025

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

Proposed Renaming of Mercy Health Place to Patricia McCollum Way in Bond Hill

Sophia Ferries-Rowe, City Planner

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

Emily Burns, City Planner

AGENDA

1. [202502040](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 12/2/2025, regarding Attached is the presentation for an Ordinance for the renaming of Mercy Health Place in the Bond Hill neighborhood to "Patricia McCollum Way."

Sponsors: City Manager
Attachments: [Transmittal](#)
[Presentation](#)
2. [202501991](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 11/13/2025, **RENAMING** Mercy Health Place in the Bond Hill neighborhood to "Patricia McCollum Way."

Sponsors: City Manager
Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment A](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

3. [202502047](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 12/2/2025, regarding the proposed major amendment to PD-88, Three Oaks, located at 2800 Robertson Avenue in the Oakley neighborhood.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

4. [202502023](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 11/18/2025, **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.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment A](#)
[Attachment B](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

ADJOURNMENT

December 2, 2025

TO: Members of the Equitable Growth & Housing Committee

FROM: Sheryl M. M. Long, City Manager *WW*

202502040

SUBJECT: Presentation – Renaming Mercy Health Place in the Bond Hill Neighborhood to
“Patricia McCollum Way.”

Attached is the presentation for an Ordinance for the renaming of Mercy Health Place in the Bond Hill neighborhood to “Patricia McCollum Way.”

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

Proposed Renaming of Mercy Health Place to Patricia McCollum Way in Bond Hill

Equitable Growth and Housing Committee
December 2, 2025

1



2

Background

- Mercy Health opened headquarters in Bond Hill in 2016
 - Completely exited property by March 2025
- Hamilton County Commissioners voted in September 2025 to buy Bond Hill building
- Patricia “Pat” McCollum (1946-2024)
 - Devout foster mother, social worker, advocate for children in Cincinnati
 - Fostered more than 70 children and adopted several
 - Legacy of compassion and advocacy for vulnerable youth – aligned with mission of the department of Jobs and Family Services



Photo credit: The Voice of Black Cincinnati

Engagement

- Hamilton County Board of Commissioners engaged Ms. McCollum's family
- Contacted Bond Hill Community Council (BHCC) President Jacqueline Edmerson
- Attended September 4, 2025, meeting of Bond Hill Community Council
- Public Staff Conference on October 1, 2025
 - Two-week notice sent to BHCC, Paddock Hills Assembly, adjacent property owners
- Notice of November 7th City Planning Commission meeting

Analysis

Committee of Names met October 13, 2025, to review:

- **General Criteria**
 - Not long or difficult to pronounce
 - Not a duplicate of or too similar to the name of an existing City Facility
- **Criteria Specific to Names Identified with Individuals**
 - Not named for a living person
 - In public interest to honor the person for historical and commemorative reasons
 - Made a signification contribution to the area

Plan Consistency

Plan Cincinnati (2012)

- Live Initiative Area “Create a welcoming civic atmosphere” (p. 153)

Recommendation

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

APPROVE the proposed renaming of “Mercy Health Place” to “Patricia McCollum Way” in Bond Hill.

November 13, 2025

To: Mayor and Members of City Council

202501991

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Renaming Mercy Health Place in the Bond Hill Neighborhood to “Patricia McCollum Way.”

Transmitted is an Ordinance captioned:

RENAMING Mercy Health Place in the Bond Hill neighborhood to “Patricia McCollum Way.”

Summary

In July 2025, the Hamilton County Board of County Commissioners applied to rename Mercy Health Place in Bond Hill to “Patricia McCollum Way” in honor of the Patricia McCollum, a Hamilton County social worker who dedicated her life to fostering over 70 children and helping families navigate the foster care system. The Committee of Names reviewed the proposal against the criteria as outlined in Resolution 0016-2003 and found the proposed name to be suitable.

The City Planning Commission voted unanimously to approve the proposed name change and forward the proposal to City Council after considering Ms. McCollum’s contributions to Hamilton County and the importance of recognizing her legacy.

The City Planning Commission recommended the following on November 7, 2025 to City Council:

APPROVE the proposed renaming of “Mercy Health Place” to “Patricia McCollum Way” in Bond Hill.

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

RENAMING Mercy Health Place in the Bond Hill neighborhood to “Patricia McCollum Way.”

WHEREAS, the Board of County Commissioners of Hamilton County, Ohio (“Petitioner”) has petitioned the City to change the name of Mercy Health Place to “Patricia McCollum Way” in honor of the late Patricia McCollum; and

WHEREAS, Mercy Health Place is the access road located between Reading Road and the future site of the Hamilton County Central Campus that will house various Hamilton County departments, including the Department of Jobs and Family Services; and

WHEREAS, Patricia McCollum provided substantial and meaningful contributions to the City through her career as a social worker and was a relentless advocate for families; and

WHEREAS, Patricia McCollum’s dedication to improving the lives of children and families in the City led her to foster over seventy children, support families through reunification, and become involved with a multitude of community welfare programs, including Off the Streets, Granny’s Love, Citizen’s Committee on Youth, and CITI Camp; and

WHEREAS, petitions to rename streets are considered pursuant to Resolution No. 16-2003, which calls for petitions to be reviewed by the Committee of Names and the City Planning Commission prior to approval by the Council; and

WHEREAS, the Committee of Names, after considering the petition to rename Mercy Health Place to “Patricia McCollum Way,” recommended approval of the renaming; and

WHEREAS, the City Planning Commission, at its meeting on November 7, 2025, considered the petition, and recommended approval of the renaming; and

WHEREAS, the Council finds that the proposed street renaming is consistent with Plan Cincinnati (2012), particularly the Live Initiative Area with the goal to “[b]uild stronger communities by increasing civic engagement” (page 153) and “[c]reate a welcoming civic atmosphere” (page 153); and

WHEREAS, the Council finds that renaming a public street in the Bond Hill neighborhood to “Patricia McCollum Way” to be in the best interests of the City and the general public’s health, safety, and welfare; now, therefore,

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

Section 1. That Mercy Health Place located in the Bond Hill neighborhood, depicted on the map attached hereto as Attachment A and incorporated herein by reference, is hereby renamed “Patricia McCollum Way.”

Section 2. That the appropriate City officials are hereby authorized to do all things necessary and proper to implement the provisions of Section 1 herein, including generating and installing street signage in accordance with the Department of Transportation and Engineering’s procedures relating to street designation and signage.

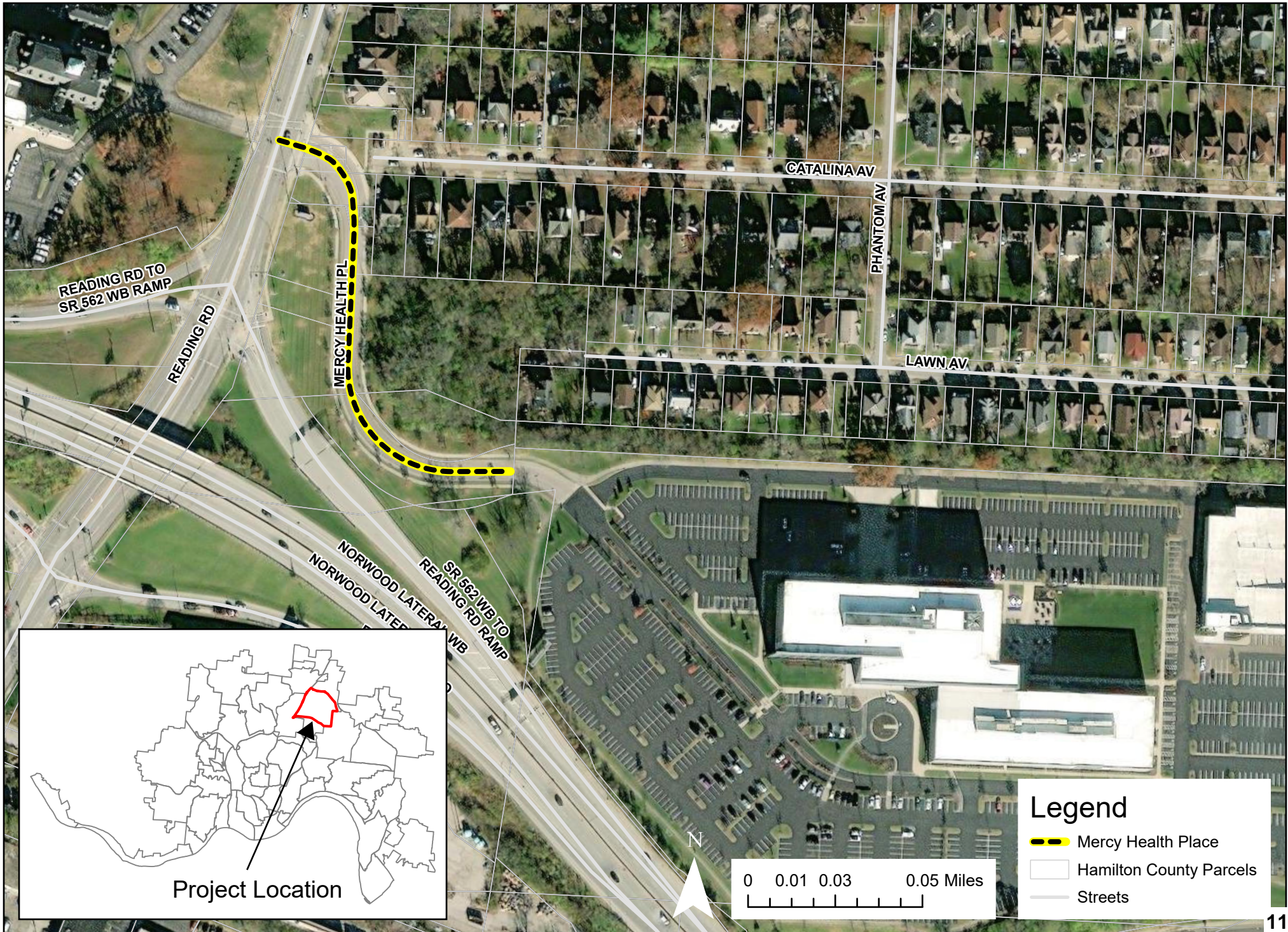
Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

Proposed Street Name Change of "Mercy Health Place" to "Patricia McCollum Way" in Bond Hill



November 7, 2025

**Honorable City Planning Commission
Cincinnati, Ohio**

SUBJECT: A report and recommendation on the proposed renaming of “Mercy Health Place” to “Patricia McCollum Way” in Bond Hill.

GENERAL INFORMATION:

Location: Mercy Health Place, Cincinnati, Ohio 45237

Applicant/Owner: Board of County Commissioners of Hamilton County, Ohio
138 E. Court Street, Room 603, Cincinnati, Ohio 45202

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Cincinnati Enquirer Article – September 9, 2024
- Exhibit C Cincinnati Enquirer Article – October 30, 2024
- Exhibit D WCPO 9 Article – February 28, 2025
- Exhibit E 2003 Committee of Names Resolution

BACKGROUND:

The City Planning Commission is being asked to consider the renaming of Mercy Health Place, a street approximately 0.14 miles long, to Patricia McCollum Way. This is the access road to the old Mercy Health headquarters, now the future home of various Hamilton County departments, including the Job and Family Services department.

Mercy Health opened its Bond Hill headquarters in 2016, having received \$36.7 million from the City of Cincinnati to spur catalytic development. Mercy Health planned to employ 1,250 people between 2019 and 2023. However, the COVID-19 pandemic disrupted those plans. By September of 2024, only about 100 people were in the building. On September 3, 2024, the Hamilton County Board of Commissioners voted to buy the building and move 1,400 jobs into the office space (Exhibit B). As the building will no longer be home to Mercy Health, and streets should not be named for private companies located along them according to the 2003 Committee of Names Ordinance (Exhibit E), a new name is needed for this street.

Patricia McCollum was a social worker known throughout Hamilton County for her work in the foster care sector. She personally fostered over 70 children and supported families toward reunification. Ms. McCollum adopted DJ McCollum when he was 7 years old after an incident burned 85% of his body and left him with developmental disabilities. With Ms. McCollum’s support, he graduated from Woodward High School’s program for teens with disabilities. Ms. McCollum had seven kids, many grandchildren, and countless people that she cared for throughout her social work and foster care.

In October 2024, Ms. McCollum was tragically killed alongside her son DJ McCollum and daughter Kaydence McCollum. Family and community members throughout Hamilton County grieved their passing at a candlelight vigil held at the Holloway House and Resource Center followed by a visitation and funeral services (Exhibit C).

Seeing the impact Ms. McCollum's passing had on the community, the Hamilton County Board of Commissioners sought to honor her legacy and felt the relocation of the Job and Family Services department presented a great opportunity. At the State of the County address in February 2025, Hamilton County Commissioner Denise Driehaus announced the County's intention to rename Mercy Health Place in honor of Patricia "Pat" McCollum (Exhibit D).

ENGAGEMENT:

Hamilton County initially engaged Ms. McCollum's family regarding the idea of renaming the street in her honor. With the family's support, the Board of Commissioners of Hamilton County decided to move forward with the street renaming application process.

After receiving Hamilton County's application to rename the street, it was brought to the attention of Department of City Planning and Engagement staff that the Bond Hill Community Council (BHCC) had not yet been engaged regarding this proposal. Hamilton County staff attended the September 4, 2025, meeting of the BHCC to discuss the proposal and listen to the community's discussion regarding other members of their community they would like to see honored. Commissioner Driehaus had additional discussions with the BHCC President and expressed a desire to find alternative sites on the campus, such as meeting rooms, to honor residents of Bond Hill who have positively impacted the community.

A virtual staff conference was held on October 1, 2025, to gather community feedback about the proposal. At that meeting, the BHCC President Jacqueline Edmerson confirmed she had spoken with Commissioner Driehaus about the alternative options to honor Bond Hill residents and as a result does not oppose the proposed name change of Mercy Health Place to Patricia McCollum Way. Notice of the City Planning Commission meeting was sent to the Bond Hill Community Council, Paddock Hills Assembly, and adjacent property owners. No correspondence was received.

ANALYSIS:

The City of Cincinnati's Committee of Names (CON) is comprised of employees from the City's Department of City Planning and Engagement, Department of Transportation and Engineering, and Law Department as well as the Library Manager at the Cincinnati History Library and Archives. The CON met on October 13, 2025, to discuss the proposal and found the proposed name "Patricia McCollum Way" to be a suitable name that meets all "general criteria" and "criteria specific to names identified with individuals" as outlined in Resolution 0016-2003 establishing the procedures and criteria to be used by the Committee of Names (Exhibit E). The name is not composed of several parts or difficult to pronounce, a duplicate or too similar to an existing street in Hamilton County, or considered not in good taste by current community standards. It is in the public interest to honor the person for historic or commemorative reasons and honors a person associated with the area in which the facility is located—Hamilton County.

CONSISTENCY WITH PLAN CINCINNATI (2012):

The proposed name change is consistent with the Live Initiative Area of *Plan Cincinnati* (2012), particularly within the Strategy to "Create a welcoming civic atmosphere" (p. 153) because it honors and celebrates a woman who dedicated her life to supporting children and families in Hamilton County's foster care system.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed renaming of “Mercy Health Place” to “Patricia McCollum Way” in Bond Hill.

Respectfully submitted:

Handwritten signature of Sophia Ferries-Rowe in cursive script.

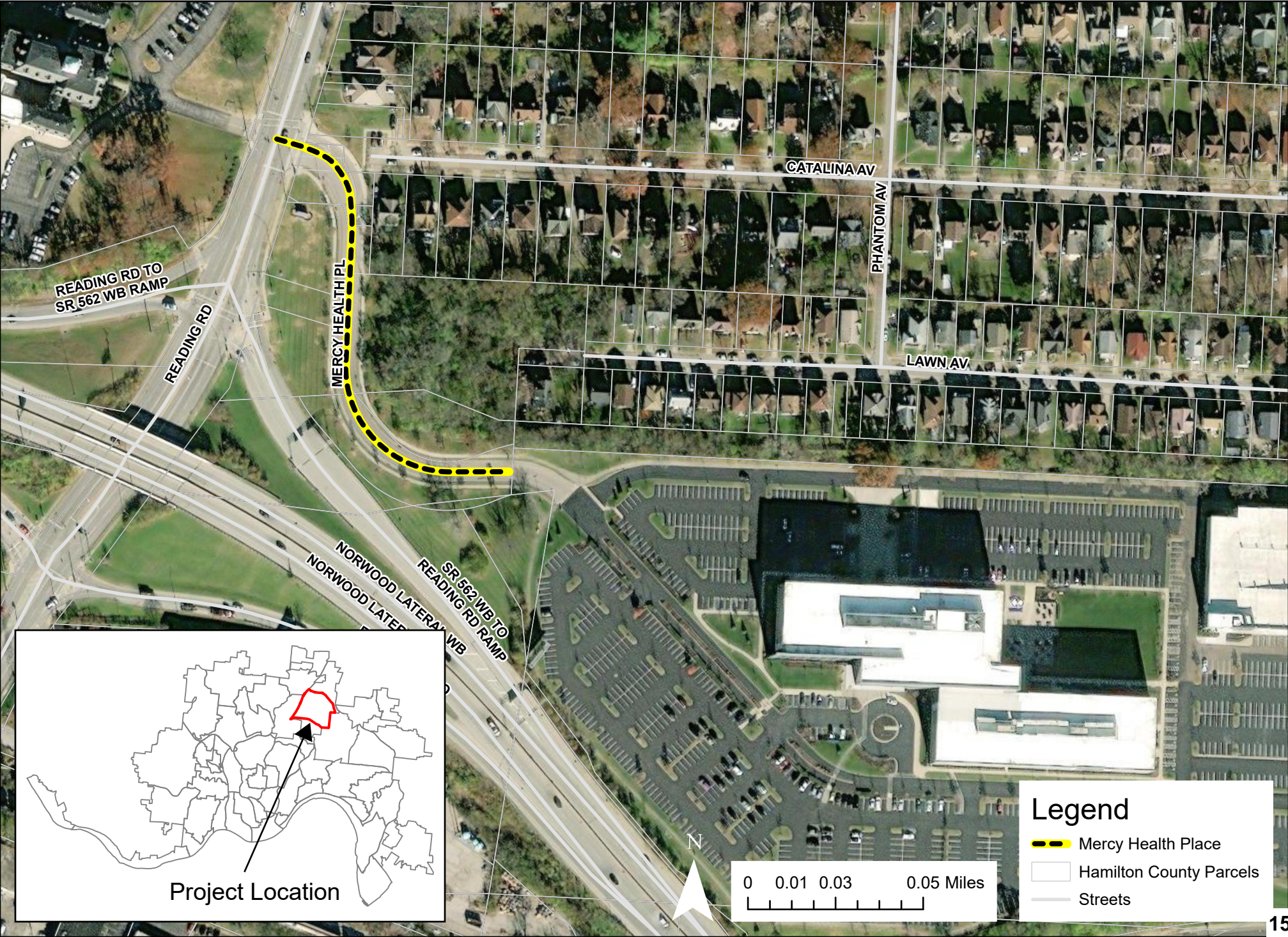
Sophia Ferries-Rowe, City Planner
Department of City Planning and Engagement

Approved:

Handwritten signature of Katherine Keough-Jurs in cursive script.

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

Proposed Street Name Change of "Mercy Health Place" to "Patricia McCollum Way" in Bond Hill



POLITICS

Hamilton County commissioners agree to buy Mercy Health building worth \$95 million

**Scott Wartman**

Cincinnati Enquirer

Sept. 9, 2024 | Updated Sept. 10, 2024, 4:36 p.m. ET

The three Hamilton County commissioners Tuesday voted unanimously to buy a massive office building in Bond Hill where they will move [hundreds of Hamilton County workers](#).

The county will buy the Bon Secours Mercy Health building worth \$95 million. The county has agreed pay \$65 million, while Mercy will pay the remaining \$30 million to purchase the building from the owner, the Chicago-based Bond Hill Funding Company.

The county plans to move about 1,400 jobs into the Mercy Health office building. Several county departments will relocate to the Bond Hill facility, including the county's largest, Job and Family Services. Job and Family Services employs 850 employees who deal with welfare and the foster care and adoption system.

Other departments moving in include Developmental Disabilities Services, Hamilton County Public Health Department, the Veterans Service Commission and the county's environmental services department.

The county will still keep its headquarters in the Todd B. Portune Center for County Government in Downtown. As part of the deal, the county will sell other buildings it owns.

This includes the 146-year-old [Alms & Doepke](#) building on Central Parkway that houses Hamilton County Job and Family Services.

"We own and operate a large number of buildings and many of those buildings are old," said Hamilton County Administrator Jeff Aluotto. "When you have buildings approaching 140, 145-years-old, it gets difficult."

On an average day, the county will have [500 to 600 employees on the Bond Hill on a daily basis](#).

It's a different fate for the [the Mercy Health building in Bond Hill](#) from what Cincinnati officials originally envisioned for the building. Mercy Health opened the building in 2016 with the promise to the city of employing 1,250 people in the office building each year from 2019 to 2023. The organization currently employs 100 people in the Bond Hill office, according to spokeswoman Lisa Dyson.

[Cincinnati gave Mercy Health \\$36.7 million](#) in city money and tax incentives to spur the development that then-Mayor John Cranley called "catalytic and transformative" for Bond Hill.

Then the COVID-19 pandemic hit and people began working from home. As of July 2024, Mercy had about 100 jobs located in the Bond Hill office and will completely exit the property by March 2025, Mercy Health spokeswoman Lisa Dyson told The Enquirer.

Mercy Health also paid the [city back \\$7 million in tax incentives](#).

Cincinnati.com | The Enquirer

NEWS

'Everybody's caretaker, everybody's mom:' Remembering Patricia, DJ and Kaydence McCollum



Cameron Knight
Cincinnati Enquirer

Oct. 30, 2024 | Updated Oct. 31, 2024, 8:02 a.m. ET

At her 70th birthday party, they played "I was here" by Beyonce. The song opens with the lyric, "I want to leave my footprints in the sands of time."

Patricia McCollum did just that, according to her friends and family. She [fostered over 100 children and trained foster parents to take care of hundreds more](#). She was a social worker, a relentless advocate for families and even a candidate for city council.

"She was living her legacy," said Rosemary Oglesby-Henry, a longtime friend. "She was iconic."

Ms. Pat, as she was known, was [fatally stabbed on Oct. 24](#) along with her adopted son DJ McCollum, 32, and adopted daughter 11-year-old Kaydence McCollum. She was 78.

Police said it was 66-year-old Anthony Mathis, Ms. Pat's son-in-law, who killed them. He died that same day from self-inflicted knife wounds, according to investigators.

She was survived by another three adopted children and two biological children, but she would have never labeled them that way. They were all just her kids, her grandson Jamaican McCollum said. There are too many grandkids to count and well over 100 people whom she cared for through fostering, he said.

"I learned my hustle from her," Jamaican McCollum said. "Five, six, seven, eight jobs. Multiple contracts."

His grandmother's resume proves it. She was involved in a multitude of programs over the years: Off the Streets, Granny's Love, Citizen's Committee on Youth and CITI Camp to name a few. She worked at numerous places as a social worker as well.

Oglesby-Henry knew Ms. Pat nearly her entire life, but when she became pregnant as a teen, she became very close with the McCollum family. She babysat for them, and they eventually babysat for her.

She remembered helping Ms. Pat run for city council and reminding her that voters might be turned off if she kept cussing as much as she did. She remembered her commanding every room she walked into. She remembered her honesty.

"We should definitely lift her up even higher," Oglesby-Henry said. "We do that by supporting her causes: by fostering and adopting, by supporting teen parents."

Peaches Carter-Smith met Ms. Pat in 1979 working with sickle cell patients at Cincinnati Children's Hospital Medical Center where Ms. Pat was a social worker.

Carter-Smith was a computer operator, but Ms. Pat convinced her to pursue social work, and then she would follow Ms. Pat to three or four other jobs.

"She loved life. She loved working with families," she said. Her pride and joy were all of her kids. DJ was just her heart."

DJ McCollum came to Ms. Pat when he was 7. He was suffering from severe disabilities. When he was an infant, another child threw a match into his crib, burning over 85% of his body. The incident took his lower legs and left him with several developmental disabilities, but with Ms. Pat's help, he learned to use prosthetic legs and made it through Woodward High School's program for teens with disabilities.

In a 2012 Enquirer report, she said she knew that DJ would live with her for the rest of his life.

"Either I die first, or he does," she said. "I will never separate from him."

Karen Rumsey is a victim's advocate at the Cincinnati Police Department, but before that, she worked at Hamilton County Job and Family Services where she met Ms. Pat. Rumsey was struck by how she approached people.

"She just worked and cared for people in general, regardless of what was going on and where you came from," Rumsey said. "She was everybody's caretaker, everybody's mom."

Rumsey said foster kids need safety and stability, but they can come with trauma and baggage. Ms. Pat would not only love the kids, but also their parents, she said.

She would work and support the families to get those children reunified, and if that couldn't happen, she'd often just adopt the children, Rumsey said.

"She was a good woman, an honorable lady," Rumsey said. "She'd do anything for anybody, especially if you were a kid."

Jamaican McCollum said his grandmother was his favorite person. He said her door was always open and her house was always full.

"Quiet wasn't for her," he said.

He said she had an over-the-top personality that he thinks he inherited.

"When you walked in the room, you didn't have to wonder who was in charge, because you knew it," he joked.

On Thanksgiving and Christmas, the house would be packed with people. Kids that his grandmother took care of 10 years before would show up out of the blue and get folded right back in. She saw them all as family and her kids and grandkids saw it the same way.

He remembers running through the airport "20 deep" when they would take vacations to Myrtle Beach or Jamaica. He also remembers going on smaller trips as a kid to Findlay Market and Busken Bakery.

"She beat every odd. She helped as many people as she possibly could and she was proud of that," he said. "She accomplished so many things in those 78 years. Her tragedy is part of her legacy too. People will talk about the wonderful Pat McCollum for years and years to come."

When it comes to what happened, Ms. Pat's friends and family are coping in their own ways. Many said they were heartbroken.

"It's so catastrophic that when I close my eyes, I just see her face and feel pain," Oglesby-Henry said.

Jamaican McCollum said he is still processing all of it but wanted people to know that his family is holding on to their faith.

"We believe in God. We have faith in God and we don't question God," he said. "I'm sure she's at peace. She's very forgiving. She'll guide and protect us from the other side."

Now Jamaican McCollum is planning the services for his grandmother.

"We talked about it and she told me how elaborate she wants her funeral to be," he joked.

Vigil and services

On Friday, a candlelight vigil will be held for Patricia, DJ and Kaydence McCollum at the Holloway House and Resource Center at 3864 Reading Road. The vigil will run from 7:30 to 8:15 p.m.

On Nov. 8, a visitation will be held for Patricia, DJ and Kaydence McCollum from 10:30 a.m. until 12:30 p.m. at the Corinthian Baptist Church at 1920 Tennessee Ave. Funeral services will immediately follow. At 3 p.m., a repass celebration will begin at Receptions Event Center at 5975 Boymel Drive in Fairfield.

[A GoFundMe campaign has been launched to help pay for the funeral expenses.](#)

NEWS > LOCAL NEWS > POSITIVELY CINCINNATI

'She left a beautiful legacy' | Hamilton County rename street after late foster advocate

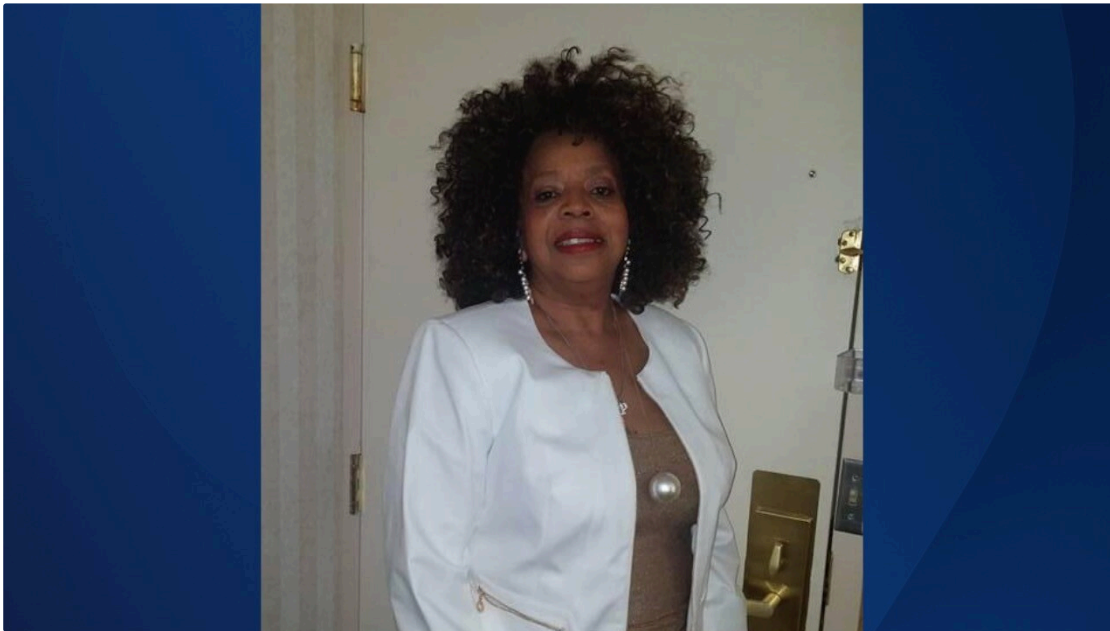


Photo by: DeRonn McCollum

Privacy Notice

We and our partners (such as advertisers and analysis firms) use tracking technology on our websites and apps to offer you a more personalized experience and enable interest-based advertising. Unless you opt out, data that may identify you (e.g. your IP address, general location) and the content you view will be collected and used as described in our privacy policy. If you wish to opt out, please make the appropriate selection. You may also contact us with any questions as described in our privacy policy.

[Preferences](#)[Accept](#)

In October, McCollum and her two adopted children — 32-year-old DJ and 11-year-old Kaydence — were found dead inside her home.

[Read More](#)

00:00

02:00

Police said they were stabbed to death [by Anthony Mathis, McCollum's son-in-law](#). Mathis, 66, died from self-inflicted stab wounds at UC Medical Center after an hours-long SWAT standoff with Cincinnati police.

"She was like our real-life Superwoman," said DeRonn McCollum, her grandson.

Patricia McCollum, who also went by Ms. Pat, was [known for her advocacy for foster children](#). Her family said Ms. Pat adopted more than 60 children throughout her life.

"She was full of love, she spoiled everybody," DeRonn McCollum said.

Hear more about how Patricia McCollum inspired the people around her:



Ms. Pat's daughter, Detra, said her mother was also loving of others.

"I've never remembered a time where we didn't have children around, or somebody," Detra McCollum said.

Detra McCollum said her mother's advocacy for foster children inspired her to foster kids of her own.

Detra and DeRonn McCollum said they're at peace with her death.

"God doesn't make any mistakes, you know, we're born to die." DeRonn McCollum said.

They said they miss her dearly, but added that her memory lives on.

"She left a beautiful legacy," Detra McCollum said.

It's not just Ms. Pat's family that's trying to honor that legacy. On Wednesday at the State of the County address, Driehaus announced the commissioner's plans to honor Patricia McCollum.

Driehaus said the Mercy Health building in Bond Hill would soon become the central campus for county employees. Driehaus said they plan to rename the street leading up to the building "Pat McCollum Way."

"I think it's a reminder to all of us that there's something we can all do to make a difference in the lives of one of these kids," Driehaus said.

Driehaus said they chose to rename that street because the building will soon be the main hub for the county's [Jobs and Family Services](#), a department McCollum worked with often to help foster kids.

"It was just a no-brainer," Driehaus said.

Driehaus said county leaders are working with the City of Cincinnati to make sure the street is renamed by the end of the year. She said they hope to move their employees into the building by the end of the year.

In the meantime, McCollum's family said they're grateful that she will continue to be remembered.

"You won't have no choice but to say Pat McCollum," Detra McCollum said.

"They're going to be sending mail to Pat McCollum Way," DeRonn McCollum added.

More Ohio news:

- [Educators speak out against removals on retired teachers' pension fund board](#)
- [Lawsuit questions use of unclaimed funds on stadiums for Bengals, Browns, etc.](#)

WLR

RESOLUTION NO. B-0016 - 2003

EXPRESSING the City Council's approval of a document entitled Committee of Names - 03, setting forth the procedures and criteria to be used by the Committee of Names when it reviews and evaluates proposals for the naming or renaming of city facilities.

WHEREAS, City Council, at its meeting on June 15, 1985, passed Resolution 87-1985 which approved procedures and criteria for a Committee of Names; and

WHEREAS, City Council at its meeting on April 17, 2002, passed Resolution 58-2002 which approved the updated procedures for a Committee of Names; and

WHEREAS, City Council at its meeting on September 5, 2002, passed Resolution 105-202 which approved revised procedures for a Committee of Names; and

WHEREAS, because of the reorganization of the departments of the city administration, it is necessary to further revise the procedures of the Committee of Names; and


WHEREAS, the City Council wishes to declare its approval of procedures and criteria contained in said Committee of Names - 03 document; now, therefore

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

Section 1. That the Council accepts and approves the document entitled Committee of Names - 03, attached hereto and by this reference made a part hereof, and requests that it be implemented forthwith.

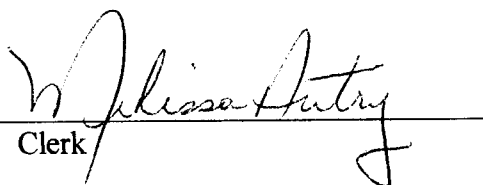
Section 2. That a copy of this resolution be spread upon the minutes of the Council.

Passed February 26, 2003


Mayor

Attest

Clerk



CITY OF CINCINNATI
COMMITTEE OF NAMES - 03

(Approved by City Council Resolution __ - 2003)

I. INTRODUCTION

This constitutes the general procedures, policies and criteria which will be followed by the Committee of Names when it reviews and evaluates proposals for the naming or renaming of City Facilities.

II. ESTABLISHMENT OF THE COMMITTEE

A. Title. The Committee shall be called the Committee of Names (the "Committee").

B. Purpose. The Committee is established to make recommendations to the Director of the Community Development and Planning Department (the "Director") regarding the naming or renaming of City Facilities. City Facilities include streets, rights-of-way, alleys, buildings, and land but do not include rooms, hallways, or items of personal property.

C. General Responsibilities.

1. The Committee shall receive, review, and evaluate proposals for the naming or renaming of City Facilities. It shall then make a recommendation to the Director regarding the proposal.

2. The Committee shall not:

- a. initiate proposals to name or rename City Facilities, but may as part of its recommendation suggest alternatives to a proposal it is considering; or
- b. make recommendations regarding the naming or renaming of City Facilities under the control and management of the Board of Health, the Park Board or the Recreation Commission.

D. Composition. The Committee will be composed of the following members:

1 member from the Community Development and Planning Department (who shall act as the Chair)

1 member from the Law Department

1 member from the Department of Transportation and Engineering

- 1 member from the Cincinnati Historical Society Library of the Museum Center
- 1 member from the business community of the City of Cincinnati (public sector member)
- 2 private citizens of the City of Cincinnati (public sector members)

E. Appointments and Terms of Office.

1. Members from the city departments will be appointed by and serve at the pleasure of their respective department directors.
2. The member from the Cincinnati Historical Society Library of the Museum Center will be appointed by and serve at the pleasure of the Museum Center's Director.
3. The three public sector members will be appointed by the City Manager to serve staggered three-year terms.

There is currently a Committee of Names constituted pursuant to Resolution No. 105-2002. The current members were duly appointed by a procedure similar to the procedure stated above. Those current members shall remain as members and shall be replaced in accordance with the above procedure as deemed necessary and appropriate by the appointing authority. Further, the current Community Development and Planning Department member (formerly the City Planning Department member) shall become the Chair.

- F. Meetings. The Committee will meet at times and locations determined by the chair and as often as necessary to conduct business in a timely manner.
- G. Quorum. Four members of the Committee shall constitute a quorum.
- H. Stand-ins. If a Committee member is unable to attend a meeting, the authority who appointed the member may designate a stand-in who shall have full rights as a Committee member for that meeting.
- I. Staffing. The Community Development and Planning Department shall furnish such staff services as needed for the Committee to fulfill its responsibilities.

III. **PROCEDURE FOR PROCESSING PROPOSALS**

- A. Proposals to name or rename City Facilities shall be made in writing to the Director. Proposals must contain the necessary information as set forth in Section IV, below. The Committee may, at its discretion, decide to adopt a standard application form. Proposals to name or rename City Facilities to the name of a living person or persons will

not be considered by the Committee.

- B. Upon receipt of a proposal, the Director shall determine if it was properly submitted and contains the necessary information. If so, it will be referred to the Committee. If not, it will be returned to the source of the proposal with an explanation of its deficiencies.
- C. The Committee shall review and evaluate the proposal. The Committee may seek additional information from the source of the proposal or other sources. Such additional information may include, when deemed appropriate by the Committee, an informal survey, conducted by mail, of all persons considered by the Committee to be directly affected by the proposed naming or name change.
- D. The Committee shall make its recommendation to the Director and will provide its reasons for such recommendation.
- E. The Director shall consider the Committee's report and make a recommendation to the City Planning Commission together with any necessary and appropriate legislation. The Director is not bound by the Committee's recommendation but may include a copy of the Committee's report with the Director's report to the Planning Commission. The City Planning Commission shall consider the Director's recommendation and, pursuant to its advisory powers under Article VII Section 9 of the City Charter, make a recommendation to City Council, together with any necessary and appropriate legislation.

IV. INFORMATION TO BE SUPPLIED

- A. Basic Information. Proposals shall include the following:
 - 1. The specific City Facility being proposed for naming or renaming. A sketch showing the exact location is sufficient for this purpose.
 - 2. The full form of the name being proposed as well as the actual proposed name for the City Facility.
 - 3. The origin, meaning and/or significance of the proposed name.
 - 4. If the proposed name is that of a person, a brief biography, including the birth and death dates (if known).
 - 5. An explanation of why the petitioner feels that the City Facility should be named or renamed with the proposed name,

including, if applicable, an explanation of how the name and/or the person is or has been associated with the City Facility or the area in which it is located.

6. If available, letters from appropriate organizations and individuals which furnish evidence of substantial local support for the proposal.

B. Additional Information. The Director or the Committee of Names may request additional information or documentation in order to assist the Committee in reaching a recommendation.

V. CRITERIA

A. General Criteria. The Committee shall consider the following criteria in making its recommendation.

1. Names composed of several parts or which are difficult to pronounce usually will not be considered suitable since they do not generally gain public acceptance.
2. When a survey has been conducted, the results of the survey shall be considered by the Committee.
3. Where possible, names should provide a useful function such as identifying the City Facility.
4. Names which are unofficial and which do not appear on current maps but which have become established through local tradition will be given priority when selecting an official name.
5. A name proposed for a particular type of facility usually will not be considered suitable if it duplicates or is too similar to an existing name of the same type of facility.
6. Street names should maintain the continuity and identification of streets in order to facilitate 911 identification, emergency response, and mail delivery and the location of addresses.
7. Names that imply discrimination or would be considered derogatory to a particular person or organization or to any race, religion, ethnic group or group of handicapped persons shall not be considered suitable.
8. Names which are considered obscene or blasphemous shall not be considered suitable.

9. Names which, by current community standards, would not be considered in good taste shall not be considered suitable.

B. Criteria Specific to Names Identified with Individuals.

1. Names of persons should be considered only if it is determined to be in the public interest to honor the person or the person's family for historical or commemorative reasons.
2. A person's epithet, nickname or title may be used if it would provide a more appropriate, interesting or enduring name.
3. Full names usually will not be considered suitable unless they are short, euphonic or would be required because using only a part of the name would render it unidentifiable.
4. Names usually will not be considered suitable unless the person was associated with or made a significant contribution to the facility or the area in which the facility is located.
5. Prior ownership of land or a financial contribution to a City Facility alone should not be considered sufficient basis for consideration of an individual's name.
6. The Committee will not recommend a proposal which seeks to rename a City Facility which is already named for a person, if the name of that person has historical significance.

APPROVED: _____
Valerie A. Lemmie
City Manager

Date: _____

WLR
CDP-070

November 12, 2025

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

RENAMING Mercy Health Place in the Bond Hill neighborhood to “Patricia McCollum Way.”

Summary:

In July 2025, the Hamilton County Board of County Commissioners applied to rename Mercy Health Place in Bond Hill to “Patricia McCollum Way” in honor of the Patricia McCollum, a Hamilton County social worker who dedicated her life to fostering over 70 children and helping families navigate the foster care system. The Committee of Names reviewed the proposal against the criteria as outlined in Resolution 0016-2003 and found the proposed name to be suitable.

The City Planning Commission voted unanimously to approve the proposed name change and forward the proposal to City Council after considering Ms. McCollum’s contributions to Hamilton County and the importance of recognizing her legacy.

The City Planning Commission recommended the following on November 7, 2025 to City Council:

APPROVE the proposed renaming of “Mercy Health Place” to “Patricia McCollum Way” in Bond Hill.

Motion to Approve: Mr. Weber
Seconded: Ms. Kearney

Ayes: Mr. Dansby
Ms. Kearney
Mr. Weber
Ms. Beltran
Ms. Sesler
Mr. Eby
Mr. Samad

THE CITY PLANNING COMMISSION


Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

December 2, 2025

TO: Members of the Equitable Growth & Housing Committee
FROM: Sheryl M. M. Long, City Manager
SUBJECT: Presentation – Ordinance for a Major Amendment to PD-88, Three Oaks, located at 2800 Robertson Avenue in Oakley.

202502047

Attached is the presentation for the proposed major amendment to PD-88, Three Oaks, located at 2800 Robertson Avenue in the Oakley neighborhood.

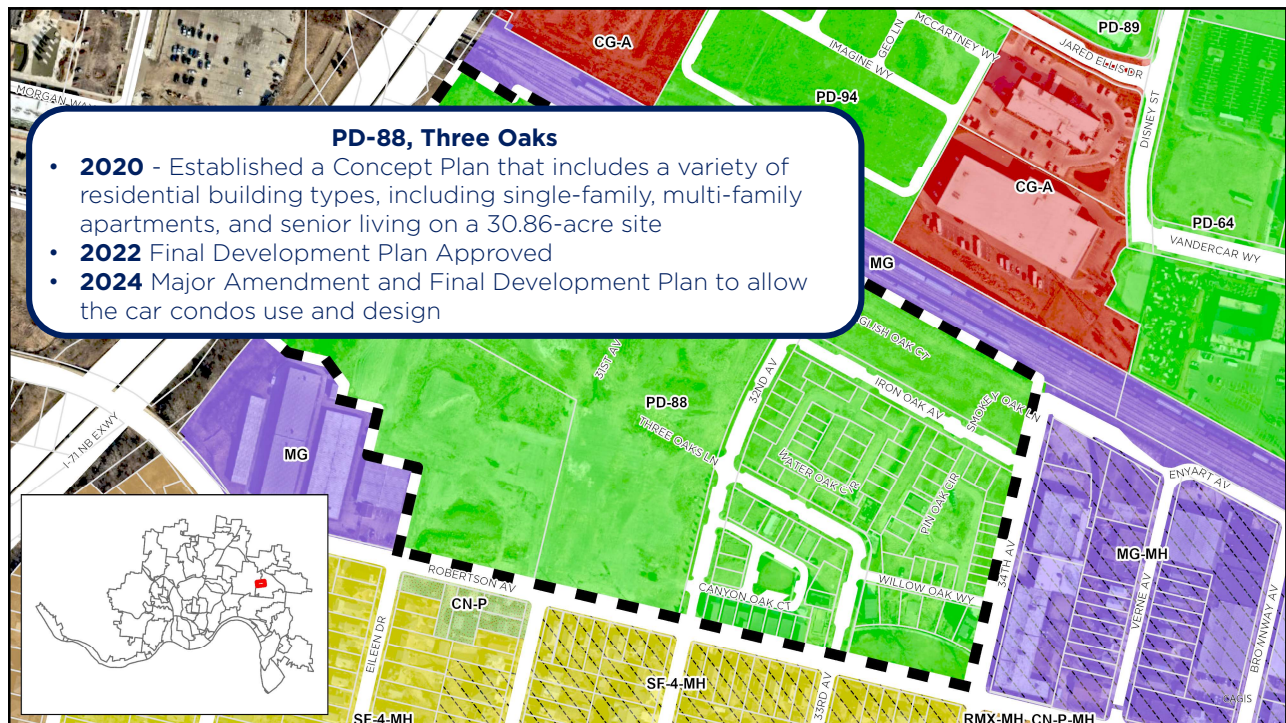
cc: Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

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

Equitable Growth & Housing Committee

December 2, 2025

1



2



5

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

6

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**

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**

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**

Public Comment & Notification

Notification – Staff Conference and CPC Meeting

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

Virtual Public Staff Conference – October 29, 2025

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

Other Correspondence

- Letter of support from Oakley Community Council

Coordinated Site Review

EXHIBIT E



Senior Housing

- Circulated for review in September 2022
- No major issues were identified

September 25, 2022

Anthony Gernone
Bayer Backer
1434 Race Street, Suite 304
Cincinnati, Ohio 45202
Re: 2772 ROBERTSON AV., CINCINNATI, OH 45209 | Signature 55 | [SCIN-CSPV-000138](#) | Technical Design Review | [Legal Recommendations](#)

Dear Anthony Gernone,

This letter is to inform you that our CSR Advisory TEAM and CSIRO Committee has reviewed your proposed project at **2772 ROBERTSON AV., CINCINNATI, OH 45209** in the Community of Oakley. It is my understanding that you are proposing a four-story 200-unit adult active living apartment complex on 0.45 acres of land. The project will include a four-story parking structure with approximately 200 spaces and courtyard with a pool and amenities for tenants. 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 **Terms conference call meeting** with you on **September 30, 2022 at 10:00 AM** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement (Planning Division)

Immediate Requirements to move forward with project:

1. The building as proposed will require a Major Amendment to the Concept Plan and Development Program Statement of Planned Development (SPD) as well as a Final Development Plan.
2. The proposed building is approximately 328,000 square feet, which is about a 30% increase from the approved concept plan. In the concept plan, the maximum square footage of the building on this site is 250,000 square feet. This increase requires the need for a Major Amendment.

Requirements to obtain Permits:

None

Recommendations:

1. It is highly recommended to share these plans with adjacent property owners and the Oakley Community Council.

Contact:

Emily Bunn | Planning | 513-302-4855 | emily.bunn@cityofcincinnati-oh.gov

City Planning & Engagement (Zoning Division)

Immediate Requirements to move forward with project:

1. Since this site is zoned PC, zoning staff does not have any specific comments because the City Planning staff handles the specific zoning/design review for use, height limits, setbacks, density, landscaping, and parking etc.

Requirements to obtain Permits:

None

Recommendations:

None

Contact:

Wes Munzel | Zoning Plan Examiner | 513-302-2442 | wes.munzel@cityofcincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

1. Availability approved under CMO2020155

Requirements to obtain Permits:

1. Refer to Site Plan Check List found at [MSDCC.org/development](https://msdco.org/development). All items on this list must be on the site plan.

Permit Center, 633 Central Avenue, Suite 300, Cincinnati, Ohio 45202

P 513-302-2271 F 513-302-2579 www.msdcincinnati.gov



11

11

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goal to “Provide a full spectrum of housing options, and improve housing quality and affordability” and the **strategy** to “Offer housing options of varied sizes and types for residents at all stages of life.”

Oakley Master Plan (2019)

Managing our Future Growth Focus Area

Goal to “Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” and the **strategy** to “Identify neighborhood development goals for the Robertson Avenue...site”



12

12

Planning Commission Action

The City Planning Commission may approve a Major Amendment to a Concept Plan and Development Program Statement in a PD District on consideration of the following (§1429-11(a)):

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.

Planning Commission Action

The City Planning Commission may approve a Major Amendment to a Concept Plan and Development Program Statement in a PD District on consideration of the following (§1429-11(a)):

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

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, located at 2800 Robertson Avenue as amended and specified in this report.

November 18th, 2025

To: Members of the Equitable Growth and Housing Committee 202502023

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Major Amendment to the Concept Plan and Development Program Statement governing a portion of Planned Development District No. 88, “Three Oaks,” in the Oakley neighborhood

Transmitted is an Ordinance captioned:

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.

The City Planning Commission recommended approval of the major amendment at its November 7, 2025 meeting.

Summary

The petitioner, Neyer Properties, has requested a Major Amendment to the Concept Plan and Development Program Statement of Planned Development District No. 88, “Three Oaks,” to increase the total allowable square footage of the proposed senior housing structure, which was previously approved. If approved, PD-88 would allow the senior housing structure to have a maximum total square footage of 428,000. The rest of the Concept Plan and Development Program Statement of PD-88 would remain unchanged.

The City Planning Commission recommended the following on November 7, 2025 to City Council:

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

APPROVE the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue as outlined in this report.

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

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 take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

Attest: _____
Clerk

Aftab Pureval, Mayor

SITE PLAN



Three Oaks

Major Amendment to the Concept Plan Narrative

October 15, 2025

General summary of project:

The purpose of the Major Amendment is for the increase in square footage of the Senior Living parcel from the previously approved amount of 250,000 square feet to 317,000 square feet, or a total of 428,000 square feet total when including approximately 111,000 square feet of structured parking. The senior living apartments will include ample amenities for the residents such as a dog park, community garden, putting green, and a pickleball court on the roof of the parking structure, among others, all as shown on the attached plans.

The remainder of the site has not changed from our previously approved Concept Development and Final Development Plans. There are Single Family homes on the easterly side, Multi-Family buildings in the middle and north sections, a Senior Living facility on the southwesterly side of the tract, and the Car Condos in the northeastern portion. The Multi-Family includes 3 story Garden style apartments, and 4 story apartments and Townhomes. The Single-Family section is new urbanism style from a planning standpoint with alley access.

Three Oaks
Major Amendment to the Concept Plan
Table of Contents

Three Oaks Narrative

Attachment A:

Senior Living Site Plan

Car Condo Site Plan with Patios and Pergola Plans

Attachment B:

Ownership: previously submitted in approved FDP

Attachment C:

Schedule: previously submitted in approved FDP

Attachment D:

Preliminary Reviews: : previously submitted in approved FDP

Attachment E:

Density and Open Space: previously submitted in approved FDP

Attachment F:

Other Information: previously submitted in approved FDP

SUBJECT: A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue in Oakley.

GENERAL INFORMATION:

Location: 2800 Robertson Avenue, Cincinnati OH, 45209

Petitioner: Neyer Properties
2135 Dana Avenue, Suite 200, Cincinnati OH, 45207

Owner: Oakley Yards Land, LLC
2135 Dana Avenue, Suite 200, Cincinnati OH, 45207

Request: A proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88, Three Oaks, in Oakley, to increase the allowable square footage of the senior housing building.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – PD-88 Approved Concept Plan and Development Program Statement
- Exhibit C – Amended Development Program Statement
- Exhibit D – Amended Concept Plan
- Exhibit E – Coordinated Site Review Letter (25CIN-CSR-000136)

BACKGROUND:

Planned Development #88 (PD-88), Three Oaks, was established on June 24, 2020, by Ordinance 227-2020, in which City Council approved the zone change and Concept Plan and Development Program Statement. The entire project encompasses 30.86 acres of land at 2800 Robertson Avenue in Oakley to be developed with single-family homes, multi-family buildings, senior housing, and a club house. The site is in varying stages of development and owned by several subsidiaries of Neyer Properties.

The petitioner, Neyer Properties, is requesting a Major Amendment to the Concept Plan and Development Program Statement for the southwestern portion of the project site, where the senior housing building was approved. The amendment would impact approximately 5.48 acres of the total project site. The building was previously approved for a total square footage of 250,000 square feet; the petitioner is requesting for the maximum allowed square footage to be increased to 428,000 square feet. The new proposal includes approximately 111,000 square feet of structure parking. The height, uses, and setbacks of the proposed building fall within parameters established in the approved Concept Plan and Development Program Statement.

The petitioner's current proposal requires a Major Amendment to the Concept Plan and Development Program Statement of PD-88, because the total square footage of the proposed senior housing building is proposed to be more than a 5% increase compared to was established in the approved Concept Plan.

ADJACENT LAND USE AND ZONING:

The site is currently zoned Planned Development (PD-88). The adjacent zoning and land uses are as follows:

North:

Zoning: Manufacturing General (MG), Commercial General – Auto (CG-A), and Planned Development #94 (PD-94)

Existing Use: Railroad, commercial (storage facility), and proposed townhomes (PD-94)

East:

Zoning: Manufacturing General (MG)

Existing Use: Vacant building, light manufacturing and commercial

South:

Zoning: Single-Family 4 (SF-4), Commercial Neighborhood – Pedestrian (CN-P)

Existing Use: Low-density residential (single-family, duplexes)

West:

Zoning: Cincinnati boundary, Manufacturing General (MG)

Existing Use: I-71, commercial (storage facility)

PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:

The approved Concept Plan and Development Program Statement for PD-88 included a variety of residential building types, including single-family, townhomes, multi-family, and senior living units. The proposed project consists of a new senior living building, also referred to as an active adult living apartment complex. The proposed project includes 191 units, a four-story parking structure with approximately 306 parking spaces, a courtyard with a pool, and various other amenities for tenants, including a pickle ball court, community garden, dog park, and putting green.

The table below indicates what the senior living component was approved with and what is currently proposed:

	Approved Concept Plan	Proposed
Square Footage	200,000 – 250,000	428,000
Unit Count	150-200	191
Stories	1 – 5	4
Vehicular Parking Spaces	45-50	306

The petitioner has requested a Major Amendment to the Concept Plan and Development Program Statement to increase the allowable square footage of the building to 428,000 square feet, more than a 5% increase compared to what was established in the approved Concept Plan and Development Program Statement. The approved Concept Plan established a maximum square footage of 250,000 square feet for the senior living building.

No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed. The change is considered a Major Amendment to revise the Concept Plan and Development Program Statement accordingly.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

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

- a. ***Minimum Area*** – *The minimum area of a PD must be two contiguous acres.*

The existing Planned Development consists of 30.86 contiguous acres, with the Major Amendment impacting approximately 5.48 acres.

- b. **Ownership** – Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.

The petitioner has provided evidence of site ownership by Oakley Yards, LLC.

- c. **Multiple Buildings on a Lot** – More than one building is permitted on a lot.

The approved Concept Plan and Development Program Statement indicate several buildings, including single-family housing, multi-family buildings, senior housing, and a club house.

- d. **Historic Landmarks and Districts** – Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.

No portion of the site is located within a historic district, nor contains any historic landmark.

- e. **Hillside Overlay Districts** – Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.

No portion of the site is located within a Hillside Overlay District.

- f. **Urban Design Overlay District** – Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.

The petitioner has submitted a proposed Major Amendment to the Concept Plan and Development Program Statement that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. **Ownership** – Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The petitioner has provided evidence of site ownership by Oakley Yards, LLC.

- c. **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

The entire project site will be constructed in multiple phases. Parts of the project are already under construction or complete. The senior housing building is part of an upcoming phase.

- d. **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The project has been reviewed through the City's Coordinated Site Review Process at the Technical Design Review level (see "Coordinated Site Review").

e. ***Density and Open Space*** – *Calculations of density and open space area.*

The proposed buildings occupy approximately 108,639 square feet of the 238,525 square foot site, leaving 46% of the site available as open space.

MAJOR AMENDMENT:

The Cincinnati Zoning Code § 1429-12 allows for amendments to the Concept Plan and Development Program Statement. Major Amendments must be approved by the City Planning Commission and City Council. A Major Amendment to the Concept Plan and Development Program Statement has been requested for PD-88 because the petitioner wishes to increase the allowable square footage of the senior housing building by more than 5% of what was established in the approved Concept Plan and Development Program Statement.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and the Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement. This will be reviewed by the City Planning Commission at a future meeting.

COORDINATED SITE REVIEW:

The proposed project was reviewed at the Technical Design Review level through the City's Coordinated Site Review process in September of 2025. There were no objections from reviewing departments, though some departments outlined additional requirements to obtain permits (Exhibit E).

PUBLIC COMMENT AND NOTIFICATION:

A combined notice for the October 29, 2025 Public Staff Conference and the November 7, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site and the Oakley Community Council.

The Department of City Planning and Engagement held a virtual Public Staff Conference on October 29, 2025 for the proposed Major Amendment for Planned Development #88. Staff from the Department of City Planning and Engagement and two members of the development team were present. Two community members attended the public staff conference; there were no comments or questions.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Major Amendment is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) and the strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169). The proposed project is for senior apartments, providing a needed housing type.

Oakley Master Plan (2019)

The proposed Major Amendment is consistent with the Managing Our Future Growth Focus Area of the *Oakley Master Plan (2019)*, particularly the goal to "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) and the strategy to "Identify neighborhood development goals to the Robertson Avenue, Forrer Street, and Disney Avenue site..." (p. 84). The proposed senior development will contribute to a walkable, pedestrian-scaled residential community with semi-public and public amenities.

CITY PLANNING COMMISSION ACTION:

According to Section §1429-11(a) of the Cincinnati Zoning Code, City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposal is an amendment to an already approved and established Planned Development district. The proposed Major Amendment does not include any changes to the established residential and residential-supporting uses, which are compatible with applicable plans (see “Consistency with Plans”) and the surrounding land use patterns.

2. *The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The proposal is an amendment to an already approved and established Planned Development district. The proposal increased the square footage of the senior housing building to allow for a structured parking garage, necessitating Major Amendment approval.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement;*

The proposal is an amendment to an already approved and established Planned Development. As described above, the proposal increased the square footage of the senior housing building to allow for a structured parking garage, necessitating Major Amendment approval.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design and building location.*

All aspects are covered in the submitted Concept Plan and Development Program Statement.

ANALYSIS:

The proposed project will reactivate a currently vacant property into a productive development that will provide needed senior housing to the neighborhood and Cincinnati. The requested Major Amendment proposes to adjust the maximum square footage on the site to be greater than was established in the approved Concept Plan. No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is necessary for the completion of the proposed project at 2800 Roberston Avenue in Oakley. The project is a benefit to the community, and the originally approved Concept Plan required modification due to market conditions.

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is in compliance with §1429-12 *Amendments to a Planned Development Concept Plan*. The proposal is consistent with the purpose of the Planned Development District Regulations, and the petitioner has successfully met all basic requirements of the Planned Development District. The Major Amendment will not negatively impact the existing character of the surrounding area.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue as outlined in this report.

Respectfully submitted:



Emily Burns, City Planner
Department of City Planning & Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

November 18th, 2025

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

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.

Summary:

The petitioner, Neyer Properties, has requested a Major Amendment to the Concept Plan and Development Program Statement of Planned Development District No. 88, “Three Oaks,” to increase the total allowable square footage of the proposed senior housing structure, which was previously approved. If approved, PD-88 would allow the senior housing structure to have a maximum total square footage of 428,000. The rest of the Concept Plan and Development Program Statement of PD-88 would remain unchanged.

The City Planning Commission recommended the following on November 7, 2025 to City Council:

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

APPROVE the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue as outlined in this report.

Motion to Approve: Mr. Dansby
Seconded: Ms. Kearney

Ayes: Ms. Beltran
Mr. Dansby
Mr. Eby
Ms. Kearney
Mr. Samad
Mr. Weber

Absent: Ms. Sesler

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement