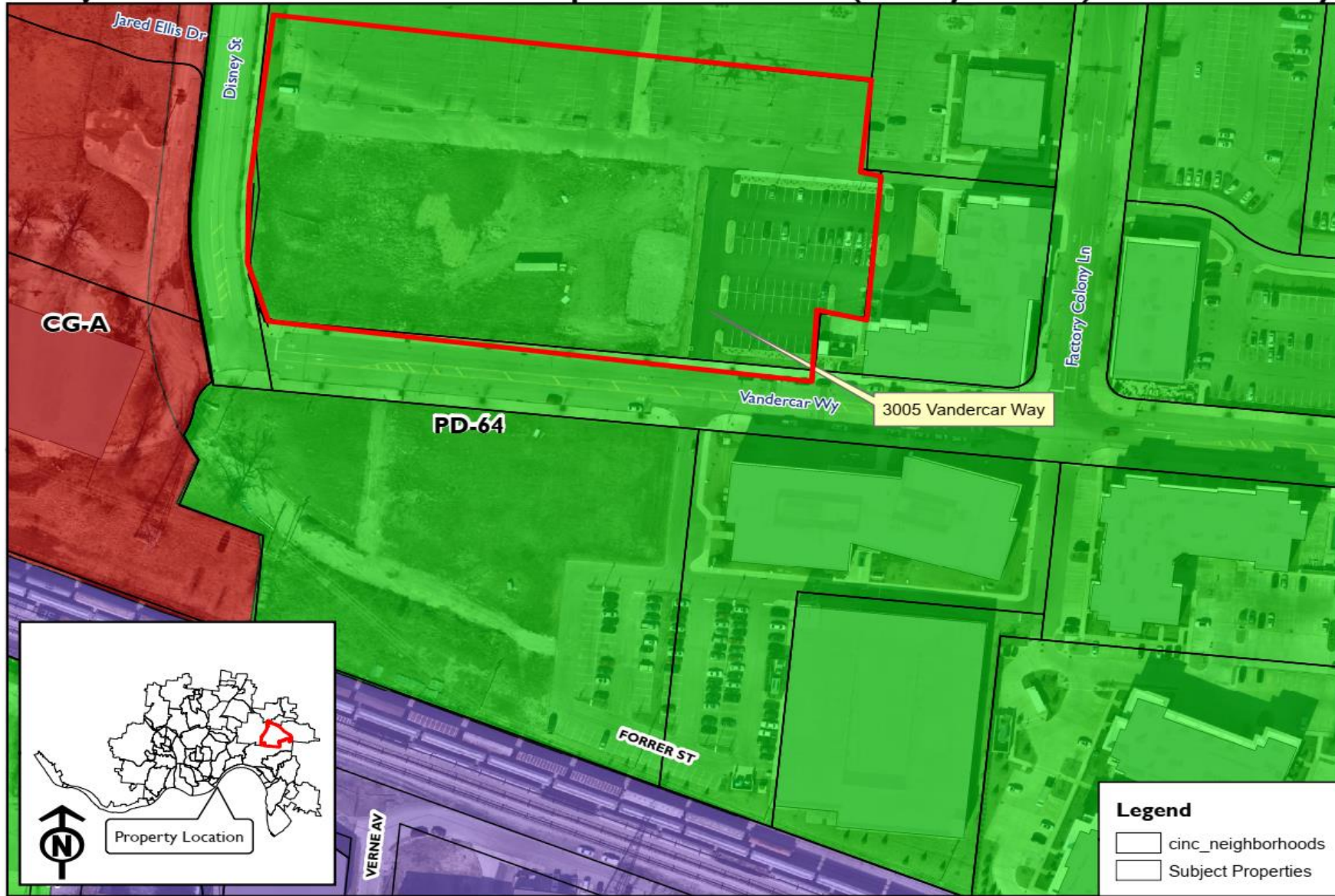
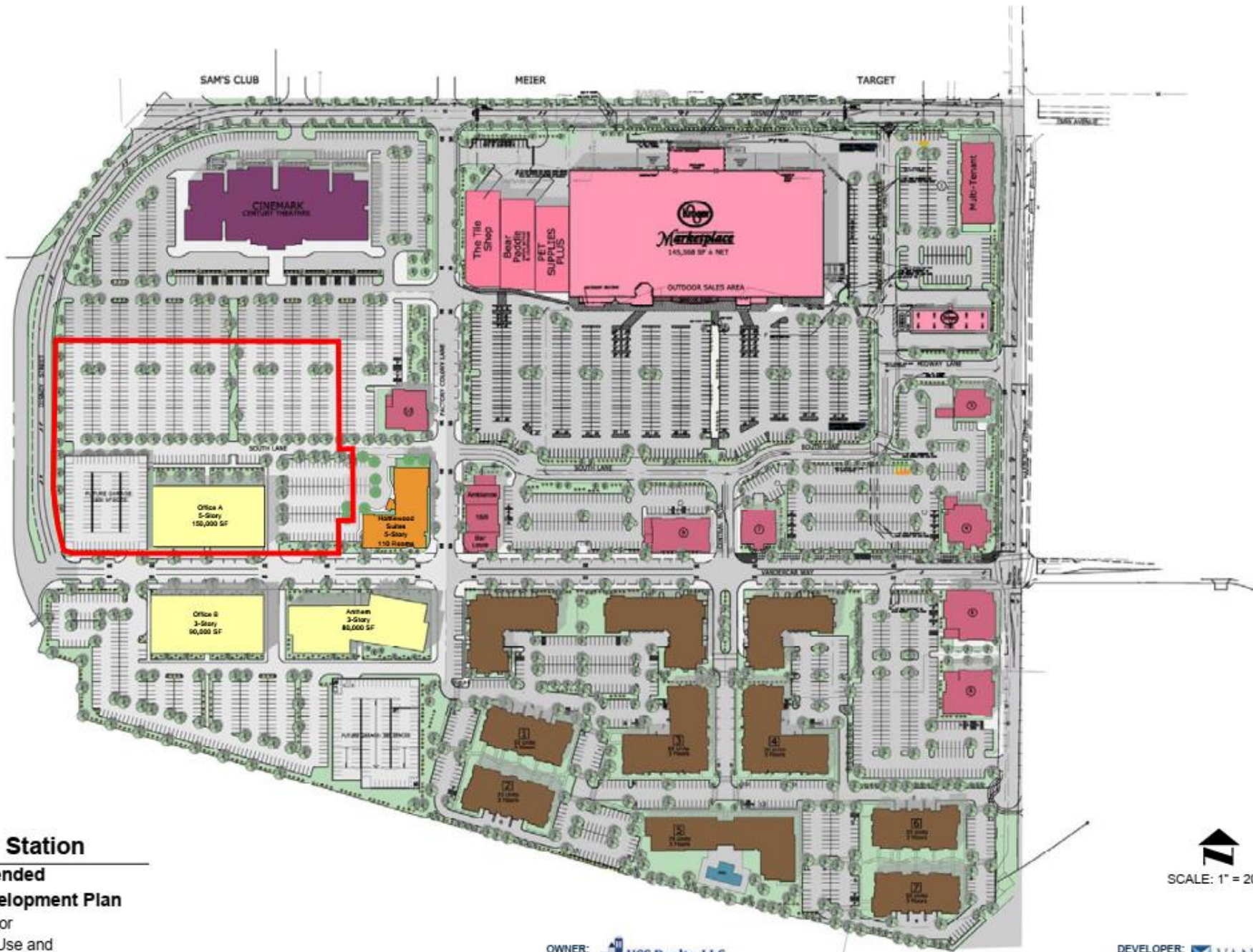


**Proposed Major Amendment to the
Concept Plan and Development Program
Statement
for PD-64, Oakley Station,
for a hotel in Oakley**

Equitable Growth & Housing | September 13, 2022

Major Amendment and Final Development Plan PD-64 (Oakley Station) Hotel in Oakley





Oakley Station
 Amended
 Concept Development Plan
 for
 Hotel Use and
 Increased Office Building Area

SCALE: 1" = 20'

OWNER: USS Realty, LLC

DEVELOPER: VAN



AERIAL VIEW

BACKGROUND

- Location of property-3005 Vandercar Way, will be assigned a new address on Factory Colony Lane
- Northeast corner of Vandercar Way, Disney Street
- West of Homewood Suites Hotel
- Proposal construct a Fairfield and Townplace Suites Hotel

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 - Vandercar
- Owner - USS Realty, LLC
- City Council approved PD-64, Oakley Station, May 2011
- October 2015 City Council approved Major Amendment - office, hotel and parking garage uses
- Today - office (150,000 sq. ft.) and 400-space parking garage not built

DESCRIPTION OF PROJECT

- 1.134-acre site
- Eliminate previously proposed 400-space parking garage
- Reduced proposed office building from 150,000 sq. ft. to 125,000 sq. ft. and move to the west
- Construct 5-story, 117 room hotel
- 665 parking spaces were previously approved, this proposal includes 714 surface parking spaces

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 THE PD CONCEPT PLAN

<u>Approved Major Amendment to Concept Plan 2015</u>	<u>Proposed Major Amendment 2022</u>	<u>Difference between Concept Plan and Final Development Plan</u>
400-space parking garage	No garage	No garage
150,000 sq. ft. office building	125,000 sq. ft. office building move to the west	Relocated reduced size office building
One proposed hotel	2 nd 5-story, 117 room hotel	Second hotel

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 Fair Oaks Enterprise, LTD will own and operate the hotel

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- 1.134 acres, 22 percent will be green space

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 hotels - provide jobs, help the economy, and add additional rooms to the hotel market
- Office building is not eliminated just reduced in size
- 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 second hotel for the following reasons:

- Proposal will not negatively impact the existing character of the surrounding area
- Proposal will provide needed hotel space 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 parking garage, to reduce square footage of and move the location of the office building, and add a hotel in Oakley.

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