

September 21, 2022

To: Mayor and Members of City Council 202201808
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Zone Change from CG-A to PD for a 124-unit condominium development in Oakley

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood from CG-A, “Commercial General-Auto,” zoning district to Planned Development District No. 94, “Arcadia.”

Summary

This proposed development is located on part of the old Cast Fab vacant site in Oakley, which is approximately 7.5 acres. The site is situated between the railroad tracks to the south, I-71 to the west, Planned Development (PD-89, Graphite) to the north and Planned Development (PD-64, Oakley Station) to the east in Oakley. Local Oakley, LLC., is requesting a Planned Development because there are 124 individual lots for the condominiums, which would require numerous zoning variances with the current zoning. The property is not located within a Historic Overlay District or a Hillside Overlay District. The developer is calling this development “Arcadia”.

Christo Homes plans to construct 124-condominiums organized into 25 groups with 4 to 6 homes per group. Each townhome will be on its own lot to be sold as condominiums. There will be 76 surface parking spaces provided on the site with each home also having either a one or two-car garage. The parking provided exceeds the parking requirements in Section 1425-03 Requirements for Off-Street Parking and Loading. The development will provide internal circulation to the community through a series of private streets and alleys.

These townhomes will be three stories tall and of wood frame construction with a brick veneer, fiber cement siding, brick detailing and a membrane roof. Price points will range from \$375,000 to \$675,000. The developers will offer a variety of unit sizes and features. Homes will range in size from 1,300 to 2,200 square feet, offering one to four bedrooms with two to four bathrooms. Each home will have a one to two-car garage with an option of finished or unfinished living space adjacent on the lower level. Additional options include interior finish upgrades, rooftop decks and balconies among other options. Lighting for the development will use 25 8 to 10 feet tall residential style lamps located on the private streets and common areas.

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial General-Auto (CG-A) to Planned Development (PD) for the proposed condominium development for the following reasons:

1. The proposed residential development will not negatively impact the existing character of the surrounding area;
2. The proposal will provide needed new single-family homes in the City;
3. The proposal is supported by the Oakley Community Council;
4. The proposal is consistent with *Plan Cincinnati* (2012) and the *Oakley Master Plan* (2019); and

5. A Planned Development zoning district requires an extensive public process with site, density, and design review unlike a regular zone change process

On September 16, 2022, the City Planning Commission voted unanimously to recommend approval of the proposed zone change from Commercial General-Auto to Planned Development (PD) for Jared Ellis Drive in Oakley to City Council.

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