

Honorable City Planning Commission  
Cincinnati, Ohio

September 18, 2020

**SUBJECT:** A report and recommendation on a proposed zone change from Manufacturing Limited (ML) to Residential Mixed (RMX) at 3450-3494 Cardiff Avenue in Oakley.

**GENERAL INFORMATION:**

Location: 3450-3494 Cardiff Avenue, Cincinnati, OH 45209  
Petitioner: Daniel Kiley  
Petitioner's Address: 605 Evening Star Lane, Cincinnati, OH 45220

**ATTACHMENTS:**

Provided in addition to this report are the following attachments:

- Exhibit A – Location Map
- Exhibit B – Zone Change Application, Legal Description, and Plat
- Exhibit C – Preliminary Site Plan
- Exhibit D – Coordinated Site Review Letter
- Exhibit E – Letter from Oakley Community Council

**BACKGROUND:**

The petitioner, Daniel Kiley, is requesting a zone change at 3450-3494 Cardiff Avenue in Oakley from Manufacturing Limited (ML) to Residential Mixed (RMX) to facilitate the future subdivision and construction of twelve single-family homes. The area to be rezoned is approximately 1.2083 acres, of which approximately 0.1980 acres is located within the public right-of-way. The property is situated east of Ridge Avenue, between Madison Road and Brotherton Road.

**ADJACENT LAND USE AND ZONING:**

The proposed zone change is for two parcels that are currently zoned Manufacturing Limited (ML) as shown on the attached map (Exhibit A). The two parcels are currently used as gyms/fitness training facilities. The existing zoning and land use surrounding the subject properties are as follows:

- North: Manufacturing General (MG) – Railroad and utility
- East: Manufacturing Limited (ML) – Utility
- South: Residential Mixed (RMX) and Manufacturing Limited (ML) – Small scale residential (1-3 units) and light manufacturing (Apollo Glass & Mirror)
- West: Residential Mixed (RMX) – Small scale residential (1-3 units)

**PROPOSED DEVELOPMENT:**

The proposed zone change would facilitate a proposed subdivision and the construction of twelve single-family homes. The subdivision associated with this project will come before the City Planning Commission at a future date as a Major Subdivision once the Residential Mixed (RMX) zoning is in place. The subdivision requires review by the City Planning Commission due to the number of lots proposed and the zoning relief requested. Eleven of the twelve parcels will require variances from the front setback requirement.

**ANALYSIS:**

The subject properties are currently located in a Manufacturing Limited (ML) zone. The purpose of this district is to create, preserve and enhance areas that are appropriate for a range of low impact manufacturing activities and supporting commercial uses. Single-family housing is permitted in this zone when abutting existing residential uses or structures exist; however, different development regulations (such as minimum lot area, building height, and setbacks) exist when developing single-family homes in this district. Without a zone change to the adjacent zoning district, the petitioner would need to request variances to the minimum lot size for all of the proposed interior parcels since the minimum lot size in the ML zone is 4,000 sq. ft.

The requested zone is Residential Mixed (RMX). This zoning district is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). This zone exists immediately adjacent to the subject properties to the south and the west and contains a mix of single and two-family homes. Single-family housing is permitted in this zone.

The proposed zone change will facilitate the future subdivision and construction of twelve single-family homes with minimal deviations from the development regulations. This future development will be consistent with the existing surrounding built environment and adjacent zoning district.

**COORDINATED SITE REVIEW:**

The petitioner submitted the proposed project for Coordinated Site Review in November of 2019. The Department of City Planning and the Department of Buildings and Inspections (Zoning Division) indicated that a zone change was preferred to work within the development regulations of the adjacent residential properties and reflect how the property will be used.. The Department of Transportation and Engineering stated their preference for the access point at the rear of each parcel. The Law Department outlined the requirements for the ingress and egress and parking easements. No other major concerns were raised in the Coordinated Site Review process. All departmental comments can be reviewed in the feedback letter (Exhibit D).

In May of 2020, the petitioner submitted revisions to their original proposed project. The revision included a change to the access point for the parcels due to concerns raised by Duke Energy regarding their overhead transmission lines at the rear of the subject properties. Previously the garages were to be accessed by a shared drive at the rear of each parcel; the revised proposal indicated eleven individual driveways at the front of the parcels and one driveway accessed from the side. While the rear entry was the preferred access point by the Department of Transportation and Engineering, they have indicated their willingness to work with the applicant. The Department of Buildings and Inspections indicated that dimensional variances would be needed for the front yard setback on eleven of the twelve parcels since they do not meet the minimum front yard setback of 20' in the RMX zoning district.

**PUBLIC COMMENT:**

The Department of City Planning held a virtual public staff conference on this proposed zone change on August 27, 2020. Notices were sent to property owners within a 400-foot radius of the subject property and the Oakley Community Council. The development team was present at the meeting in addition to City staff and three nearby property owners. No questions or concerns were raised.

All property owners within a 400-foot radius of the subject properties and the Oakley Community Council were notified of the City Planning Commission meeting. The Oakley Community Council submitted a letter of support (Exhibit E). To-date, staff has not received any additional correspondence on the proposed zone change.

**CONSISTENCY WITH PLANS:**

*Plan Cincinnati (2012)*

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati* (2012), and the Goal to “provide a full spectrum of housing options, and improve housing quality and affordability” (page 165) and the Strategy to “support and stabilize our neighborhoods” (page 160). Following approval of the zone change, the applicant intends to subdivide the property and construct twelve single-family houses.

*Oakley Master Plan (2019)*

The proposed zone change is also consistent with the Oakley Master Plan (2019) in the Managing Our Future Growth focus area. The second goal within this focus area is to “increase the percentage of owner-occupied homes” (page 85).

**CONCLUSIONS:**

The staff of the Department of City Planning supports the proposed change in zoning for the following reasons:

1. The proposed zone change will facilitate the future subdivision and construction of twelve single-family homes. This future development will be consistent with the existing surrounding built environment and adjacent zoning districts.
2. It is consistent with *Plan Cincinnati* (2012) within the Live Initiative Area, specifically the Goal to “provide a full spectrum of housing options, and improve housing quality and affordability”. It is also consistent with the *Oakley Master Plan* (2019) within the Managing Our Future Growth focus area.

**RECOMMENDATION:**

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

**APPROVE** the proposed zone change proposed zone change proposed zone change from Manufacturing Limited (ML) to Residential Mixed (RMX) at 3450-3494 Cardiff Avenue in Oakley.

Respectfully submitted:



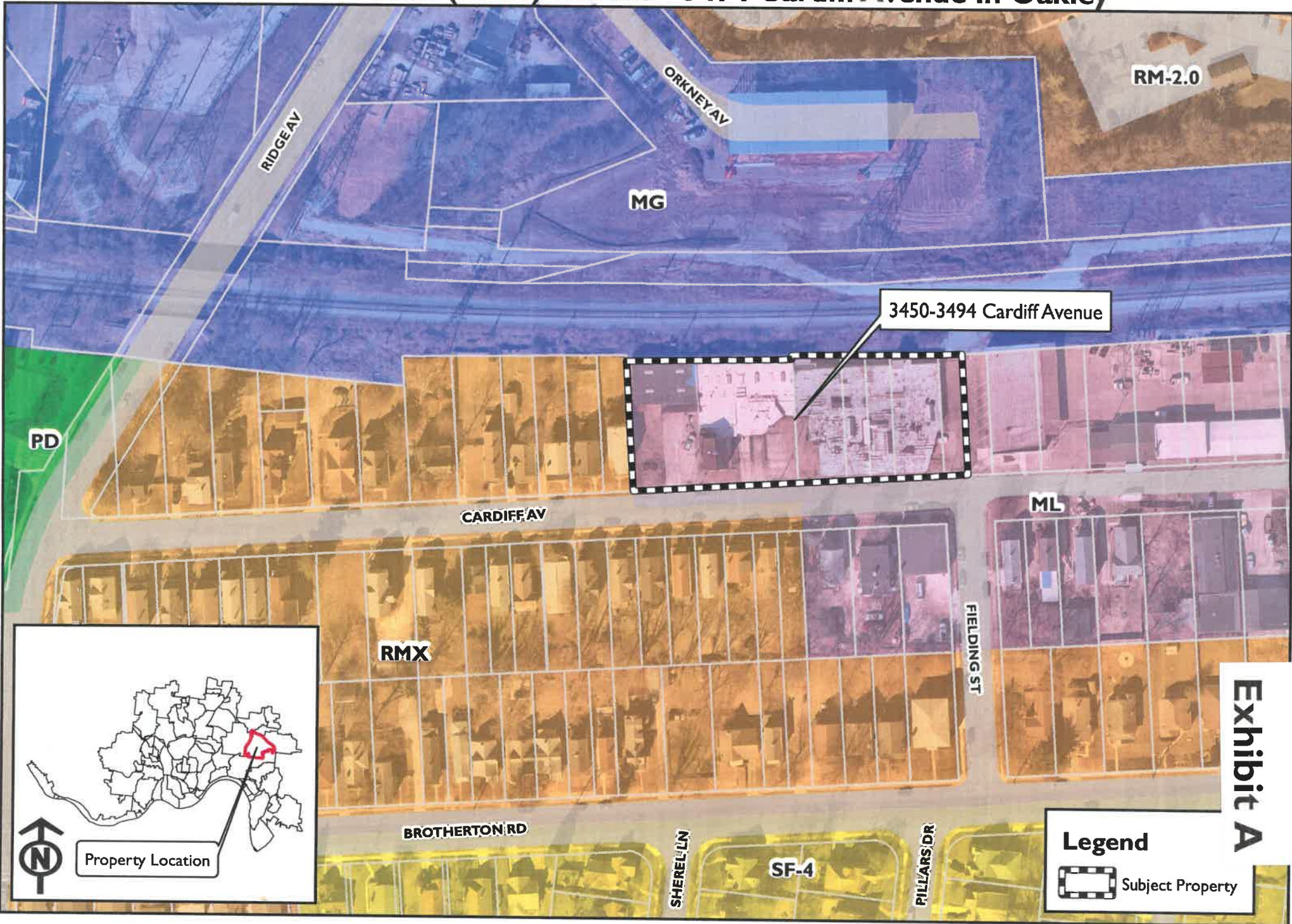
Stacey Hoffman, Senior City Planner  
Department of City Planning

Approved:



Katherine Keough-Jurs, AICP, Director  
Department of City Planning

# Proposed Zone Change from Manufacturing Limited (ML) to Residential Mixed (RMX) at 3450 - 3494 Cardiff Avenue in Oakley



PETITION FOR CHANGE OF ZONING OF PROPERTY  
LOCATED IN THE CITY OF CINCINNATI, OHIO

Exhibit B

To: The Honorable Council of the City of Cincinnati

Date: 8-03-2020

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the ML Zone District to the RMX Zone District.

Location of Property (Street Address): 3450-3494 CARDIFF AVENUE

Area Contained in Property (Excluding Streets): 1.2083 Ac (GROSS)

Present Use of Property: GYM

Proposed Use of Property & Reason for Change: 12 SINGLE FAMILY HOMES.  
ZONING DEPT. WOULD LIKE SITE TO MATCH ADJACENT RESIDENTIAL ZONING (RMX)

Property Owner's Signature: 

Name Typed: JASON LAINE

Address: 1014 LAKEVILLE DR, CINT, OH 45233 Phone: 513-265-8455

Agent Signature: 

Name Typed: DANIEL KILEY

Address: 605 EVENING STAR LN. Phone: 513-256-7740  
CINCINNATI, OH 45220

Please Check if the Following Items are Attached

Application Fee

Copies of Plat





Copies of Metes and Bounds

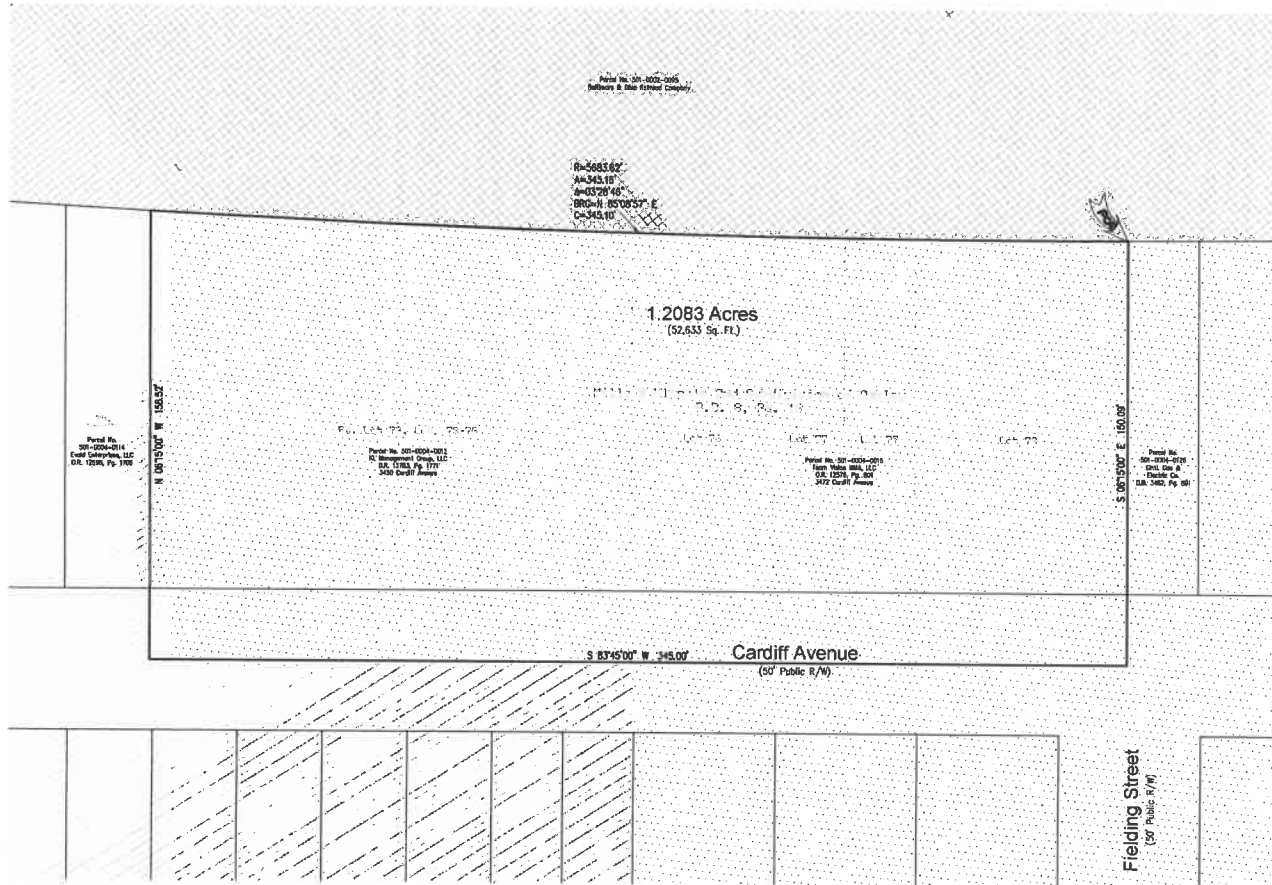


Deed  
Based on Official  
Record 13763, Page 1771

1.2083 Ac. (Gross)  
-0.1980 Ac. (R/W)  
1.0103 Ac. (Net)

### LEGEND

-  Area to be Reclassified  
1.2083 Acres
-  CURRENTLY ZONED M
-  CURRENTLY ZONED MC
-  CURRENTLY ZONED R/W



*Gerard J. Berding*  
Gerard J. Berding, P.S. - 6880  
berding@berdingsurveying.com  
07/23/2020  
Date

Zone Change Plat  
Survey Type  
Evans Engineering  
3450 & 3472 Cardiff Avenue  
Job Name  
City of Cincinnati  
Hamilton County, Ohio  
Site Location  
LYTC | GJB | 1" = 20'  
Drawn By: Checked By: Survey Dates  
07/23/2020 | 19168  
Sheet Date: Project Number:

**Berding Surveying**  
GPS Surveying 3D Laser Scanning  
741 Mills Creek | Millersd, OH 45150 | www.berdingengineering.com  
513.271.8761 Mo | 513.831.5595 Tw  
Copyright © 2020 G. J. Berding Surveying, Inc. All rights reserved.



**1.2083 Acres – Area to be Reclassified**

Situated in City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

**BEGINNING** at the northeast corner of Lot 78, Mills & Kline’s 2nd Subdivision of Oakley as recorded in Plat Book 8, Page 16 of the Hamilton County Recorder’s Office;

Thence with the east line of said Lot 78 and its prolongation, South 06°15’00” East, 150.09 feet to the centerline of Cardiff Avenue;

Thence with the centerline of said Cardiff Avenue, South 83°45’00” West, 345.00 feet;

Thence North 06°15’00” West, 158.52 feet;


Thence along a curve to the left, having a radius of 5683.62 feet, an arc length of 345.16 feet, a delta angle of 03°28’46” and being subtended by a chord bearing North 85°08’57” East, 345.10 feet to the **POINT OF BEGINNING**.

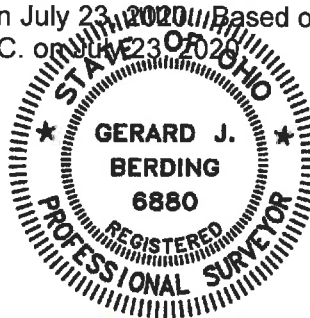
**CONTAINING 1.2083 Acres** to be reclassified, of which 0.1980 Acres is located within the public R/W of Cardiff Avenue.

Being all of Hamilton County Auditor’s parcel 051-0004-0012 as conveyed to KL Management Group, LLC in Official Record 13783, Page 1771 and also being all of Hamilton County Auditor’s parcel 051-0004-0016 as conveyed to Team Vision MMA, LLC in Official Record 12576, Page 801 of the Hamilton County Recorder’s Office.

Bearings are based on Official Record 13783, Page 1771 as recorded in the Hamilton County Recorder’s Office.

Prepared by G.J. BERDING SURVEYING, INC. on July 23, 2020. Based on a Zone Change Plat prepared by G.J. BERDING SURVEYING, INC. on July 23, 2020.

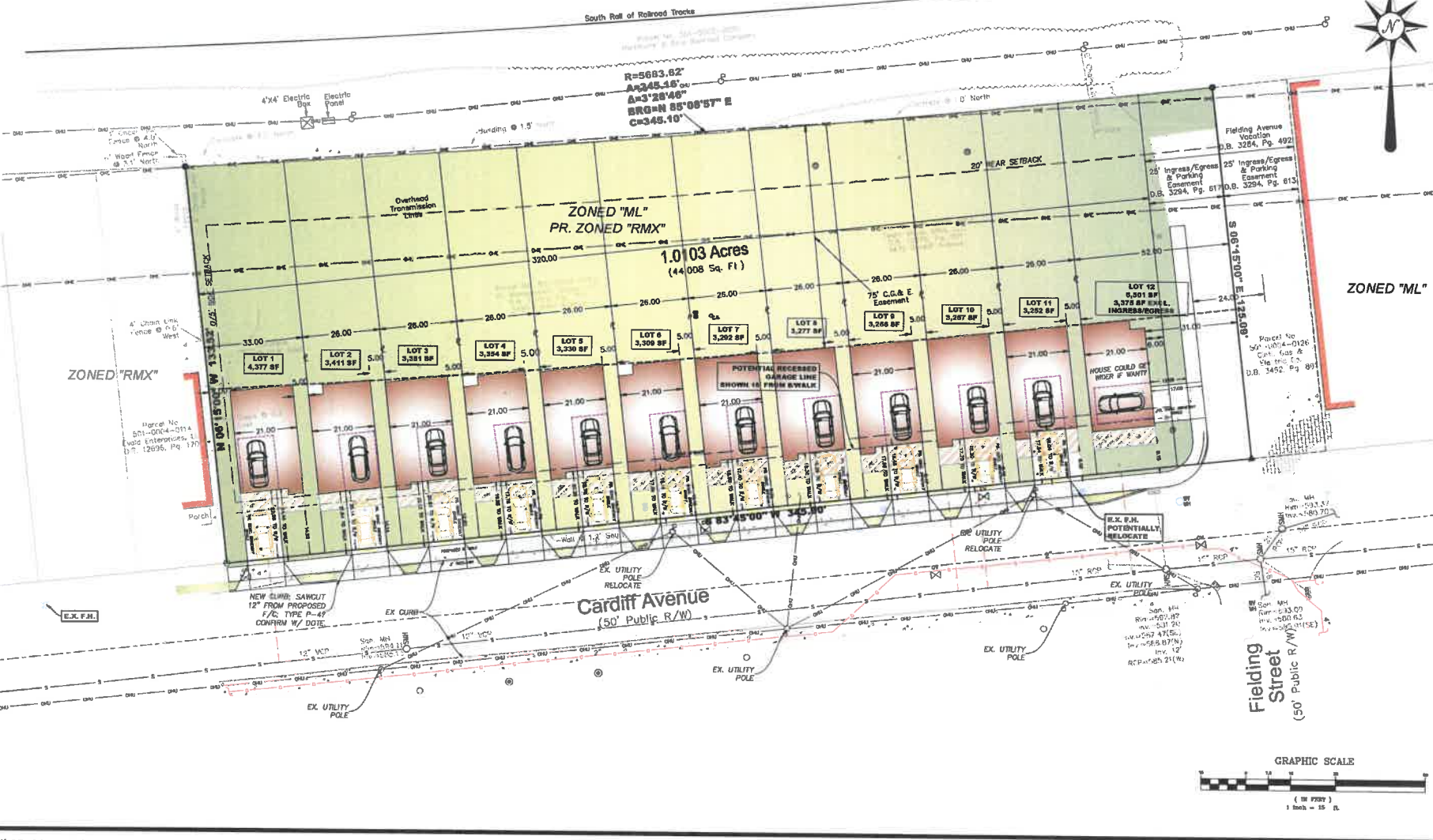
  
Gerard J. Berding, P.S. - 6880



7-23-2020  
Date

**ZONING INFORMATION**

CURRENT ZONING= ML  
 PROPOSED ZONING= RMX  
 RISK UNDERLYING ZONING REQUIREMENTS:  
 LOT SIZE=2,500 SF  
 LOT WIDTH=25' MIN.  
 FRONT S/B=20'  
 SIDE S/B=0' MIN/5' TOTAL  
 REAR S/B=20'



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

DATE	BY	DESCRIPTION

**EVANS ENGINEERING**  
 4540 AIRPORT ROAD, SUITE 211  
 CINCINNATI, OHIO 45226  
 (513) 321-2168



PRELIMINARY SITE  
 DEVELOPMENT PLAN

CARDIFF AVE.  
 CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:

JOB NO.
DATE

SH

**Exhibit C**



December 5, 2019

Mr. Daniel Kiley  
605 Evening Star Lane  
Cincinnati, OH 45220

Re: Cardiff ROW Major Subdivision (D) – (CPRE190085) Final Recommendations

Dear Mr. Kiley,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at 3450-3472 Cardiff Avenue in the Community of Oakley. 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 are also meeting with you on December 10, 2019 @ 10:00 am to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

### **City Planning Department**

#### **Immediate Requirements to move the project forward:**

1. The proposed project will require a Zone Change from the existing ML (Manufacturing Limited) to the adjacent zone of RMX (Residential Mixed).
2. The proposed subdivision requires review by the City Planning Commission as it is considered a Major Subdivision per Section 200-01-S5 and 200-01-S6 of the Subdivision Regulations under the following provision:
  - o 200-01-S6(c) - The planned subdivision will result in four or more lots.
3. Any variances to the Development Regulations of the Cincinnati Zoning Code (1405-07) can be obtained through the City Planning Commission process or a separate Zoning Hearing Examiner hearing.

#### **Requirements to obtain permits:**

- None

#### **Recommendations:**

1. The Department of City Planning further recommends that the applicant engage with the Oakley Community Council to discuss any proposed plans for the site.

#### **Contact:**

- **Stacey Hoffman** | City Planning | 513-352-4890 | [stacey.hoffman@cincinnati-oh.gov](mailto:stacey.hoffman@cincinnati-oh.gov)

### **Buildings & Inspections – Zoning**

#### **Immediate Requirements to move the project forward:**

1. Refer to City Planning on RMX rezoning recommendation.
2. A front yard setback of 20' is required in the proposed RMX zone. Dimensional variances are required for the proposed front setbacks on eleven of the twelve proposed lots.

3. Proposed variances may be incorporated into the Major Subdivision approval from the City Planning Commission. Applicant needs to demonstrate a case for the requested variances, in accordance with 1445-15 Standards for Variances.

**Requirements to obtain permits:**

1. Subdivision of lots.
2. Reciprocal easements for shared driveway egress.

**Recommendations:**

1. Adjustments to building placements may eliminate several variances.
2. A 0 ft. side yard setback means that no part of the building may project over the property line, including eaves, gutters, etc. Please consider modifying the side yard setback to allow for minor projections that often occur in single-family construction.
3. 1425-15(a) Front Yard Parking is prohibited in this zoning district. Applicant is encouraged to develop the rear access drive paralleling Cardiff Ave. to allow for rear entry parking and/or detached garages.

**Contact:**

- **Emily S. Ahouse** | Zoning | 513-352-4793 | [emily.ahouse@cincinnati-oh.gov](mailto:emily.ahouse@cincinnati-oh.gov)

**Metropolitan Sewer District (MSD)**

**Immediate Requirements to move the project forward:**

- None at this time.

**Requirements to obtain permits:**

1. Detention will be reviewed by Jeff Chen at [jeff.chen@cincinnati-oh.gov](mailto:jeff.chen@cincinnati-oh.gov) or 513-244-1357 per Section 303 of the MSD Rules and Regulations.
2. An approved site utility plan will be required for each residence to receive approved permit.

**Recommendations:**

- None

**Contact:**

- **Jim Wood** | MSD | 513-352-4311 | [jim.wood@cincinnati-oh.gov](mailto:jim.wood@cincinnati-oh.gov)

**Stormwater Management Utility (SMU)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. SMU will not require a detention system if the post development runoff coefficient does not increase by 20 % or more.
2. Sheet C-1
  - o Show drainage system for all paved surfaces. Sheet flow limit for entire project is for 800 sf.
  - o Show how all roofs drain to the sewer system.
3. Submit a grading plan.
4. Submit an approved erosion control plan.
5. Any proposed storm pipe crossing a property line will require a recorded drainage easement.

6. Add SMU Standard Plan Notes <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-july-2019/>

**Recommendation:**

- None

**Contact:**

- **Saidou Wane** | SMU | 513-591-7746 | [Saidou.wane@cincinnati-oh.gov](mailto:Saidou.wane@cincinnati-oh.gov)

**Water Works**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. The subject development property is receiving water service from (2) existing 3/4-inch water service branch (H-78944 and H-58725) connected to existing 8-inch public water main in Cardiff Avenue.
2. Any existing water service branch not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of the existing water service branch before any new water service can be sold.

**Recommendations:**

1. Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber to perform the private water service branch design work and installation.
2. Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

**Contact:**

- **Bill Morris** | WaterWorks | 513-591-7858 | [bill.morris@gcww.cincinnati-oh.gov](mailto:bill.morris@gcww.cincinnati-oh.gov)

**Fire Department**

**Immediate Requirements to move the project forward:**

1. Confirm that the closest two hydrants have fire flows of at least 1000 GPM at 20 PSI.

**Requirements to obtain permits:**

1. Show any parking related to site along with fire department access hydrants that are within 400 feet from all parts of the structure.
2. For this structure confirm that there are at least two fire hydrants that are within 400' from all parts of each structure.
3. Closest hydrants are located at 3442 Cardiff and 3470 Cardiff
4. The Fire Department needs to have access to three sides of each structure for firefighting operations.
5. Show any parking related to site and fire department access to three sides of each structure

**Recommendations:**

- None

**Contact:**

- **Fred Prather** | Fire Dept. | 513-357-7595 | [fred.prather@cincinnati-oh.gov](mailto:fred.prather@cincinnati-oh.gov)

### **Office of Environment and Sustainability (OES)**

#### **Immediate Requirements to move forward with project:**

- None

#### **Requirements to obtain permits:**

- None

#### **Recommendations:**

1. This site is currently light industrial land use, is adjacent to other light industrial land use, and is adjacent to railroad tracks to the north. It is recommended that a current Phase I Environmental Site Assessment be conducted pre-development in consideration of the proposed change to residential use and construction worker health and safety. Additional environmental assessment, investigation, and remediation may be necessary.
2. The development goal should be to earn at a minimum the LEED Certified rating level.
3. Rooftop solar should be considered as a renewable energy source.
4. Onsite parking should be wired for electric vehicle charging.
5. The use of trees in the landscape design should be included to enhance urban forestry.
6. The use of non-impervious surfaces should be maximized to the extent practical in the design.

#### **Contact:**

- **Howard Miller** | OES | 513-352-6999 | [howard.miller@cincinnati-oh.gov](mailto:howard.miller@cincinnati-oh.gov)

### **Police Department**

#### **Immediate Requirements to move the project forward:**

- None at this time.

#### **Requirements to obtain permits:**

- No Comments.

#### **Recommendations:**

- None

#### **Contact:**

- **Matt Hammer** | Police Dept. | 513-478-2257 | [matt.hammer@cincinnati-oh.gov](mailto:matt.hammer@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | 513-564-1870 | [brandon.kyle@cincinnati-oh.gov](mailto:brandon.kyle@cincinnati-oh.gov)
- **Shannon Heine** | Police Dept. | 513-352-2556 | [shannon.heine@cincinnati-oh.gov](mailto:shannon.heine@cincinnati-oh.gov)

### **Health Department**

#### **Immediate Requirements to move the project forward:**

1. No need for Health to review project as proposed.

#### **Requirements to obtain permits:**

- None

#### **Recommendations:**

- None

#### **Contact:**

- **Trisha Blake** | Health Dept. | 513-352-2447 | [trisha.blake@cincinnati-oh.gov](mailto:trisha.blake@cincinnati-oh.gov)

### **Department of Transportation & Engineering (DOTE)**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. DOTE is ok with the access point provided, as long as the easement allows it.
  - If the project wants individual driveways on Cardiff, driveway is permitted to be up to 60% of the frontage. DOTE does not prefer this option.
2. 10 feet is needed from the curb to the property line for 5' walk and 5' tree lawn. DOTE would accept relocating the curb to achieve this by extending the curb from the west end of the project to Fielding intersection.
3. Work with Urban Forestry for any public trees.
4. All existing driveways are to be removed and replace to meet City standards.
5. Any walls need to be completely on private property.
6. Any work in the right of way requires a DOTE permit.
7. Each townhome will need to be assigned a separate address. Please contact [dteaddress@cincinnati-oh.gov](mailto:dteaddress@cincinnati-oh.gov) for assigned addressing.

#### **Recommendations:**

- None

#### **Contact:**

- **Morgan Kolks** | DOTE | 513-352-5285 | [morgan.kolks@cincinnati-oh.gov](mailto:morgan.kolks@cincinnati-oh.gov)

### **Buildings & Inspections – Buildings**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. No portion of a building may extend beyond a property line.
2. Exterior wall ratings and openings must be per RCO section 302.1.
3. An ingress/egress easement is not the same as a no-build-easement.

#### **Recommendations:**

- None

#### **Contact:**

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | [robert.martin@cincinnati-oh.gov](mailto:robert.martin@cincinnati-oh.gov)

### **Department of Community & Economic Development (DCED)**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

- None

#### **Recommendations:**

- None

#### **Contact:**

- **Morgan Sutter** | DCED | 513-352-6268 | [morgan.sutter@cincinnati-oh.gov](mailto:morgan.sutter@cincinnati-oh.gov)

**Law Department**

**Immediate Requirements to move the project forward:**

1. Semi-permanent encroachments require an RSP
2. Permanent encroachments require an easement
3. An easement requires:
  - o Coordinated report
  - o Property appraisal
  - o City Planning Commission approval
  - o Council approval.

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

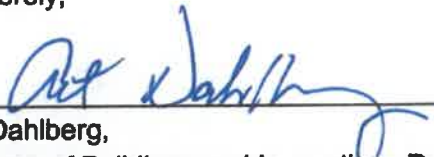
- **Charles Martinez | Law | 513-352-3359 | [charles.martinez@cincinnati-oh.gov](mailto:charles.martinez@cincinnati-oh.gov)**

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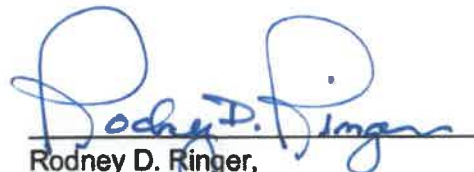
**FINAL ACTION:** The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,



Art Dahlberg,  
Director of Buildings and Inspections Department  
& CSPRO Committee Chair



Rodney D. Ringer,  
Development Manager

AD:RDR:hs



**Exhibit E**  
PO Box 9244  
Cincinnati OH 45209  
oakleynow.com

September 9, 2020

Ms. Katherine Keough-Juris, AICP  
Planning Director  
Department of City Planning  
City of Cincinnati  
Two Centennial Plaza  
805 Central Avenue, Suite 700  
Cincinnati, Ohio 45202  
[katherine.keough-juris@cincinnati-oh.gov](mailto:katherine.keough-juris@cincinnati-oh.gov)

RE: Cardiff Row's Requested Zone Change from ML to RMX

Dear Ms. Keough-Juris:

At the August 4, 2020 meeting of the Oakley Community Council, representatives of the Cardiff Row development were present to provide an update to the Trustees and members on their plans for development of 12 townhomes in Oakley. The Trustees were advised that a Zone change from ML to MLX was required by the City of Cincinnati Planning Department. The developers made a request of the Board of Trustees for a Letter of Support for such zone change.

The following motion was made at the August 4, 2020 OCC meeting: "[m]otion to support the Cardiff Row plan as shown and presented on 8/4/2020 per the City of Cincinnati Planning Department request for a zoning change from ML to RMX. Further, the OCC supports the front yard setback variances as shown on the plan." As per the enclosed copy meeting minutes, the motion passed unanimously.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at [seth.shaifer@oakleynow.com](mailto:seth.shaifer@oakleynow.com)

Sincerely,

*Seth Shaifer*  
Seth Shaifer  
Zoning Committee Chair  
OCC Trustee

Attachment

CC: OCC File  
Jay Kincaid

# Oakley Community Council

Virtual Meeting: Google Meet

August 4, 2020; 7:00 PM

[oakleycouncil@oakleynow.com](mailto:oakleycouncil@oakleynow.com)

[www.Facebook.com/Oakley45209](https://www.Facebook.com/Oakley45209)

513-533-2039

Until otherwise noted, all Oakley Community Council Meetings will be conducted online, via the Google Meet virtual conference tool. You can find full virtual/online meeting details on the homepage of our website, [www.oakleynow.com](http://www.oakleynow.com).

## Minutes

### [Meeting Video](#)

Call to Order

Pledge of Allegiance

Trustee Introductions

- Present: Colleen, Evan, Dan, Kenny, Joe, Anthony, Seth, Troy, Cody, Jon
- Absent: Jason, Sandy

#### Guests:

- Cincinnati Police Department – Captain Jones, District 2 Police  
Experiencing uptick in violent crime (shootings) across the city. Oakley crime remains low.
- CRC – JaLisa Elkins  
Summer camp still taking place (only 45 kids this year) – two weeks left of camp. Pool is still reservation-based to keep numbers down. Updates for the fall coming soon.
- Bill Frost – Candidate for City Council 2021

#### COVID-19:

- OCC Updates – Colleen Reynolds

#### Real Estate Development:

Will include 12 row houses.

**Motion by Seth to support the Cardiff Row plan as shown and presented on 8/4/2020 per the City of Cincinnati Planning Department request for a zoning change from ML to RMX. Further, the OCC supports the front yard setback variances as shown on the plan; seconded by Evan Nolan. Unanimous approval; motion passes.**

#### Projects:

- Three Oaks Tunnel (Dan and Joe): Mayor and City Manager believe this project should move forward. \$265k of funding will come from Oakley TIF district. Needs to be approved by City Council. OCC will be integral to the process after approval. Grant applications will need to be submitted.
- NBDIP (Joe): three projects proposed. 1. GoVibrant Walking Paths and Signage; 2. Allston Street Beautification; 3. Tree grates along Madison. Feedback welcomed at the following link: [https://docs.google.com/forms/d/1pNO8nJop3IyhY8KaA0\\_I8LJ13w5Qn0j0m8Ej4RtujrA/viewform?usp=sf\\_link](https://docs.google.com/forms/d/1pNO8nJop3IyhY8KaA0_I8LJ13w5Qn0j0m8Ej4RtujrA/viewform?usp=sf_link)
- Discussion around 20<sup>Th</sup> Century Site: Colleen to research.



- 2020 Census: starting next week, folks will be knocking on your door if you haven't completed. Friday, 8/14 mobile station at Oakley Square from 6-9 and Saturday 11-3PM.

Approve 7/16/20 Meeting Minutes

**Motion by Joe Groh to approve the 7/16/20 Meeting Minutes; seconded by Anthony Isaacs. Unanimous approval; minutes approved.**

New Business:

- Next Third Thursday Meeting is on Thursday, August 20<sup>th</sup> – VIRTUAL
- Next Tuesday OCC meeting is on Tuesday, September 1<sup>st</sup> – VIRTUAL

Speaker Cards

- None

Adjourn Meeting

**Motion to adjourn meeting by Seth; seconded by Evan. Meeting ends at 8:34PM.**