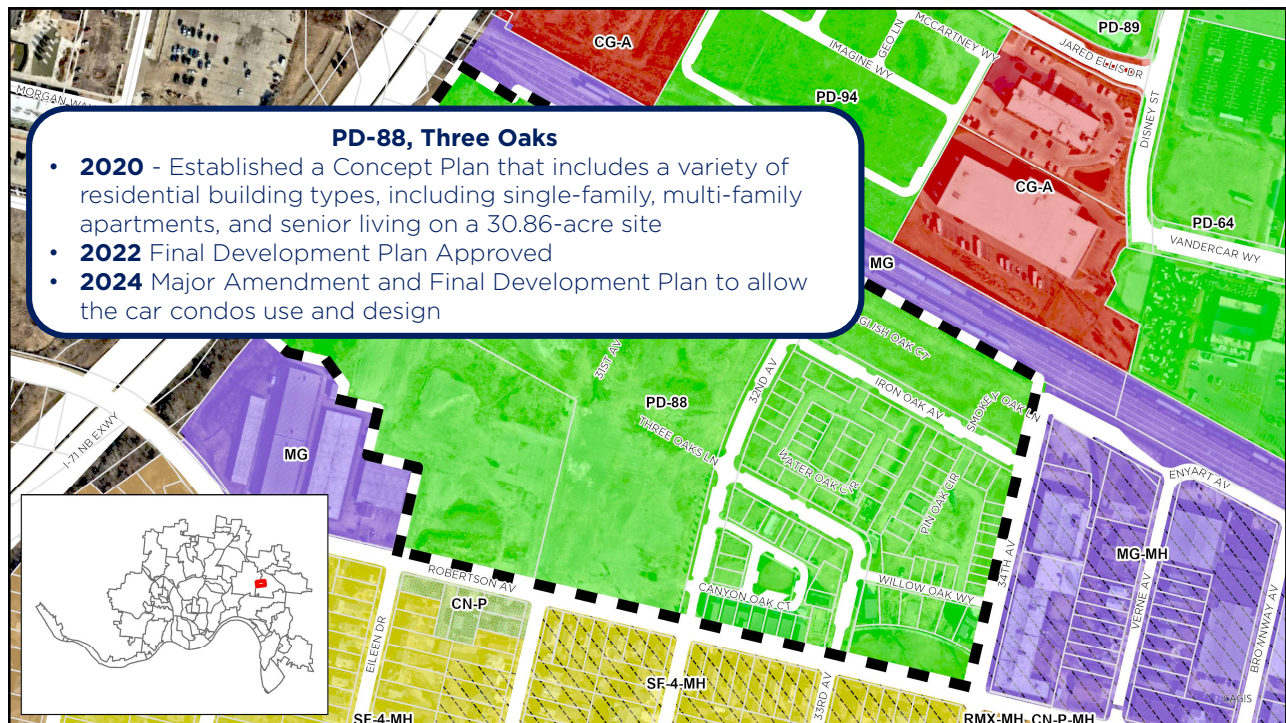


Proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88, Three Oaks in Oakley

Equitable Growth & Housing Committee

December 2, 2025

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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

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- **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**

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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 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 | 513-362-4855 | 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 | 513-362-2442 | 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 513-362-2271 F 513-362-2579 www.msdcincinnati.gov



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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”



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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.

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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.