

EXHIBIT A

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

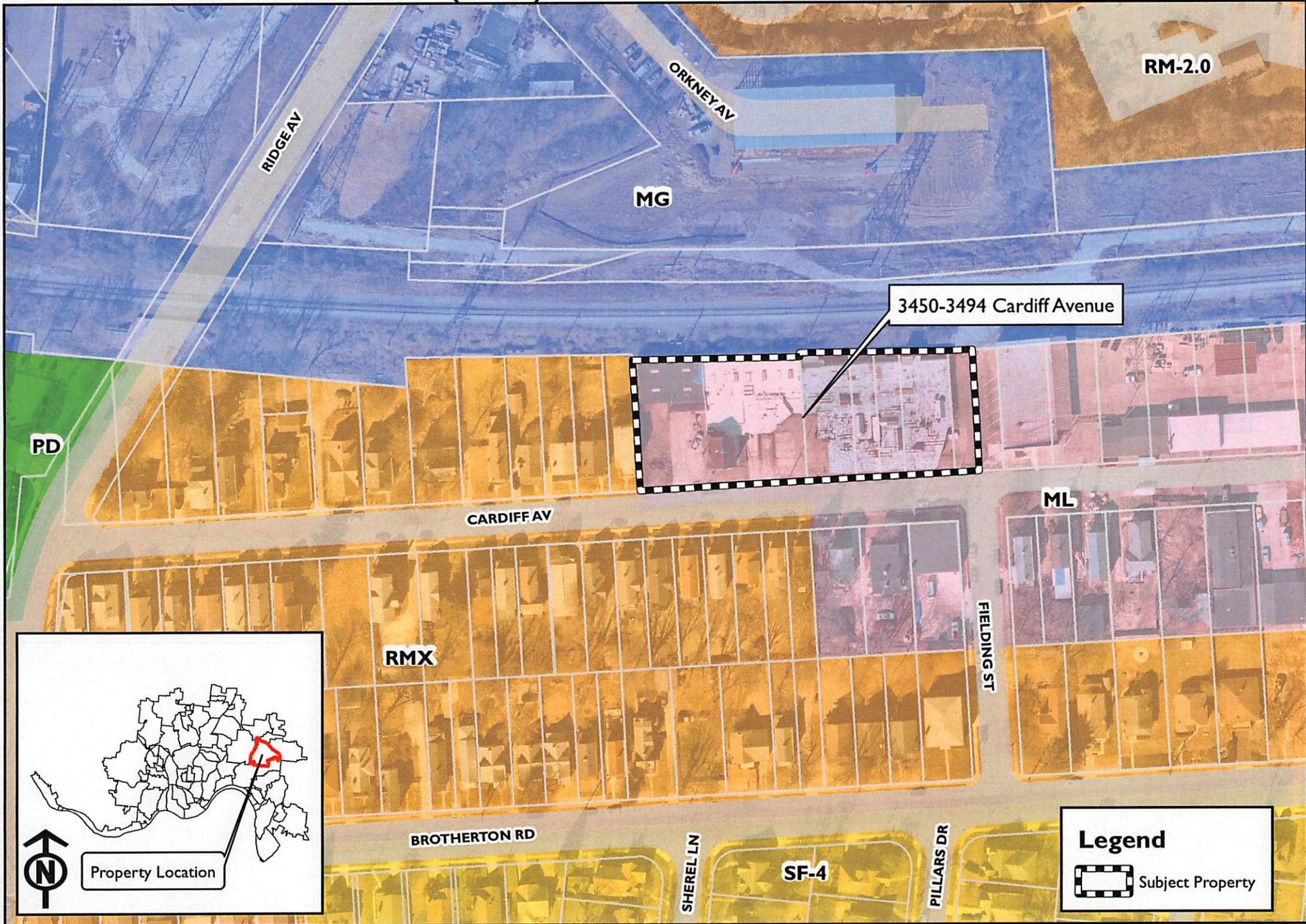


EXHIBIT B



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;

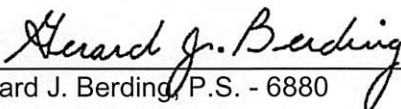
Thence along a curve to the left, having a radius of 5683.62 feet, an arc length of 345.16 feet, a delta angle of 03°28'46" and being subtended by a chord bearing North 85°08'57" East, 345.10 feet to the **POINT OF BEGINNING**.

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

September 23 2020

To: Nicole Crawford, Office of the Clerk of Council

From: Katherine Keough-Jurs, AICP, Director, Department of City Planning ^{AP/}KKJ

Copies to: Stacey Hoffman, Senior City Planner

Subject: **Ordinance – Zone Change at 3450-3494 Cardiff Avenue in Oakley**

The above referenced ordinance is ready to be scheduled for Committee. We are requesting that this item be scheduled for the next available meeting of the Economic Growth & Zoning Committee. This item requires a public hearing and notice in the City Bulletin 14 days before the public hearing.

Included in this submission are the following items:

- 1) The transmittal letter to the Economic Growth & Zoning Committee;
- 2) A copy of the Planning Commission staff report dated September 18, 2020;
- 3) The Ordinance amending the zoning at 3450-3494 Cardiff Avenue in Oakley;
- 4) The mailing labels for notification of all property owners within the 400 feet of the zone change; and
- 5) A copy of the mailing labels for your records