

SUBJECT: A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88 (PD-88), Three Oaks, in Oakley.

GENERAL INFORMATION:

Location: 4477 34th Avenue, Cincinnati, OH 45209

Petitioner: Neyer Properties
2135 Dana Avenue, Suite 200
Cincinnati, OH 45207

Owner: Three Oaks Single Family, LLC
2135 Dana Avenue, Suite 200
Cincinnati, OH 45207

Request: The applicant is requesting approval of a proposed Major Amendment to the Concept Plan and Development Program Statement to Planned Development #88, Three Oaks, to add car condos as a permitted use.

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A Location Map
- Exhibit B Zone Change Plat and Legal Description
- Exhibit C Amended Concept Plan
- Exhibit D Amended Development Program Statement
- Exhibit E Coordinated Site Review Letter
- Exhibit F Additional Correspondence

BACKGROUND:

On May 22, 2020, the City Planning Commission recommended approval of a change in zoning to City Council to create Planned Development #88 (PD-88), Three Oaks. The ordinance for the change in zoning was approved by City Council on June 24, 2020. The City Planning Commission also reviewed and approved a Final Development Plan for the entire site on June 17, 2022. On June 21, 2024, the City Planning Commission considered this proposed Major Amendment and voted to hold the item to allow for more time to discuss alternative residential uses on the subject site. The Commission requested that the applicant return at a future meeting and provide more information about why housing would not be feasible on the site.

The entire site is approximately 30.86 acres in size and originally included plans for single-family homes, townhomes, 4-story apartment buildings, and a 200-unit senior-living facility. The applicant is requesting a Major Amendment to the Concept Plan to add car condos as an allowed use in Tract A2, a 1.88-acre area in the northeast corner of the site roughly bounded by Iron Oak Avenue, 34th Avenue, 32nd Avenue, and the railroad tracks (Exhibit A); the current Concept Plan calls for single-

family homes to be built on this portion of the site. Car condos are similar to a luxury storage unit with a climate-controlled space geared toward storing vehicles. The car condos proposed also contain a mezzanine. The development is proposed to be called “Torque Car Condos.” This concept has not yet been introduced in Cincinnati, although other cities across the country have similar car condo developments.

ADJACENT LAND USE AND ZONING:

The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Manufacturing General (MG), Commercial General – Auto (CG-A), and Planned Development #94 (PD-94)

Existing Use: Railroad, commercial (storage facility), and proposed townhomes (PD-94)

East:

Zoning: Manufacturing General (MG)

Existing Use: Vacant building, light manufacturing and commercial

South:

Zoning: Single-Family 4 (SF-4), Commercial Neighborhood – Pedestrian (CN-P)

Existing Use: Low-density residential (single-family, duplexes)

West:

Zoning: Cincinnati boundary, Manufacturing General (MG)

Existing Use: I-71, commercial (storage facility)

PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:

The approved Concept Plan and Development Program Statement for PD-88 included a variety of residential building types, including single-family, townhomes, multi-family, and senior living units.

- 60-100 single-family residential homes
- 130-140 garden style multi-family residential units
- 55-65 townhome units
- 200-210 four story multi-family residential rental units
- 150-200 senior living units
- Public and private street network, sidewalks, and alleyways

The petitioner has requested a Major Amendment to the Concept Plan and Development Program Statement to add car condos, which are for-sale luxury garages primarily targeted at collectors, as a permitted use (Exhibit C and D). If approved, PD-88 would allow car condos in Tract A2, a 1.88-acre area in the northeast corner of the site abutting the railroad tracks, which was previously approved for 27 single-family homes. The applicant is instead proposing to build 31 car condos along a gated private drive accessed from 34th Avenue, with an emergency access gate on 32nd Avenue. The proposed Major Amendment has not changed from the proposal presented at the June 21, 2024, City Planning Commission meeting.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. **Minimum Area** – *The minimum area of a PD must be two contiguous acres.*
 The existing PD consists of 30.86 acres and no additional area is proposed to be added. The PD satisfies the minimum required area.
- b. **Ownership** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*
 The petitioner has submitted a deed indicating ownership of the property.
- c. **Multiple buildings on a lot** – *More than one building is permitted on a lot.*
 The submitted Major Amendment to the Concept Plan and Development Program Statement indicates five buildings on one lot. The north building will have 16 car condo units, three of the four south buildings will have 4 car condo units, and the last south building will have 3 car condo units.
- d. **Historic Landmarks and Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*
 No portion of the site is located within a Historic District, nor contains any historic landmark.
- e. **Hillside Overlay Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*
 No portion of the site is located within a Hillside Overlay District.
- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*
 No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibit E). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*
 The petitioner has submitted a proposed Major Amendment to the Concept Plan and Development Program Statement (Exhibit B) that includes sufficient information

regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. **Ownership** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The petitioner has submitted a deed indicating ownership of the property.

- c. **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

The petitioner has provided an approximate schedule for the Concept Plan, with construction in the fall of 2024 and continuing for an estimated 13 months. The development will be constructed in one phase.

- d. **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The project has gone through a Development Design Review as part of the City’s Coordinated Site Review Process (see “Coordinated Site Review” section below).

- e. **Density and Open Space** – Calculations of density and open space area.

Density calculations are not applicable for the area impacted by the Major Amendment. Open space for trees and plantings is proposed along the perimeter of the buildings.

§ 1429-12 MAJOR AMENDMENT:

The Cincinnati Zoning Code (§ 1429-12) allows for amendments to the Concept Plan and Development Program Statement. Major Amendments must be approved by the City Planning Commission and City Council. A Major Amendment to the Concept Plan and Development Program Statement has been requested as the applicant wishes to change the permitted uses. The Major Amendment includes:

- Allowing car condos as a use to facilitate construction of 31 car condos in the northeast portion of the Planned Development.

§ 1429-13 FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 *Final Development Plan*, a Final Development Plan must be submitted for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and the Planned Development (PD) designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement. The applicant has filed for a Final Development Plan, which is filed under a separate request and will be considered as Item 5 on the September 20, 2024, agenda.

PUBLIC COMMENT AND NOTIFICATION:

The Department of City Planning and Engagement held a virtual public staff conference on the proposed Major Amendment to the Concept Plan and Development Program Statement, and concurrently submitted a Final Development Plan, on May 29, 2024. Notices were sent to property owners within 400 feet of the subject property and the Oakley Community Council. Six members of

the public attended the meeting. Staff from the Department of City Planning and Engagement and the petitioner presented information regarding the current proposal and process for review. Members of the public had some questions about who would be using the car condos and how; for example, if any events would be hosted there and what the guidelines would be. Additionally, there was a question about what the community stands to gain from this development. The development team shared that the anticipated end users of the car condos are primarily car collectors.

Notice of the June 21, 2024, City Planning Commission meeting was also mailed out to property owners within 400 feet of the subject property and the Oakley Community Council. The same recipients were notified by mail of the September 20, 2024, City Planning Commission meeting. To date, staff has received a letter of support from the Oakley Community Council as well as 2 emails in opposition of the proposed Major Amendment to the Concept Plan and Development Program Statement (Exhibit F).

COORDINATED SITE REVIEW:

The development was last reviewed through the Coordinated Site Review process as a Development Design Review in March of 2024. A meeting with the petitioner was held on March 26, 2024, to allow the development team the opportunity to discuss the comments outlined by each of the departments. The feedback letter outlined additional requirements needed to be met before permits are obtained (Exhibit E). The Office of Environment and Sustainability had concerns about the proposed car condo use not being reflected in the environmental agreements for the site. The environmental restrictive covenant will be updated to include car condos as a permitted use before permits are issued.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Major Amendment is consistent with *Plan Cincinnati* (2012) in the Compete Initiative Area, particularly within the Goal to “Cultivate our position as the most vibrant and economically healthiest part of our region” (pg. 114). The proposed car condo use would be the first in Cincinnati and among the first of its kind in the region.

Oakley Master Plan (2019)

The proposed Major Amendment is also consistent with the *Oakley Master Plan*, particularly with the Managing Our Future Growth Focus Area Goal 1 to “Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (pg. 80). The Planned Development (PD) district can promote greater urban design than base zoning districts, and the proposed car condos would not be out-of-scale with the approved single-family homes to the south.

CITY PLANNING COMMISSION ACTION:

According to Section §1429-11(a) of the Cincinnati Zoning Code, City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed use is compatible with the surrounding land use patterns and consistent with applicable plans as outlined in the *Consistency with Plans* section of this report. The proposal is also compatible with surrounding development as it provides a

transition between the railroad and the rest of the PD.

2. *The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The amended Concept Plan, in addition to the previously approved residential buildings, proposes five multi-unit car condo buildings on currently vacant land, reactivating the site and providing a buffer between the railroad and the proposed single-family buildings. The multiple buildings allows for a staggered streetscape as opposed to one long structure, providing superior urban design.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement;*

The proposed multi-building development is not permitted under any zoning districts besides a PD. Amending the PD-88 Concept Plan and Development Program Statement to allow for car condos as a use would create a buffer between the railroad and the proposed single-family homes within the PD.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design and building location.*

All aspects are covered in the submitted Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan. See *Proposed Development* section for more detail.

ANALYSIS:

The staff of the Department of City Planning and Engagement supports the proposed Major Amendment to the Concept Plan and Development Program Statement to add car condos as a permitted use in Tract A2, which is in the northeast corner of the Three Oaks site roughly bounded by Iron Oak Avenue, 34th Avenue, 32nd Avenue, and the railroad tracks. The presence of the railroad makes adjacent single-family residential development unattractive, prompting the request for a Major Amendment to change the permitted uses. The new use will allow for the construction of car condos that complement the residential uses in the rest of the PD and provides a buffer between the planned single-family homes to the south and the railroad to the north.

FINDINGS:

It is the opinion of the staff of the Department of City Planning and Engagement that the Major Amendment to the Concept Plan and Development Program Statement is in compliance with the requirements of a PD District §1429-12 of the Cincinnati Zoning Code as outlined in this report. The proposal is consistent with the purpose of the Planned Development District Regulations, and the petitioner has successfully met all basic requirements of the Planned Development District. The Major Amendment will not negatively impact the existing character of the surrounding area.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88, Three Oaks, as amended and specified in this report.

Respectfully submitted:



Emily Burns, City Planner
Department of City Planning and Engagement

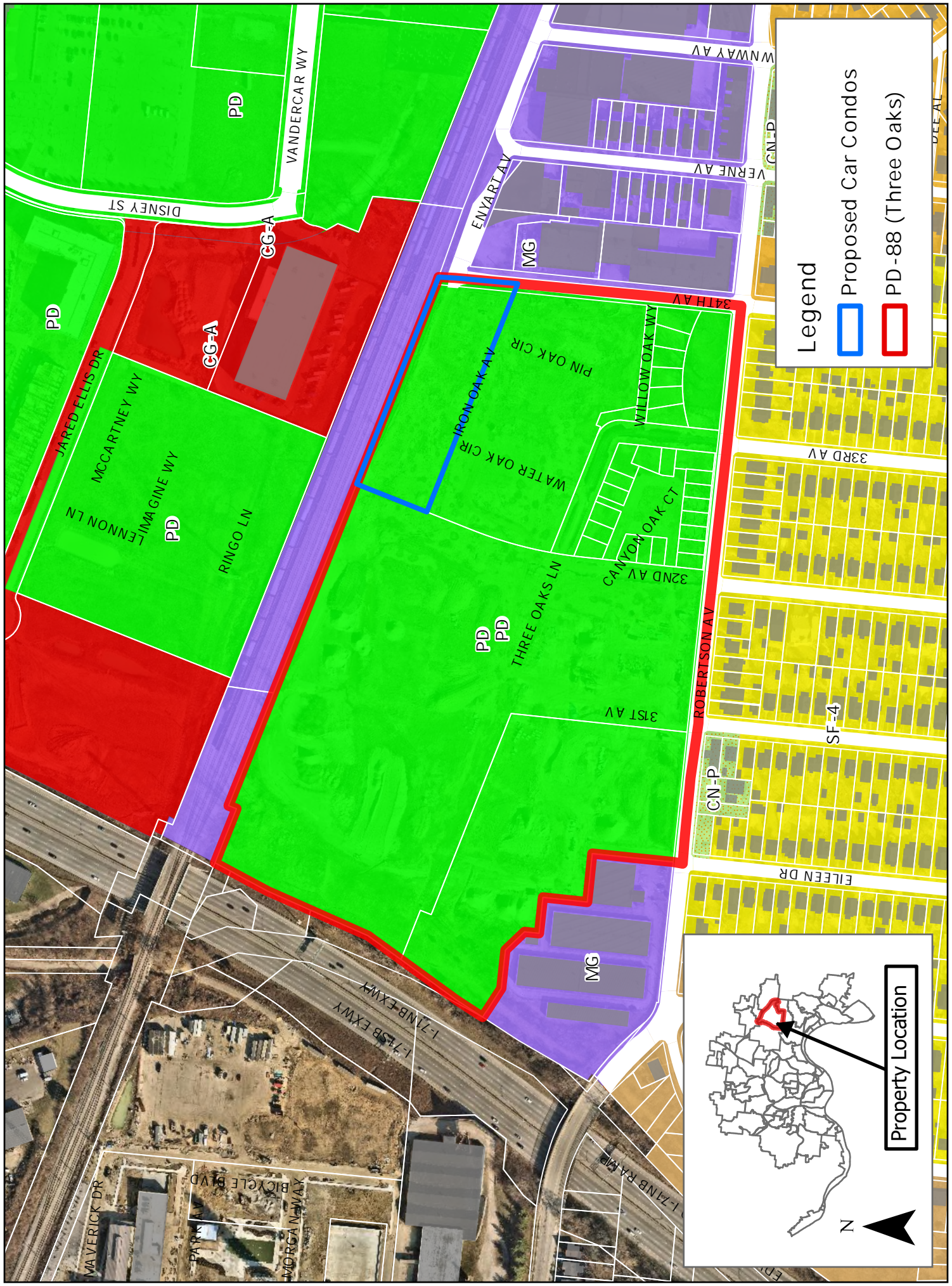
Approved:



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

Proposed Major Amendment and Final Development Plan for PD-88 in Oakley

EXHIBIT A



Legend

- Proposed Car Condos (blue outline)
- PD-88 (Three Oaks) (red outline)

Property Location

N

EXHIBIT B

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE **THREE OAKS LANE, 32ND AVENUE, 31ST AVENUE, AND IRON OAKS LANE** AS SHOWN HEREON FOR PUBLIC USE FOR STREET PURPOSES FOREVER AND ESTABLISH SETBACK LINES AS SHOWN.

WE ALSO GRANT UNTO THE COUNTY OF HAMILTON, OHIO, ITS SUCCESSORS AND ASSIGNS, EASEMENTS FOR WASTEWATER COLLECTION FACILITIES AS CONSTRUCTED, WITHIN AND OUTSIDE OF THE LIMITS OF THE SUBDIVISION AS SHOWN HEREON AND SUBJECT TO RESTRICTIONS OF PUBLIC WASTEWATER COLLECTION EASEMENTS AS DESCRIBED HEREON. WE ALSO HEREBY ACKNOWLEDGE THAT WASTEWATER COLLECTION FACILITIES ARE NOT AVAILABLE AND NO TAP PERMITS SHALL BE ISSUED OR OCCUPANCY PERMITTED UNTIL THE WASTEWATER COLLECTION FACILITIES ARE COMPLETED, APPROVED AND ACCEPTED BY BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO, ITS SUCCESSORS AND ASSIGNS. WE ALSO GRANT TO THE CITY OF CINCINNATI, OHIO, ITS SUCCESSORS AND ASSIGNS, EASEMENTS FOR STORMWATER MANAGEMENT AND WATER SUPPLY FACILITIES.

WE, THE UNDERSIGNED, DO HEREBY CONFIRM AND ADOPT THIS PLAT OF LANDS. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON SAID PROPERTY ON THE DATE OF ACCEPTANCE.

OAKLEY YARDS LAND, LLC

OWNER/AGENT (SIGNED NAME) _____ WITNESS (SIGNED NAME) _____

OWNER/AGENT (PRINTED NAME) _____ WITNESS (PRINTED NAME) _____

WITNESS (SIGNED NAME) _____

WITNESS (PRINTED NAME) _____

STATE OF OHIO
COUNTY OF HAMILTON

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ OF _____

_____, WHO, ON BEHALF OF SAID CORPORATION AND FOR THEMSELVES AS SUCH OFFICERS DULY AUTHORIZED BY ITS BOARD OF DIRECTORS ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR/ITS VOLUNTARY ACT AND DEED FOR THE PURPOSE IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

PLACE SEAL HERE _____ PRINTED NOTARY NAME (IF NOT ON SEAL)

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

RESTRICTION ON SEWER EASEMENT

THREE OAKS SUBDIVISION 30.8608 ACRES (1,344,282.810 S.F.)

SECTION 28, TOWN 4, FRACTIONAL
RANGE 2, COLUMBIA TOWNSHIP,
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

CLIENT AND OWNER

OAKLEY YARDS LAND, LLC
2135 DANA AVENUE - SUITE 200
CINCINNATI, OHIO 45207



ACREAGE TABLE

O.R BOOK 14160, Pg. 565 = 30.861 ACRES

5 TRACTS = 26.465 ACRES
R/W DEDICATED = 4.396 ACRES
TOTAL AREA = 30.861 ACRES

NOTES

- OCCUPATION AS SHOWN
- DATE OF SURVEY = DECEMBER 2020

NO PART OF ANY DRIVEWAY OR DRIVEWAY APPROACH WITHIN THE ROADWAY RIGHT OF WAY SHALL BE INSTALLED CLOSER THAN 5 FEET TO ANY INLET, UTILITY POLE, STREET LIGHT POLE, TRAFFIC CONTROL DEVICE, GUY WIRE ANCHOR OR FIRE HYDRANT.

DEED REFERENCE

PROPERTY OWNED OR ACQUIRED BY OAKLEY YARDS LAND, LLC, BEING ALL OF THE LAND CONVEYED BY A DEED RECORDED IN OFFICIAL RECORD BOOK 14162, PAGE 565 OF THE RECORDER'S OFFICE OF HAMILTON COUNTY, OHIO

THIS RECORD OF PLAT IS RECORDED IN PLAT BOOK 479, PAGE(S) 84 OF THE RECORDER'S OFFICE OF HAMILTON COUNTY, OHIO

REFERENCE DOCUMENTS

-AS SHOWN

NOTES

PRIVATE STREETS/DRIVES ARE NOT REVIEWED, INSPECTED, OR APPROVED BY THE HAMILTON COUNTY ENGINEER.

THE OWNER/SUBDIVIDER HEREBY AGREE TO CLEAN AND MAINTAIN ALL PUBLIC WAYS, SEWERS AND DRAINAGE FACILITIES DURING THE PERIOD PRIOR TO ACCEPTANCE AS A PUBLIC STREET BY THE COUNTY. THIS SHALL INCLUDE THE REMOVAL OF SNOW, ICE, MUD, DEBRIS, TRASH, AND OTHER EXTRANEOUS MATERIAL

THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

THIS PLAT RECOMMENDED FOR APPROVAL

SEWERS CHIEF ENGINEER _____ DATE _____

CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING

THIS PLAT RECOMMENDED FOR APPROVAL

CITY ENGINEER _____ DATE _____

CITY OF CINCINNATI STORMWATER MANAGEMENT UTILITY

THIS PLAT IS RECOMMENDED FOR APPROVAL.

CHIEF ENGINEER _____ DATE _____

CITY OF CINCINNATI PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CINCINNATI AT THE MEETING HELD THE _____ DAY OF _____, 2021.

APPROVED

BY: _____
KATHERINE KEOUGH-JURS
DIRECTOR, DEPARTMENT OF CITY PLANNING

SURVEYORS CERTIFICATION

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEY UPON WHICH IT IS BASED AND THAT BOTH WERE MADE UNDER MY SUPERVISION IN ACCORDANCE WITH OHIO REVISED CODE CHAPTER 711, CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND HAMILTON COUNTY OHIO'S "TRANSFER AND CONVEYANCE STANDARDS", AS IN EFFECT ON THIS DATE. I FURTHER CERTIFY THAT ALL MONUMENTS SHOWN ON THIS PLAT EXIST AND THAT THEIR LOCATION, TYPE AND SIZE ARE CORRECTLY SHOWN AND DESCRIBED.

THOMAS J. MACK P.S. NO. S-7964 _____ DATE _____



INDEX OF SHEETS

- 1 COVER SHEET
- 2 CLOSURE REPORT SHEET
- 3 OVERALL VIEW
- 4-5 LOT VIEWS
- 6-7 EASEMENTS

PROGRESS REVIEW Issue For _____ 1-29-2021 Date: _____

THREE OAKS SUBDIVISION

COVER SHEET

OAKLEY YARDS LAND, LLC

SITUATE IN
SECTION 28, TOWN 4,
FRACTIONAL RANGE 2

COLUMBIA TOWNSHIP, CITY OF
CINCINNATI, HAMILTON COUNTY, OHIO

Project No.

19102

Pg 1 of 7

CLOSURE REPORT - TRACT A1

North: 426797.8810' East: 1420407.7980'
 Course: N83° 56' 12.35"W Length: 276.195' North: 426827.0544' East: 1420133.1481'
 Course: N06° 03' 31.24"E Length: 229.299' North: 427055.0726' East: 1420157.3499'
 Length: 73.966' Radius: 57.000' Delta: 074.3502 (d) Tangent: 43.226'
 Chord: 68.885' Course: N31° 06' 59.07"W
 Course: N68° 17' 29.38"W Length: 296.646' North: 427223.7712' East: 1419846.1444'
 Length: 192.928' Radius: 973.000' Delta: 011.3607 (d) Tangent: 96.781'
 Chord: 192.612' Course: N16° 01' 42.15"E
 Course: N21° 42' 31.37"E Length: 83.203' North: 427486.1973' East: 1419930.1029'
 Course: S68° 17' 29.11"E Length: 565.747' North: 427276.9355' East: 1420455.7256'
 Course: S05° 42' 47.66"W Length: 481.446' North: 426797.8810' East: 1420407.7978'
 Perimeter: 2199.432' Area: 229951.17 Sq. Ft.
 Error Closure: 0.0002 Course: N82° 15' 39.63"W
 Error North: 0.00003 East: -0.00022
 Precision 1: 10970165.000

CLOSURE REPORT - TRACT A2

North: 427332.8317' East: 1420461.3180'
 Course: N68° 17' 28.63"W Length: 550.268' North: 427536.3692' East: 1419950.0770'
 Course: N21° 42' 31.37"E Length: 129.460' North: 427656.6474' East: 1419997.9627'
 Course: N21° 42' 31.37"E Length: 25.491' North: 427680.3305' East: 1420007.3916'
 Course: S68° 17' 12.34"E Length: 505.861' North: 427493.1815' East: 1420477.3603'
 Course: S05° 42' 47.66"W Length: 161.150' North: 427332.8320' East: 1420461.3178'

Perimeter: 1372.230' Area: 81813.15 Sq. Ft.
 Error Closure: 0.0004 Course: N29° 48' 59.40"W
 Error North: 0.00031 East: -0.00018

Precision 1: 3430575.000

CLOSURE REPORT - TRACT A3

North: 426832.7582' East: 1420079.4500'
 Course: N83° 56' 12.34"W Length: 275.998' North: 426861.9108' East: 1419804.9960'
 Course: N06° 03' 31.37"E Length: 291.409' North: 427151.6921' East: 1419835.7535'
 Length: 17.415' Radius: 973.000' Delta: 001.0255 (d) Tangent: 8.708'
 Chord: 17.415' Course: N06° 34' 17.29"E
 Course: S68° 17' 29.38"E Length: 284.187' North: 427063.8762' East: 1420101.7783'
 Length: 3.893' Radius: 3.000' Delta: 074.3502 (d) Tangent: 2.275'
 Chord: 3.626' Course: S31° 06' 59.07"E
 Course: S06° 03' 31.24"W Length: 229.295' North: 426832.7577' East: 1420079.4507'

Perimeter: 1102.198' Area: 74577.96 Sq. Ft.
 Error Closure: 0.0009 Course: S55° 16' 21.64"E
 Error North: -0.00051 East: 0.00073

Precision 1: 1224366.667

CLOSURE REPORT - TRACT B

North: 427244.1229' East: 1419795.0257'
 Course: N68° 17' 29.46"W Length: 291.127' North: 427351.8063' East: 1419524.5461'
 Course: N21° 41' 55.48"E Length: 458.331' North: 427777.6602' East: 1419694.0031'
 Course: N68° 17' 28.63"W Length: 22.500' North: 427785.9827' East: 1419673.0989'
 Course: N21° 42' 46.36"E Length: 25.519' North: 427809.6911' East: 1419682.5398'
 Course: S68° 17' 12.34"E Length: 349.662' North: 427680.3297' East: 1420007.3923'
 Course: S21° 42' 31.37"W Length: 25.491' North: 427656.6466' East: 1419997.9635'
 Course: N68° 17' 28.63"W Length: 54.002' North: 427676.6213' East: 1419947.7915'
 Course: S21° 42' 30.00"W Length: 266.664' North: 427428.8694' East: 1419849.1573'
 Length: 192.797' Radius: 1027.000' Delta: 010.7560 (d) Tangent: 96.682'
 Chord: 192.514' Course: S16° 19' 50.55"W
 Perimeter: 1686.094' Area: 135247.73 Sq. Ft.
 Error Closure: 0.0006 Course: S31° 30' 29.05"E
 Error North: -0.00050 East: 0.00031

CLOSURE REPORT - TRACT C

North: 427366.2217' East: 1419477.5231'
 Course: N68° 17' 29.38"W Length: 498.793' North: 427550.7176' East: 1419014.1057'
 Course: S21° 42' 26.20"W Length: 23.000' North: 427529.3486' East: 1419005.5988'
 Course: N54° 56' 32.70"W Length: 122.797' North: 427599.8831' East: 1418905.0802'
 Course: N35° 58' 47.66"E Length: 66.569' North: 427653.7523' East: 1418944.1896'
 Course: N23° 58' 07.66"E Length: 258.526' North: 427889.9848' East: 1419049.2130'
 Course: N28° 13' 00.66"E Length: 140.616' North: 428013.8906' East: 1419115.6976'
 Course: S68° 17' 12.34"E Length: 136.946' North: 427963.2259' East: 1419242.9269'
 Course: N21° 42' 47.66"E Length: 20.000' North: 427981.8068' East: 1419250.3261'
 Course: S68° 17' 12.34"E Length: 465.223' North: 427809.6922' East: 1419682.5402'
 Course: S21° 42' 46.36"W Length: 25.519' North: 427785.9838' East: 1419673.0993'
 Course: N68° 17' 28.63"W Length: 22.500' North: 427794.3063' East: 1419652.1951'
 Course: S21° 42' 31.37"W Length: 453.649' North: 427372.8318' East: 1419484.3957'
 Length: 4.683' Radius: 182.500' Delta: 001.4702 (d) Tangent: 2.342'
 Chord: 4.683' Course: S20° 58' 25.08"W
 Course: N68° 17' 29.38"W Length: 4.000' North: 427369.9386' East: 1419479.0032'
 Course: S21° 42' 30.62"W Length: 4.000' North: 427366.2223' East: 1419477.5237'

Perimeter: 2246.820' Area: 290670.82 Sq. Ft.
 Error Closure: 0.0008 Course: N42° 38' 03.56"E
 Error North: 0.00058 East: 0.00053

Precision 1: 2808526.250

CLOSURE REPORT - TRACT D

North: 426867.6148' East: 1419751.2959'
 Course: N83° 56' 12.34"W Length: 276.000' North: 426896.7676' East: 1419476.8399'
 Course: N06° 03' 31.37"E Length: 401.288' North: 427295.8141' East: 1419519.1948'
 Course: S68° 17' 29.38"E Length: 287.160' North: 427189.5981' East: 1419785.9888'
 Length: 32.447' Radius: 1027.000' Delta: 001.8102 (d) Tangent: 16.225'
 Chord: 32.446' Course: S06° 57' 49.78"W
 Course: S06° 03' 32.68"W Length: 291.405' North: 426867.6143' East: 1419751.2960'
 Perimeter: 1288.300' Area: 100094.46 Sq. Ft.
 Error Closure: 0.0005 Course: S12° 11' 00.47"E
 Error North: -0.00051 East: 0.00011
 Precision 1: 2576598.000

CLOSURE REPORT - TRACT E

North: 426902.4714' East: 1419423.1419'
 Course: N83° 56' 12.34"W Length: 307.329' North: 426934.9334' East: 1419117.5322'
 Course: N06° 03' 31.37"E Length: 191.506' North: 427125.3697' East: 1419137.7452'
 Course: N83° 56' 28.63"W Length: 115.111' North: 427137.5194' East: 1419023.2771'
 Course: N06° 03' 31.37"E Length: 104.778' North: 427241.7121' East: 1419034.3362'
 Course: N83° 56' 28.63"W Length: 85.064' North: 427250.6904' East: 1418949.7473'
 Course: N05° 36' 00.42"E Length: 34.442' North: 427284.9680' East: 1418953.1084'
 Course: N43° 32' 31.17"W Length: 62.342' North: 427330.1579' East: 1418910.1618'
 Course: N83° 56' 28.63"W Length: 90.382' North: 427339.6975' East: 1418820.2847'
 Course: N56° 55' 11.34"W Length: 80.621' North: 427383.7014' East: 1418752.7317'
 Course: N33° 04' 48.66"E Length: 73.582' North: 427445.3563' East: 1418792.8937'
 Course: N35° 58' 47.66"E Length: 190.956' North: 427599.8823' East: 1418905.0806'
 Course: S54° 56' 32.70"E Length: 122.797' North: 427529.3478' East: 1419005.5992'
 Course: S21° 42' 26.20"W Length: 27.000' North: 427504.2625' East: 1418995.6128'
 Course: S68° 17' 29.38"E Length: 507.471' North: 427316.5567' East: 1419467.0928'
 Course: S06° 03' 31.37"W Length: 416.412' North: 426902.4707' East: 1419423.1416'

Perimeter: 2409.795' Area: 240394.60 Sq. Ft.
 Error Closure: 0.0009 Course: S26° 41' 13.81"W
 Error North: -0.00076 East: -0.00038

Precision 1: 2677547.778

CLOSURE REPORT - THREE OAKS LANE RIGHT-OF-WAY

North: 426827.0544' East: 1420133.1479'
 Course: N83° 56' 12.34"W Length: 54.000' North: 426832.7582' East: 1420079.4500'
 Course: N06° 03' 31.24"E Length: 229.295' North: 427060.7724' East: 1420103.6514'
 Length: 3.893' Radius: 3.000' Delta: 074.3502 (d) Tangent: 2.275'
 Chord: 3.626' Course: N31° 06' 59.07"W
 Course: N68° 17' 29.38"W Length: 284.187' North: 427168.9932' East: 1419837.7457'
 Course: N68° 17' 29.38"W Length: 55.709' North: 427189.5991' East: 1419785.9878'
 Course: N68° 17' 29.38"W Length: 287.160' North: 427295.8151' East: 1419519.1938'
 Course: N68° 17' 29.38"W Length: 56.079' North: 427316.5579' East: 1419467.0921'
 Course: N68° 17' 29.38"W Length: 507.471' North: 427504.2637' East: 1418995.6121'
 Course: N21° 42' 26.20"E Length: 27.000' North: 427529.3490' East: 1419005.5984'
 Course: N21° 42' 26.20"E Length: 23.000' North: 427550.7179' East: 1419014.1053'
 Course: S68° 17' 29.38"E Length: 498.793' North: 427366.2220' East: 1419477.5228'
 Course: N21° 42' 30.62"E Length: 4.000' North: 427369.9384' East: 1419479.0023'
 Course: S68° 17' 29.38"E Length: 4.000' North: 427368.4588' East: 1419482.7186'
 Course: S68° 17' 29.38"E Length: 45.020' North: 427351.8066' East: 1419524.5457'
 Course: S68° 17' 29.38"E Length: 346.148' North: 427223.7718' East: 1419846.1441'
 Course: S68° 17' 29.38"E Length: 296.646' North: 427114.0470' East: 1420121.7512'
 Length: 73.966' Radius: 57.000' Delta: 074.3502 (d) Tangent: 43.226'
 Chord: 68.885' Course: S31° 06' 59.07"E
 Course: S06° 03' 31.24"W Length: 229.299' North: 426827.0550' East: 1420133.1477'

Perimeter: 3025.666' Area: 76781.81 Sq. Ft.
 Error Closure: 0.0006 Course: N17° 55' 49.21"W
 Error North: 0.00057 East: -0.00019

Precision 1: 5033863.333

CLOSURE REPORT - 32ND AVENUE (SOUTH) RIGHT-OF-WAY

North: 426861.9108' East: 1419804.9956'
 Course: N83° 56' 12.34"W Length: 54.002' North: 426867.6149' East: 1419751.2957'
 Course: N06° 03' 32.68"E Length: 291.405' North: 427157.3919' East: 1419782.0547'
 Length: 32.447' Radius: 1027.000' Delta: 001.8102 (d) Tangent: 16.225'
 Chord: 32.446' Course: N06° 57' 49.78"E
 Course: S68° 17' 29.38"E Length: 55.709' North: 427168.9927' East: 1419837.7465'
 Length: 17.415' Radius: 973.000' Delta: 001.0255 (d) Tangent: 8.708'
 Chord: 17.415' Course: S06° 34' 17.29"W
 Course: S06° 03' 31.37"W Length: 291.409' North: 426861.9108' East: 1419804.9960'
 Perimeter: 742.387' Area: 17082.75 Sq. Ft.
 Error Closure: 0.0003 Course: N89° 40' 08.85"E
 Error North: 0.00000 East: 0.00032
 Precision 1: 2474620.000

CLOSURE REPORT - 32ND AVENUE (NORTH) RIGHT-OF-WAY

North: 427223.7715' East: 1419846.1443'
 Course: N68° 17' 28.96"W Length: 55.021' North: 427244.1230' East: 1419795.0255'
 Length: 192.797' Radius: 1027.000' Delta: 010.7560 (d) Tangent: 96.682'
 Chord: 192.514' Course: N16° 19' 50.55"E
 Course: N21° 42' 30.00"E Length: 266.664' North: 427676.6218' East: 1419947.7910'
 Course: S68° 17' 28.63"E Length: 54.002' North: 427656.6471' East: 1419997.9630'
 Course: S21° 42' 31.37"W Length: 129.460' North: 427536.3689' East: 1419950.0773'
 Course: S21° 42' 31.37"W Length: 54.001' North: 427486.1979' East: 1419930.1030'
 Course: S21° 42' 31.37"W Length: 83.203' North: 427408.8959' East: 1419899.3272'
 Length: 192.928' Radius: 973.000' Delta: 011.3607 (d) Tangent: 96.781'
 Chord: 192.612' Course: S16° 01' 42.15"W
 Perimeter: 1028.075' Area: 24814.57 Sq. Ft.
 Error Closure: 0.0003 Course: N30° 29' 56.39"E
 Error North: 0.00024 East: 0.00014
 Precision 1: 3424923.333

CLOSURE REPORT - IRON OAK AVENUE RIGHT-OF-WAY

North: 427276.9358' East: 1420455.7258'
 Course: N68° 17' 29.11"W Length: 565.747' North: 427486.1976' East: 1419930.1032'
 Course: N21° 42' 31.37"E Length: 54.001' North: 427536.3687' East: 1419950.0775'
 Course: S68° 17' 28.63"E Length: 550.268' North: 427332.8311' East: 1420461.3185'
 Course: S05° 42' 47.66"W Length: 56.175' North: 427276.9352' East: 1420455.7263'
 Perimeter: 1226.191' Area: 30132.78 Sq. Ft.
 Error Closure: 0.0008 Course: S36° 16' 37.01"E
 Error North: -0.00063 East: 0.00046
 Precision 1: 1532738.750

CLOSURE REPORT - 31ST AVENUE (SOUTH) RIGHT-OF-WAY

North: 426896.7676' East: 1419476.8399'
 Course: N83° 56' 12.34"W Length: 54.000' North: 426902.4714' East: 1419423.1419'
 Course: N06° 03' 31.37"E Length: 416.412' North: 427316.5575' East: 1419467.0932'
 Course: S68° 17' 29.38"E Length: 56.079' North: 427295.8147' East: 1419519.1950'
 Course: S06° 03' 31.37"W Length: 401.288' North: 426896.7682' East: 1419476.8400'
 Perimeter: 927.779' Area: 22077.90 Sq. Ft.
 Error Closure: 0.0006 Course: N12° 45' 29.60"E
 Error North: 0.00057 East: 0.00013
 Precision 1: 1546298.333

CLOSURE REPORT - 31ST AVENUE (NORTH) RIGHT-OF-WAY

North: 427351.8064' East: 1419524.5458'
 Course: N68° 17' 29.38"W Length: 45.020' North: 427368.4586' East: 1419482.7187'
 Course: N21° 42' 04.33"E Length: 458.332' North: 427794.3062' East: 1419652.1944'
 Course: S68° 17' 28.63"E Length: 22.500' North: 427785.9837' East: 1419673.0986'
 Course: S68° 17' 28.63"E Length: 22.500' North: 427777.6612' East: 1419694.0028'
 Course: S21° 42' 31.37"W Length: 453.649' North: 427356.1867' East: 1419526.2035'
 Length: 4.683' Radius: 137.500' Delta: 001.9514 (d) Tangent: 2.342'
 Chord: 4.683' Course: S20° 43' 58.85"W
 Perimeter: 1006.684' Area: 20611.28 Sq. Ft.
 Error Closure: 0.0006 Course: N11° 57' 30.57"W
 Error North: 0.00060 East: -0.00013
 Precision 1: 1677806.667

**THREE OAKS
SUBDIVISION**

**CLOSURE REPORT SHEET
OAKLEY YARDS LAND, LLC**

SITUATE IN
SECTION 28, TOWN 4,
FRACTIONAL RANGE 2

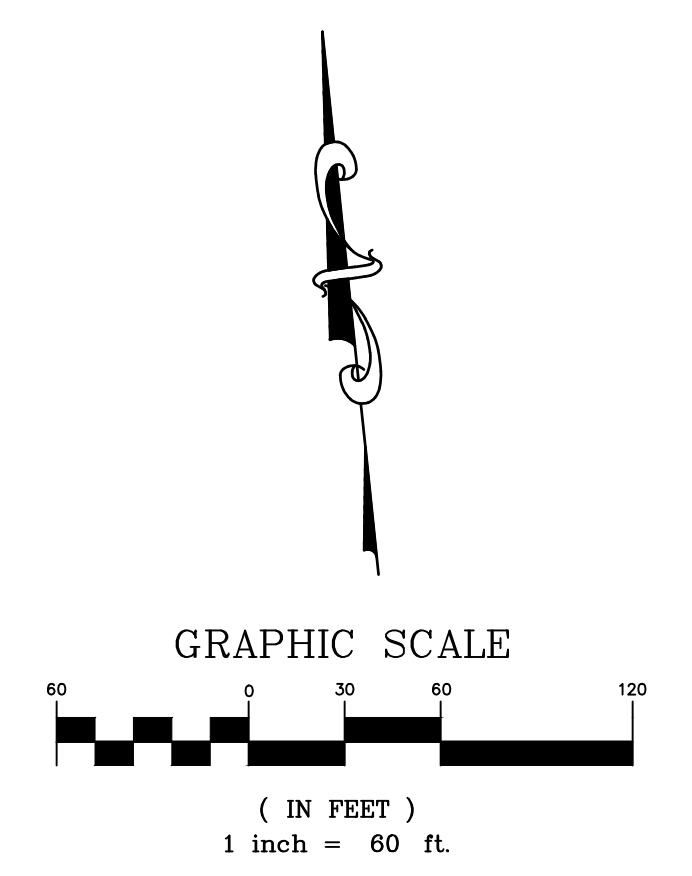
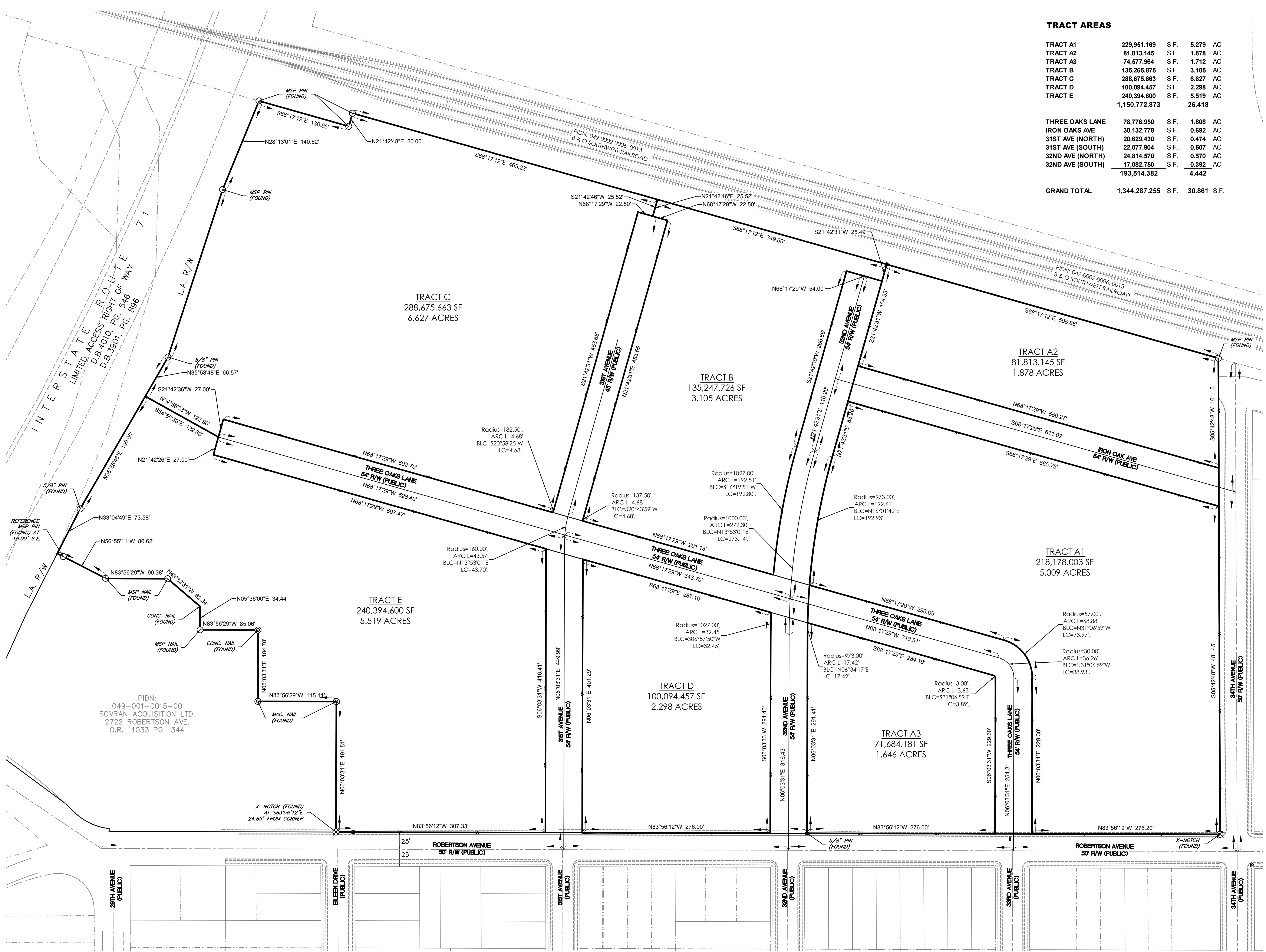
COLUMBIA TOWNSHIP, CITY OF
CINCINNATI, HAMILTON COUNTY, OHIO

TRACT AREAS

TRACT A1	229,951.169	S.F.	5.279	AC
TRACT A2	81,813.145	S.F.	1.878	AC
TRACT A3	74,577.964	S.F.	1.712	AC
TRACT B	135,265.875	S.F.	3.105	AC
TRACT C	288,675.663	S.F.	6.627	AC
TRACT D	100,094.457	S.F.	2.298	AC
TRACT E	240,394.600	S.F.	5.519	AC
TOTAL	1,150,772.873		26.418	

THREE OAKS LANE	78,776.950	S.F.	1.808	AC
IRON OAKS AVE	30,132.778	S.F.	0.692	AC
31ST AVE (NORTH)	20,629.430	S.F.	0.474	AC
31ST AVE (SOUTH)	22,077.904	S.F.	0.507	AC
32ND AVE (NORTH)	24,814.570	S.F.	0.570	AC
32ND AVE (SOUTH)	17,082.750	S.F.	0.392	AC
TOTAL	193,514.382		4.442	

GRAND TOTAL 1,344,287.255 S.F. 30.861 S.F.



- LEGEND**
- | | |
|---------------------|-----------------------|
| FOUND SET | CROSS NOTCH |
| MAG SPIKE | MAG NAIL OR P.K. NAIL |
| 5/8" IRON PIN & CAP | |

PROGRESS REVIEW Issue For 1-29-2021 Date:

**THREE OAKS
SUBDIVISION**
OVERALL SHEET
OAKLEY YARDS LAND, LLC

SITUATE IN
SECTION 28, TOWN 4,
FRACTIONAL RANGE 2
COLUMBIA TOWNSHIP, CITY OF
CINCINNATI, HAMILTON COUNTY, OHIO

TORQUE CAR CONDOS

TRACT A2 OF THREE OAKS SUBDIVISION

(81,813.145 SF)
1.878 ACRES

SITE INFORMATION

SUBJECT PROPERTY:
THREE OAKS SUBDIVISION
IRON OAK & 34TH AVE

PREPARED BY:
SABO DESIGN ASSOCIATES
550 WARDS CORNER ROAD
LOVELAND, OHIO, 45140
(513) 683-1234

OWNER:



2135 DANA AVE
SUITE 200
CINCINNATI, OH 45201
(513)563-1555

ZONING REQUIREMENTS:
ZONING: PD-88
SUBJECT LAND AREA: 81,813 S.F.
PROPOSED UNITS: 31 UNITS

PROPOSED:
5 BUILDINGS SEPARATED INTO 31 STORAGE UNITS



COVER
SHEET

SHEET: 1 OF 7



VICINITY MAP

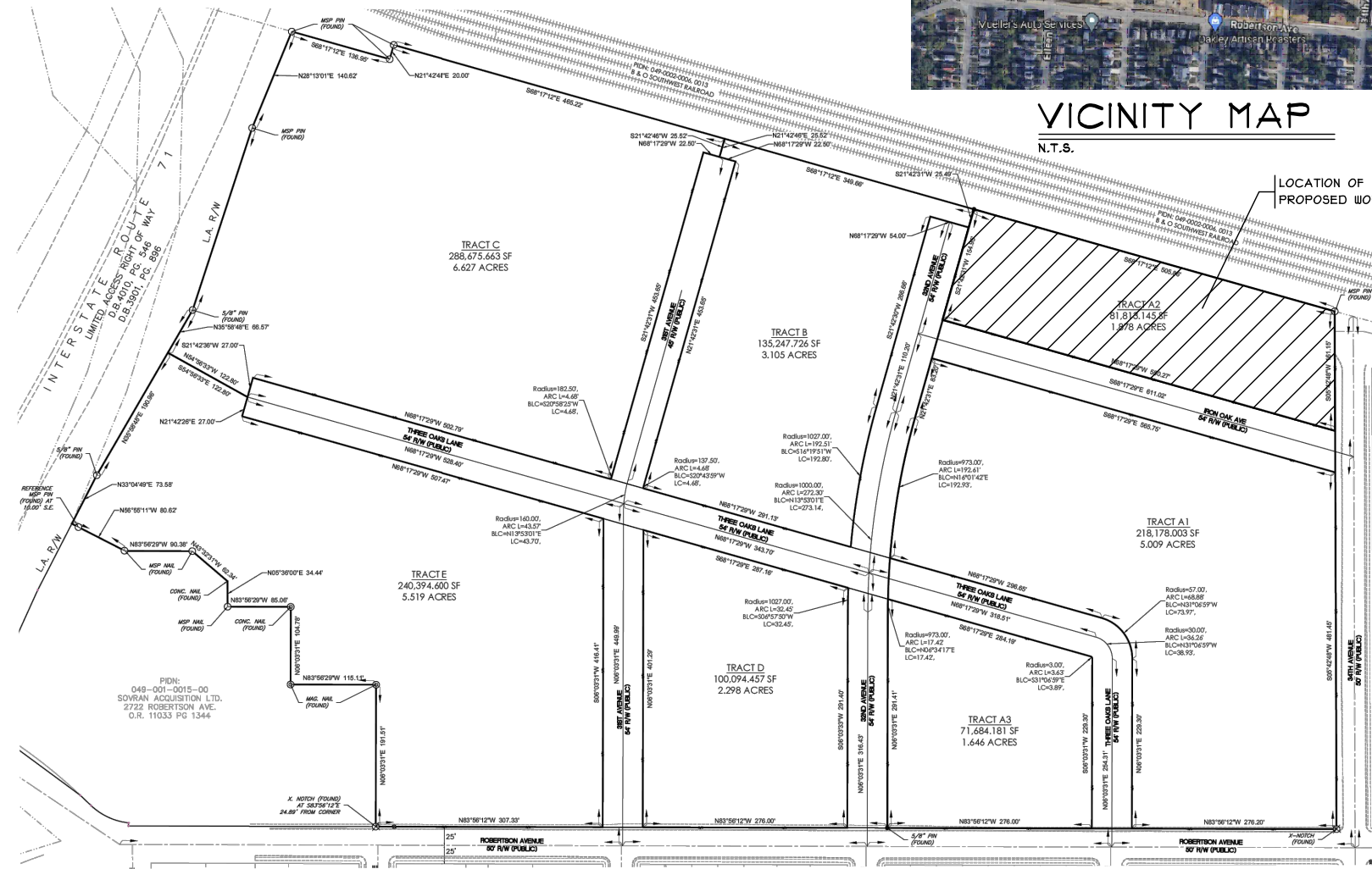
N.T.S.

LOCATION OF
PROPOSED WORK



SOUTHEAST RENDERING

N.T.S.



SUBDIVISION MAP

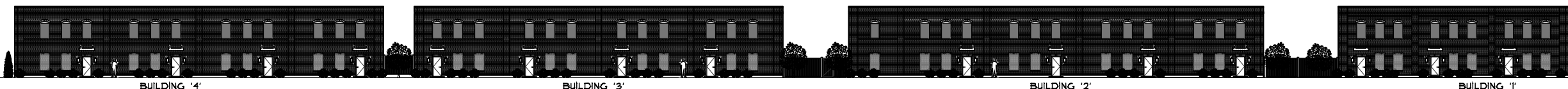
N.T.S.



PROPOSED
TORQUE CAR CONDOS
HAMILTON COUNTY
CINCINNATI, OH

SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

ISSUE DATES
12/29/23 ZONING



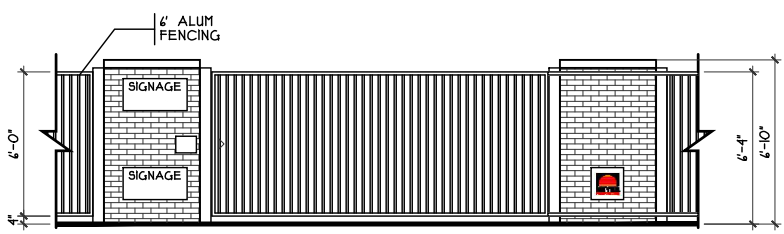
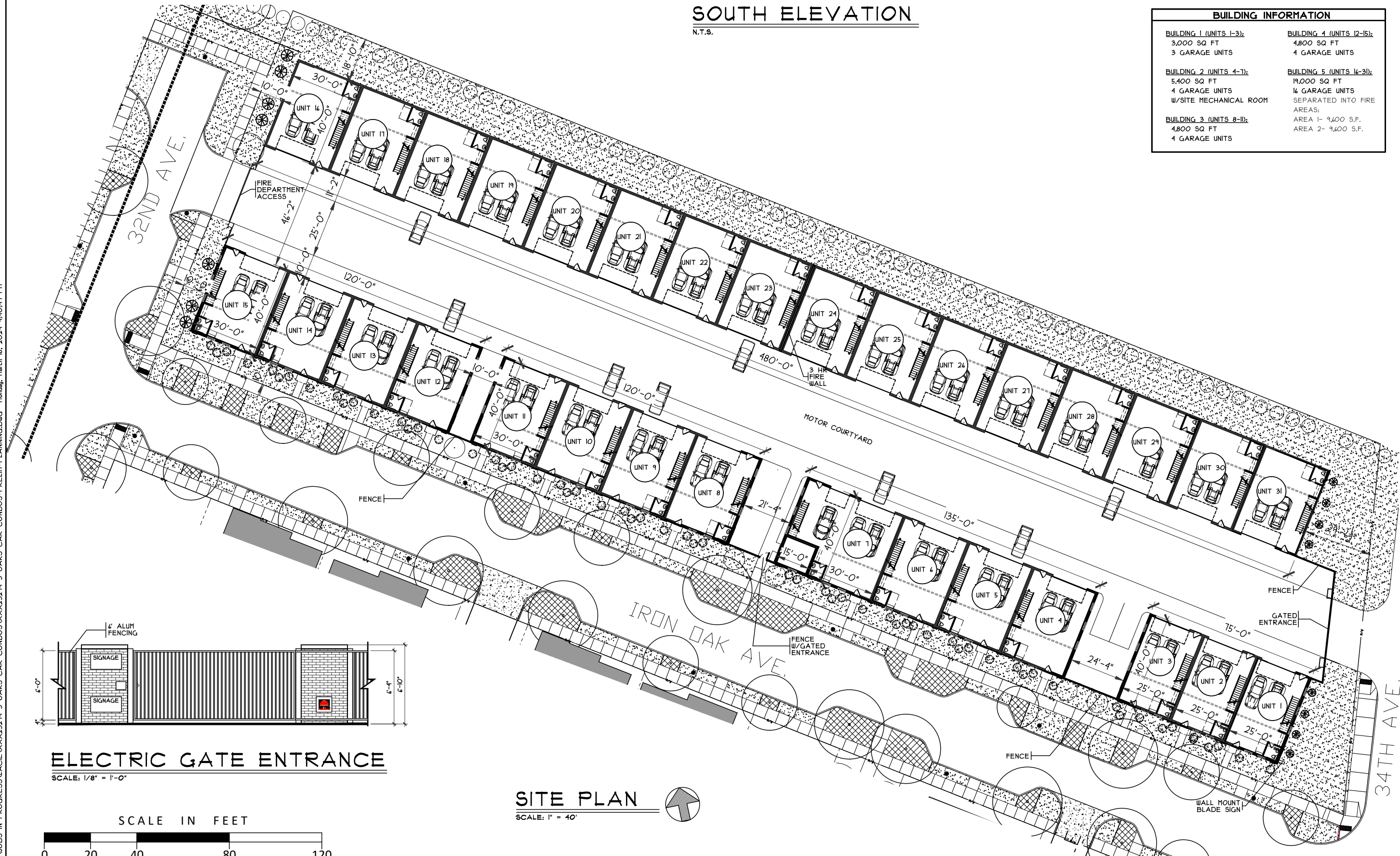
SITE LAYOUT

SHEET: 2 OF 7

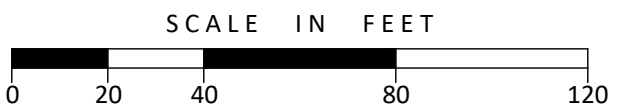
SOUTH ELEVATION

N.T.S.

BUILDING INFORMATION	
BUILDING 1 (UNITS 1-3): 3,000 SQ FT 3 GARAGE UNITS	BUILDING 4 (UNITS 12-15): 4,800 SQ FT 4 GARAGE UNITS
BUILDING 2 (UNITS 4-7): 5,400 SQ FT 4 GARAGE UNITS W/SITE MECHANICAL ROOM	BUILDING 5 (UNITS 16-31): 19,000 SQ FT 16 GARAGE UNITS SEPARATED INTO FIRE AREAS:
BUILDING 3 (UNITS 8-11): 4,800 SQ FT 4 GARAGE UNITS	AREA 1- 9,400 S.F. AREA 2- 9,600 S.F.



ELECTRIC GATE ENTRANCE
SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 40'



PROPOSED
 TORQUE CAR CONDOS
 CINCINNATI, OH
 HAMILTON COUNTY



ISSUE DATES
12/29/23 ZONING

H:\JOBS IN PROGRESS\LACIE\XXX23214_3_OAKS_CAR_CONDOS-PRELIM-PLANNING.DWG Monday, March 18, 2024 4:40:49 PM

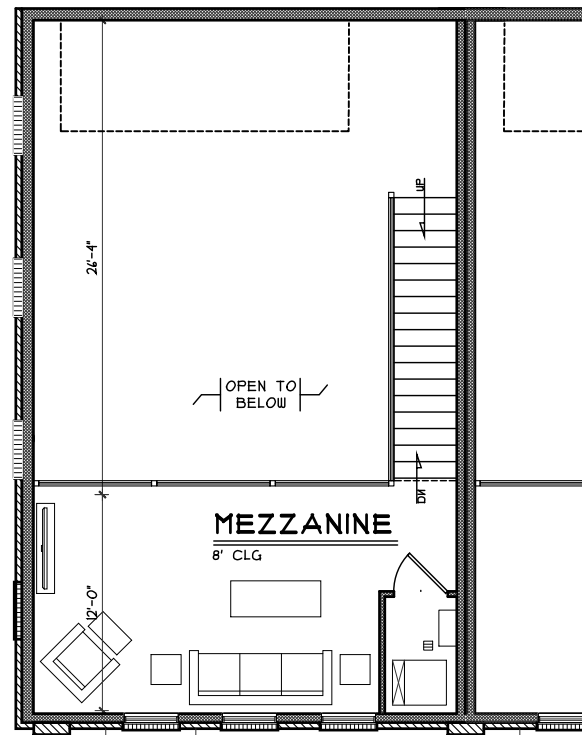
© COPYRIGHT 2023 SABO DESIGN ASSOCIATES

H:\JOBS IN PROGRESS\LACIE\XXX23214_3_OAKS_CAR_CONDOS\PRELIM-PLANNING.DWG Monday, March 18, 2024 4:40:49 PM



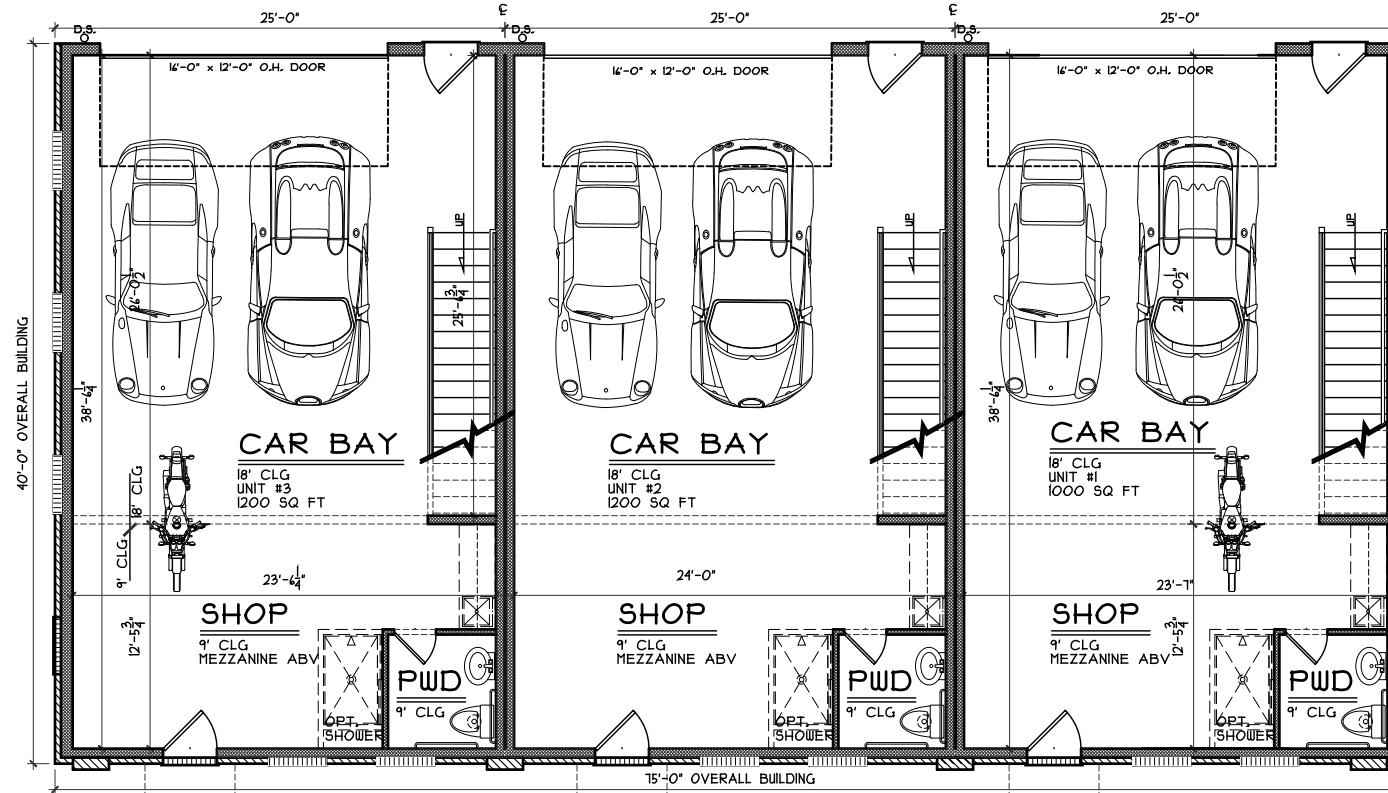
NORTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '1'



TYPICAL MEZZANINE' PLAN

SCALE: 3/32" = 1'-0" 300 SQ FT



BUILDING '1' PLAN

SCALE: 3/32" = 1'-0" 3000 SQ FT



SOUTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '1'



ELEVATIONS
BUILDING 1

SHEET: 3 OF 7

PROPOSED
TORQUE CAR CONDOS
CINCINNATI, OH
HAMILTON COUNTY



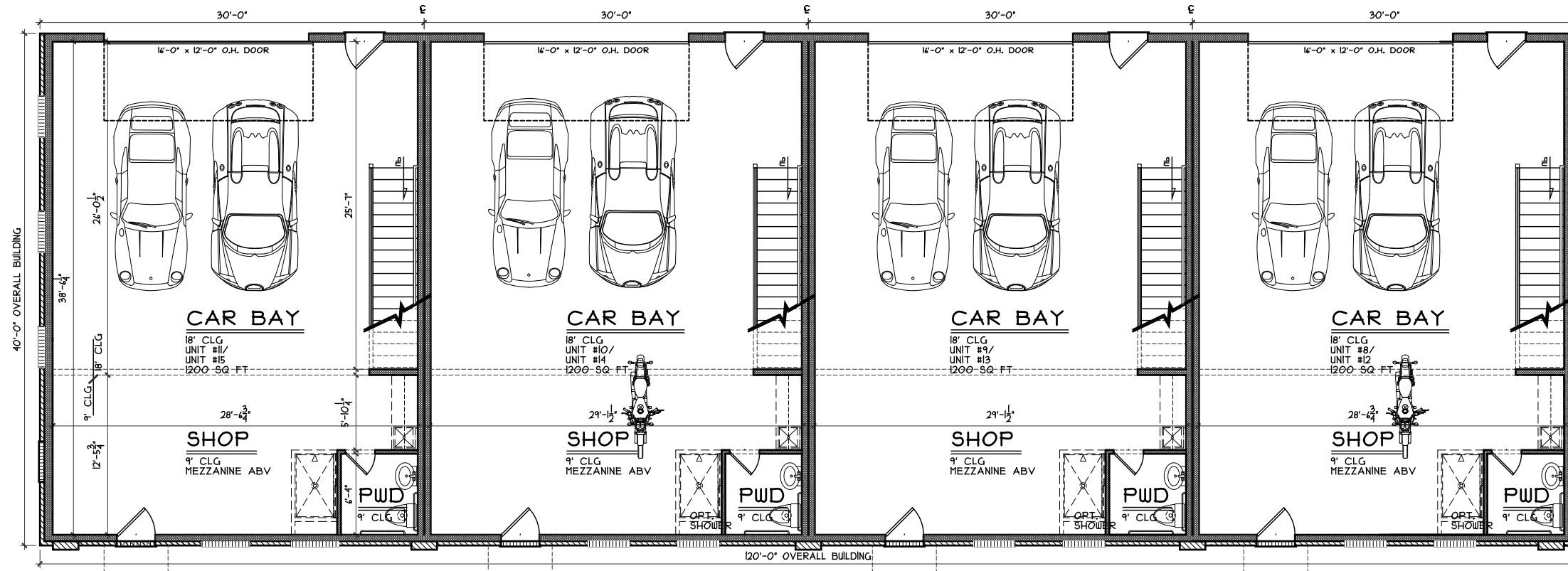
ISSUE DATES
12/29/23 ZONING

© COPYRIGHT 2023 SABO DESIGN ASSOCIATES



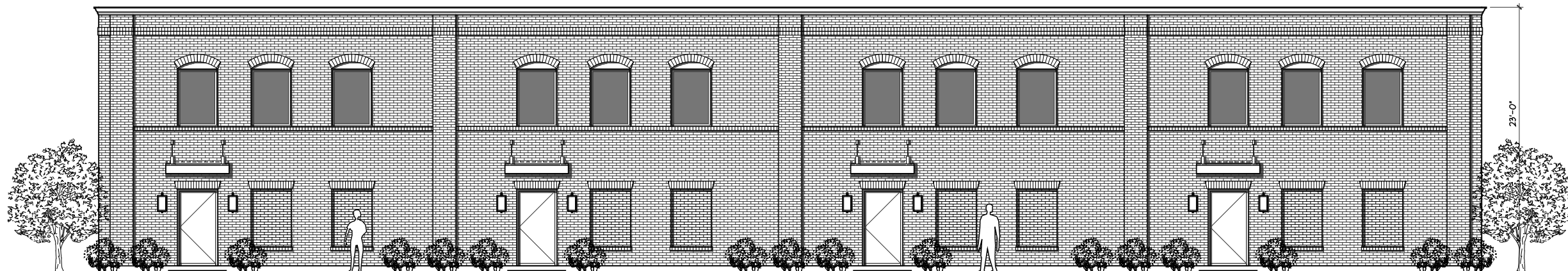
NORTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '3 & 4'



BUILDING '3 & 4' PLAN

SCALE: 3/32" = 1'-0" 4,800 SQ. FT.



SOUTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '3 & 4'



ELEVATIONS
BUILDING 3&4
SHEET: 4 OF 7

PROPOSED
TORQUE CAR CONDOS
CINCINNATI, OH
HAMILTON COUNTY

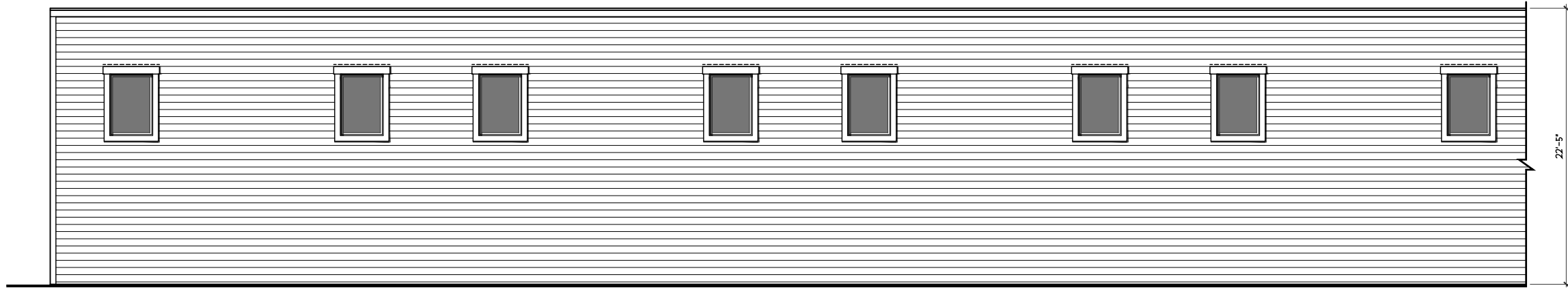


© COPYRIGHT 2023 SABO DESIGN ASSOCIATES

ISSUE DATES
12/29/23 ZONING

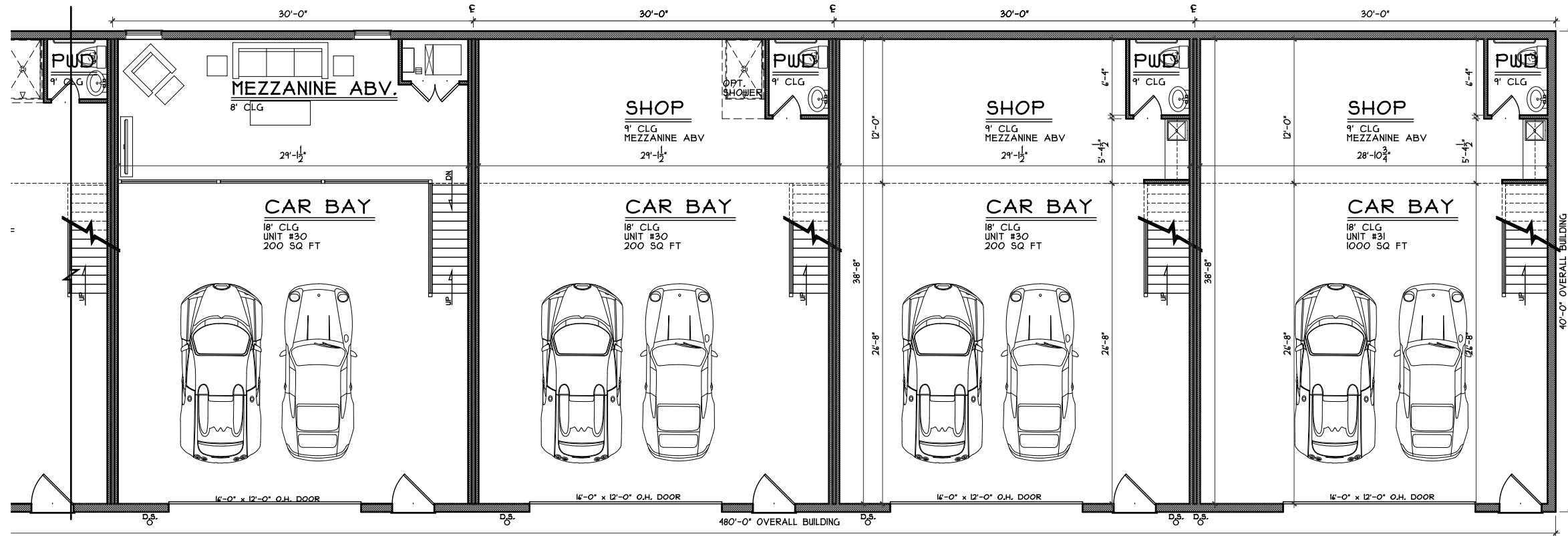
H:\JOBS IN PROGRESS\LACIE\XXX23214_3_OAKS_CAR_CONDOS\PRELIM-PLANNING\DWG Monday, March 18, 2024 4:40:49 PM

H:\JOBS IN PROGRESS\LACIE\XXX23214_3_OAKS_CAR_CONDOS\PRELIM-PLANNING.DWG Monday, March 18, 2024 4:40:49 PM



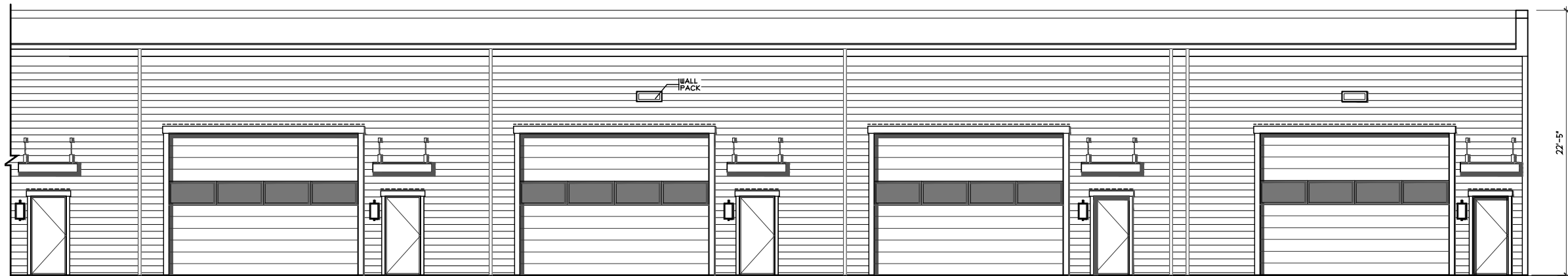
NORTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '5'



BUILDING '5' PLAN

SCALE: 3/32" = 1'-0" 19,000 SQ. FT.



SOUTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '5'



ELEVATIONS
BUILDING 5

SHEET: 5 OF 7

TORQUE CAR CONDOS
HAMILTON COUNTY

PROPOSED
CINCINNATI, OH

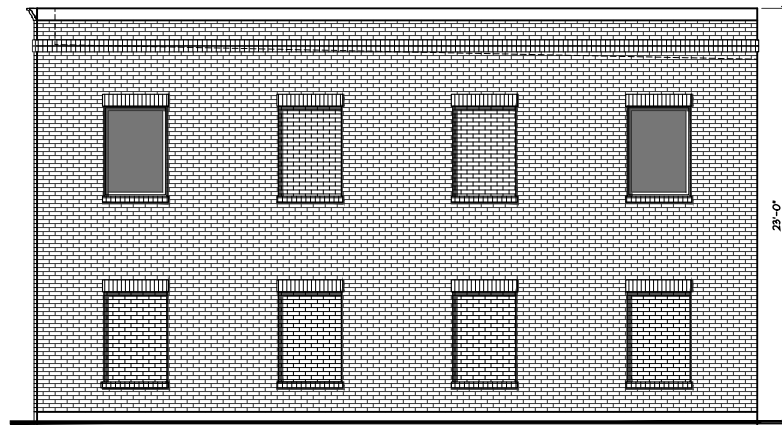


SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

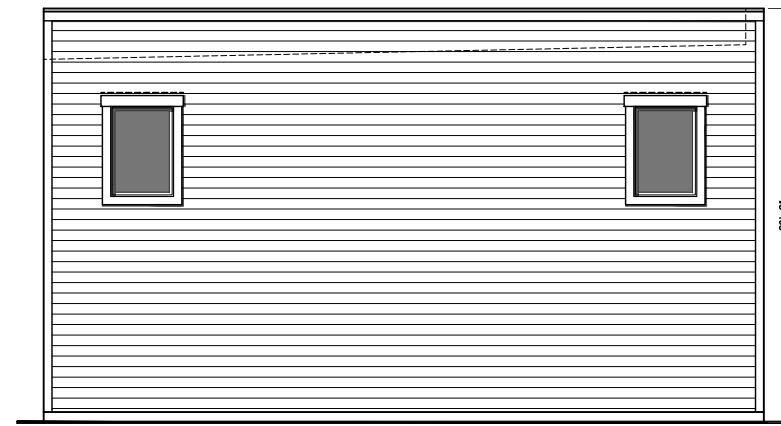
ISSUE DATES
12/29/23 ZONING

© COPYRIGHT 2023 SABO DESIGN ASSOCIATES

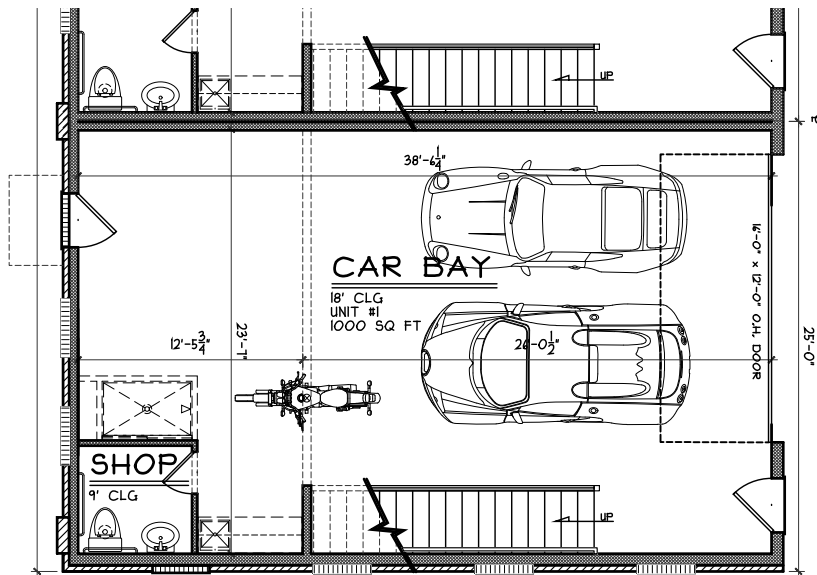
H:\JOBS IN PROGRESS\LACIE\XXX23214_3_OAKS_CAR_CONDO\PRELIM-PLANNING.DWG Monday, March 18, 2024 4:40:49 PM



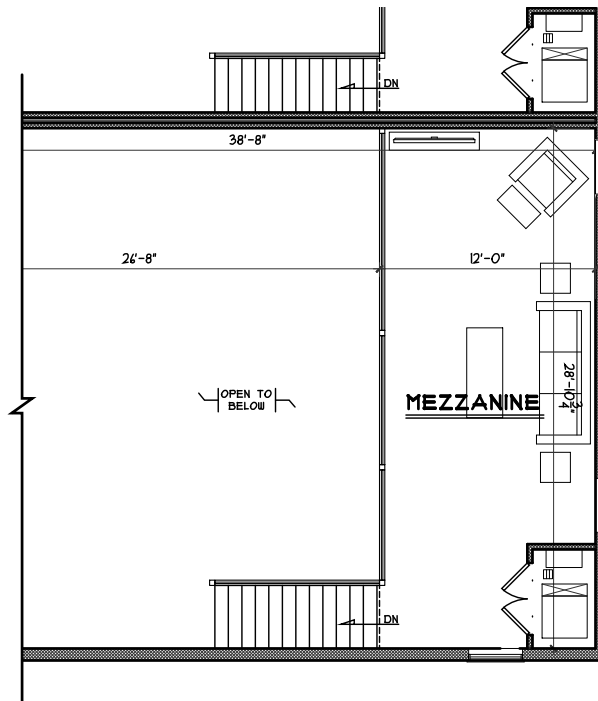
WEST ELEVATION
SCALE: 3/32" = 1'-0" BUILDING '1'



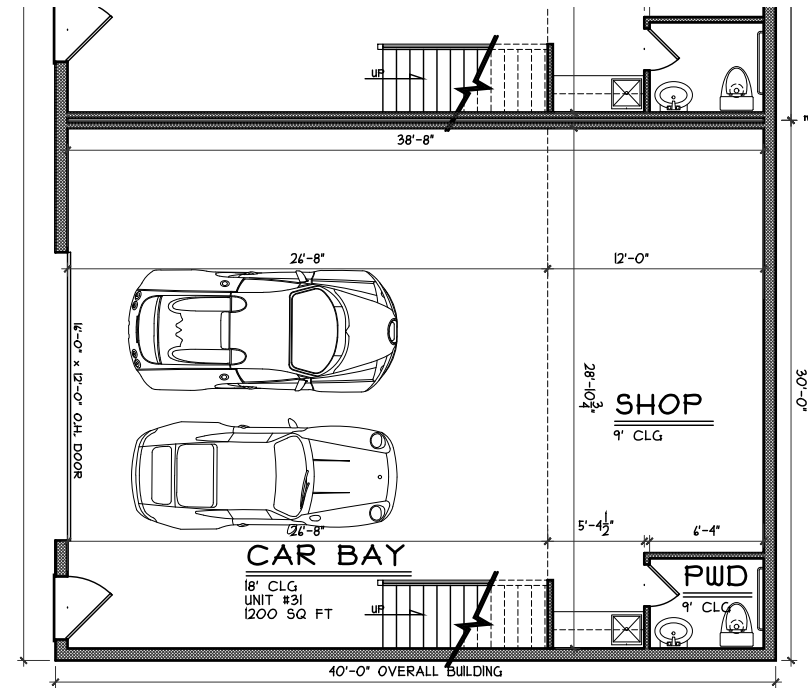
WEST ELEVATION
SCALE: 1/16" = 1'-0" BUILDING '31'



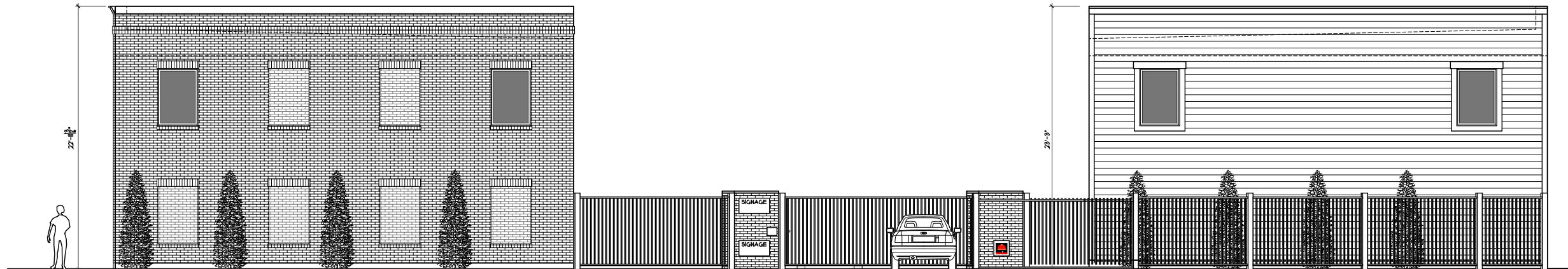
BUILDING '1' END UNIT
SCALE: 3/32" = 1'-0"



MEZZANINE @ UNIT #31
SCALE: 3/32" = 1'-0" 300 SQ. FT.



BUILDING '5' END UNIT
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



ELEVATIONS

SHEET: 6 OF 7

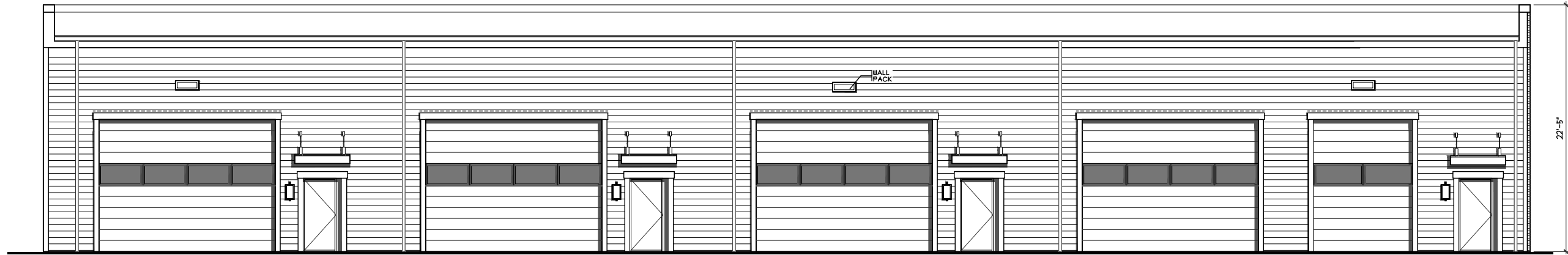
PROPOSED
TORQUE CAR CONDOS
CINCINNATI, OH
HAMILTON COUNTY



SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

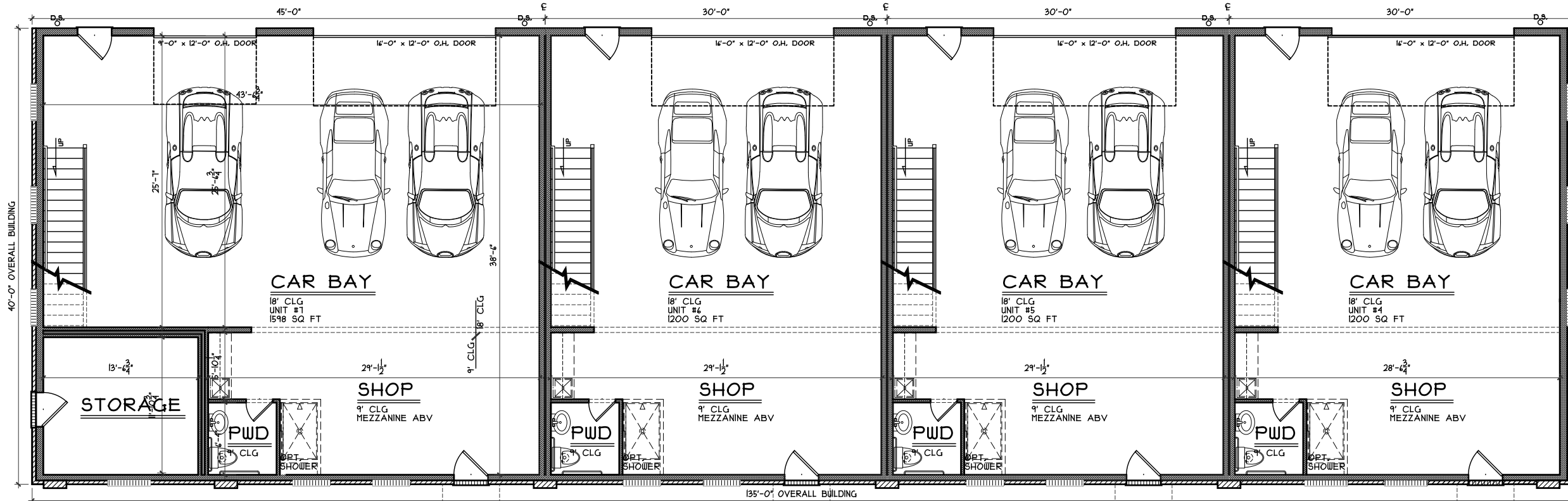
ISSUE DATES
12/29/23 ZONING

© COPYRIGHT 2023 SABO DESIGN ASSOCIATES



NORTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '2'



BUILDING '2' PLAN

SCALE: 3/32" = 1'-0" 5,400 SQ. FT.



SOUTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '2'



Three Oaks - Car Condos
Final Development Plan- Phase Schedule

Break Ground on Mass Excavation, Public Utility and Roadway Construction.....	Complete
Overall project infrastructure substantially complete.....	Complete
Break ground on car condos.....	08/01/2024
Car condos substantially complete.....	09/01/2025

March 24, 2024

Mr. Adam Rockel
Three Oaks Single Family, LLC
2135 Dana Avenue, Suite 200
Cincinnati, Ohio 45207

Re: 2910 Iron Oak Avenue | Three Oaks Development Garage Area (D) – **(CPRE240016)** Final Recommendations

Dear Mr. Rockel,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed construction of 5 buildings comprising 31 condos. The car condos have customizable interiors and will be for car enthusiasts to store their cars and socialize with other condo owners. The units are generally 30 feet wide and 40 feet long and are 22 feet tall to provide for mezzanines and / or car lifts for additional car storage. The car condos are not for car repairs. 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 **Microsoft Teams conference call meeting** with you on **March 26, 2024 @ 10 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 the project forward:

1. This will require a Major Amendment to the PD Concept Plan due to a change in use.
 - o Work with City Planning Staff to submit a revised Concept Plan and Program Statement. For a Major Amendment to a PD, a \$3,000 fee is also required.

Requirements to obtain permits:

1. Additional review and approval of the final development plan by City Planning Commission will be required.
2. If the units end up being on separate lots, a Major Subdivision will be required.

Recommendations:

1. It is highly recommended to reach out and share these plans with the adjacent property owners and the Oakley Community Council.

Contact:

- **Emily Burns** | City Planning | 513-352-4855 | emily.burns@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Since this site is zoned PD, 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. If the site was also zoned hillside or historic, then zoning staff would have more comments.

Requirements to obtain permits:

1. Work with City Planning on site design, massing, and other site design parameters.

Recommendations:

- None

Contact:

- **Wes Munzel** | ZPE | 513-352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Tap permits will be required for each connection.
2. An updated Request for Availability will be required.

Recommendations

- None

Contact:

- **Rob Kern** | MSD | 513-244-5588 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Submit following documents - storm water calculations for removal and additions to storm system.
2. Utility Plan
 - Verify existing SMU structures.
 - Label all pipes materials.
 - In the public R/W, pipes to be DIP or RCP.
 - Show Top & Invert elevations for all Appurtenances.
 - Show slopes for all pipes.
3. Grading Plan
 - Grading must show existing and proposed contours.
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
 - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
4. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>.

5. SMU Standards Plans Notes is required. Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
6. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - State Plane Coordinates (N,E) for all MH's and Catch Basins.
 - Inverts and Top elevations for all MHs and Catch Basins.
 - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. A public water main abandonment will be required to abandon the public water main infrastructure valving and all abandoned appurtenances on English Oak Court and Smokey Oak Lane. These water mains will need to be abandoned by sleeving out the connections at Iron Oak Court and 34th Avenue.
2. Due to the gate and the fences surrounding the Condo area, you will not be able tap the water main on Smokey Oak as shown for the three condo buildings. The three taps will need to be moved outside of the fence line.
3. A quit claim will need to be processed for the existing public water main easements.
4. The owner/developer is responsible for the abandonment of the public water mains, appurtenances, and a quit claims for the existing public water main easements. The owner/developer will need to submit for the proposed GCWW Miscellaneous job. This will include plans, submittals, bond, and letter of intent. All work must be completed to GCWW satisfaction prior to any building permit approval or water service branches are sold. Coordinate with Phil Young at Phillip.Young@gcww.cincinnati-oh.gov

Requirements to obtain permits:

1. Each building will need its own water service branch.
2. The assumption is that this development is contained within one parcel, if any changes to that, will result in additional requirements for the branches.
3. The subject development property has the following 3/4" curb-only water service branches:
 - a. H-316350 thru H-316352, H-316354 thru H-316372
4. If the curb-only water service branches are not to remain they will need to physically be disconnected from the public water main in Iron Oak Avenue.
5. If the existing curb-only water service branch(es) for this project are not to be used for this development, they must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov. This could be part of the water main abandonment plans.
6. All new domestic water service branches can be connected to the existing 8-inch public water main in Iron Oak Avenue.

Recommendations:

1. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed fire protection company and 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:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. A site plan is needed showing 2 readily **accessible** Fire Hydrants within 400 feet of all sides of your project.
2. The minimum fire flow requirements for Commercial structures: 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
3. The Site Plan needs to show the location of the FDC and the distance in feet from the closest Fire Hydrant. FDC's are to be located within **50 feet** of a Fire Hydrant.
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
5. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Elton Britton** | Fire Dept. | 513-357-7596 | elton.britton@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

1. **The proposed use of the site as car condos is not reflected in the environmental agreements for the site. The impact of this change on the environmental agreements and plan must be determined. This may need to be resolved before the project can proceed to planning commission. Please contact the Planning Department point of contact for further guidance.**

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 1000 cubic yards as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils

that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.

Recommendations:

1. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The development goal should be to earn at a minimum the LEED Certified rating level.
 - b. Rooftop solar should be considered in the design as a renewable energy source.
 - c. Site parking should be wired for electric vehicle charging.
 - d. The use of pervious surfaces should be maximized to the extent practical in the design. The use of trees in the landscape design should be included to enhance urban forestry.
 - e. Landscape design should consider the use of native species.
 - f. The use of heat reflective surfaces in paved parking areas should be considered to reduce the heat-island effect.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

1. Urban Forestry has no issues or concerns.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Marianne Prue** | Urban Forestry | 513-861-9070 | marianne.prue@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The driveway on 32nd Ave is new to the project. The proposed driveway shows the removal of half the turnaround at the end of 32nd Ave. This needs to be addressed. There needs to be a turnaround that meets the City's standards.
2. All driveway aprons are to meet City standards.
3. Driveway width is to be 20' maximum.
4. If any gates are proposed, they must be located at least 20' from the right of way line.
5. All work in the public right-of-way will require a separate DOTE permit/subdivision permit.
6. Before applying for permits, contact DTEaddress@cincinnati-oh.gov to have addresses assigned for each car condominium.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Why does one space on (sheet 6 of 7) have “Shop” on the label if these spaces will not be for auto repair.
2. Need to know if every unit will have a sink and toilet.
3. The project will need a geo-technical report at time of submission.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No comment at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

1. The developer should meet with DCED to discuss amendments to the Development Agreement, including but not limited to additional incentive asks.

Contact:

- **Justin Halter** | DCED | 513-352-6241 | justin.halter@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- No Need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee recommends that the proposed project plan move forward to City Planning Commission. However, there are still some concerns from the Office of Environmental and Sustainability regarding the “**environmental agreements for the site.**” **With this being the case, the City Planning and Engagement Department reserves the right to delay the Planning Commission meeting until environmental agreements have been addressed. This project must also follow the conditions listed below.**

- **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

EXHIBIT F



June, 11th, 2024

Ms. Emily Ahouse Zoning Administrator
Department Zoning Administration City of Cincinnati
Two Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Emily.ahouse@cincinnati-oh.gov

RE: Three Oaks Car Condos-Neyer Properties

Dear Ms. Ahouse:

At the April 2nd, 2024 meeting of the Oakley Community Council, representatives of Neyer Properties were present to request a letter of support for changes to their Three Oaks Development.

A motion to support the changes was made at the April 2nd, 2024 OCC meeting:

That the Oakley Community Council approves a letter of support for Neyer's request for a major amendment to the concept plan and development program statement of PD-88 to allow for the use of car condos in a lot adjacent to the railroad tracks, provided that they meet the conditions mentioned in the Consolidated Site Review

As reflected in our meeting minutes, the motion passed with eight yes votes with Colleen abstaining.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at troy.mcandrews@oakleynow.com

Sincerely,

Troy McAndrews

Troy McAndrews
Zoning Committee Chair
OCC Trustee

CC: OCC File

PO Box 9244
Cincinnati OH 45209
oakleynow.com

Burns, Emily

From: Robert E. Dochterman <redoc44@live.com>
Sent: Tuesday, May 21, 2024 10:28 AM
To: Burns, Emily
Subject: [External Email] Oakley Three Oaks plus

You don't often get email from redoc44@live.com. [Learn why this is important](#)

External Email Communication

As a resident of thirty-second Ave., I am totally against any changes in the project. I was opposed to the original plan & time has proved I was correct. This project has been going on nearly two years & has not gone anywhere. Plans have already changed without input. The developers cannot be trusted. It would appear they are running out of money to complete the original plan. This appears to be just a ploy to get above water. It also leaves itself open to all kinds of crime, being tucked away in a dark corner.

Oakley and this neighborhood are already overcrowded, with the worst yet to come. We have put up with the dust & dirt long enough. It's time for some common sense, something the city is very short of. There only vision is \$\$, not a very good way to take care of the citizens.

Robert E. Dochterman
4315 32'ND Ave
Cincinnati, Ohio 45209-1624

Burns, Emily

From: steven Ruth <stevenlruth@yahoo.com>
Sent: Monday, May 20, 2024 9:50 AM
To: Burns, Emily
Cc: Steven Ruth
Subject: [External Email] A proposed Major Amendment and Final Development Plant for Planned Development #88 (PD-88), Three Oaks, in Oakley

You don't often get email from stevenlruth@yahoo.com. [Learn why this is important](#)

External Email Communication

I live in Oakley on 32nd Avenue and received a notice regarding the above subject. I am opposed to the proposed major amendment that would allow the property to be used for the construction of "Car Condos". Please feel free to contact me if you have any question.

Thank you.