



ECSW

City of Cincinnati

An Ordinance No. _____ - 2022

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 64 – Phase 2B located north of Vandercar Way in the Oakley neighborhood to eliminate a proposed parking garage, to reposition and reduce the square footage of a proposed office building, and to permit the development of a hotel.

WHEREAS, USS Realty, LLC (“USS”) is the owner of an approximately 73-acre site located near the southwest corner of Marburg Avenue and Madison Road in the Oakley neighborhood (“Oakley Station”), which property Council rezoned from Planned Development District No. 36 to Planned Development District No. 64 (“PD-64”) pursuant to Ordinance No. 147-2011; and

WHEREAS, the Oakley Station development is a phased development that consists of various restaurant, retail, office, theater, and residential uses; and

WHEREAS, since the establishment of PD-64 in 2011, Council has approved several major amendments to its concept plan and development program statement pursuant to Ordinance No. 43-2012, Ordinance No. 179-2013, Ordinance No. 240-2015, Ordinance No. 333-2015, and Ordinance No. 10-2017; and

WHEREAS, USS has requested an additional major amendment to the provisions of PD-64’s concept plan and development program statement that govern a portion of Phase 2B located north of Vandercar Way to eliminate a proposed parking garage, to reposition and reduce the square footage of a proposed office building, and to permit the development of a hotel; and

WHEREAS, more particularly, the proposed amendment concerns an approximately 1.134-acre site and provides for the development of a 5-story, 117-room hotel and a 125,000-square foot office building reduced in size from an originally proposed 150,000-square feet; and

WHEREAS, Cincinnati Municipal Code (“CMC”) Section 1429-12(b) of the Zoning Code provides that changes in the uses allowed under an approved concept plan constitute a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on August 19, 2022, the City Planning Commission approved the proposed major amendment to the concept plan and development program statement for PD-64, finding it in accordance with CMC Sections 1429-09 and 1429-11(a); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-64 is consistent with the Compete Initiative Area of *Plan Cincinnati*

(2012) and specifically its goal to “[c]ultivate our position as the most vibrant and economically healthiest part of our region” (page 114); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-64 is further consistent with the *Oakley Master Plan* (2019), particularly with the Managing Our Future Growth Focus Area and Goal 1 to “[a]ssure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (page 80); and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-64 following due and proper notice pursuant to CMC Section 111-1, and the committee approved the major amendment, finding it in the interest of the general public’s health, safety, morals, and general welfare; and

WHEREAS, Council considers the major amendment to the PD-64 concept plan and development program statement to be in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the zoning map, concept plan, and development program statement for Planned Development No. 64 are hereby amended to incorporate the concept plan amendment, attached hereto as Exhibit A and incorporated herein by reference, and the development program statement amendment, attached hereto as Exhibit B and incorporated herein by reference, which amendments shall eliminate a proposed parking garage, reposition and reduce the square footage of a proposed office building, and permit the development of a hotel within a portion of Phase 2B of Planned Development No. 64 located north of Vandercar Way.

Section 2. That, to the extent the concept plan and development program statement for Planned Development No. 64 are not amended herein, they remain in full force and effect.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

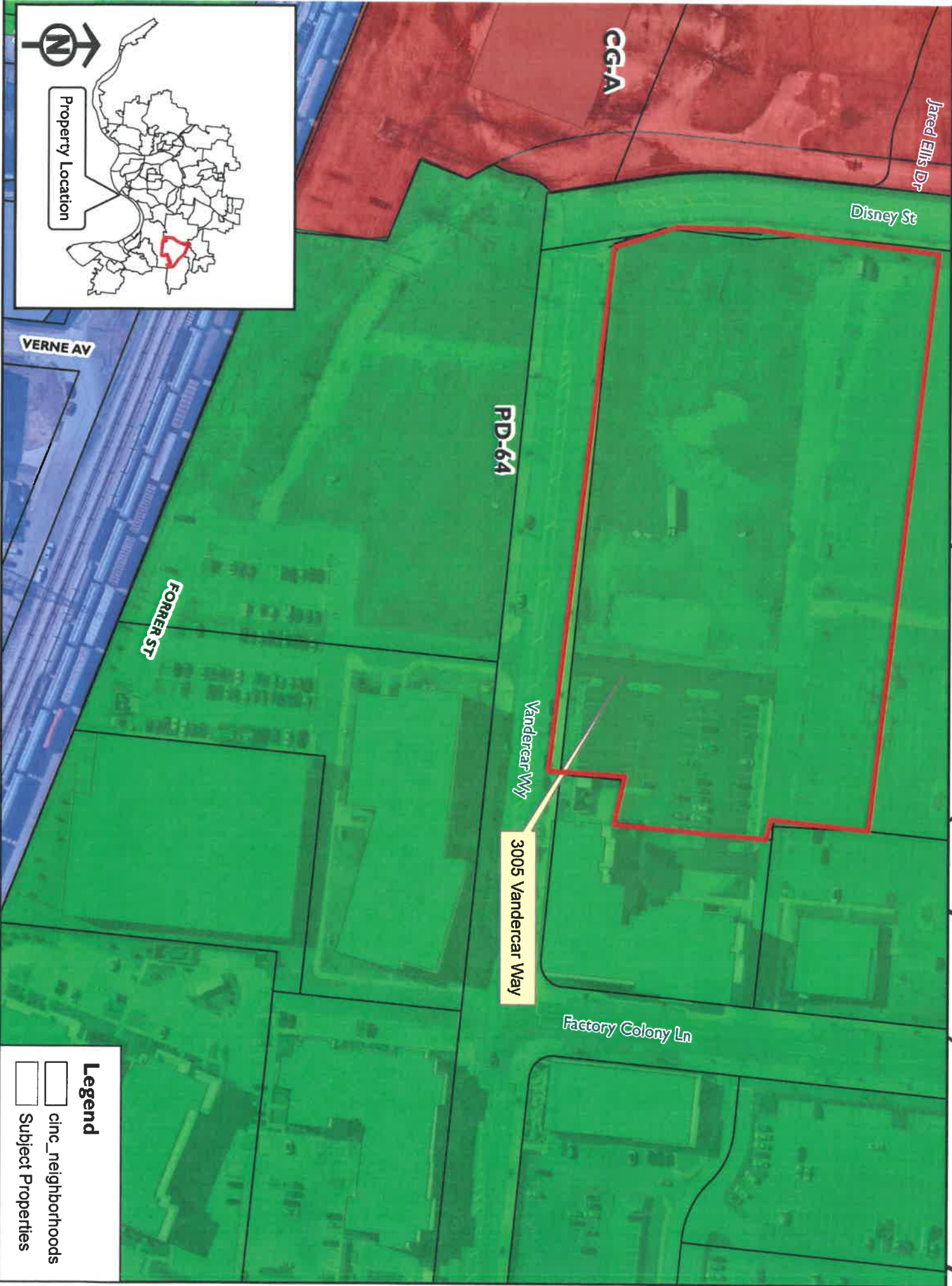
Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

Major Amendment and Final Development Plan PD-64 (Oakley Station) Hotel in Oakley



Jared Ellis Dr

Disney St

CG-A

PD-64

FORRER ST

Vandercar Wy

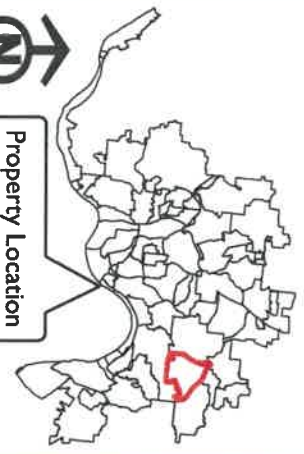
3005 Vandercar Way

Factory Colony Ln

VERNE AV



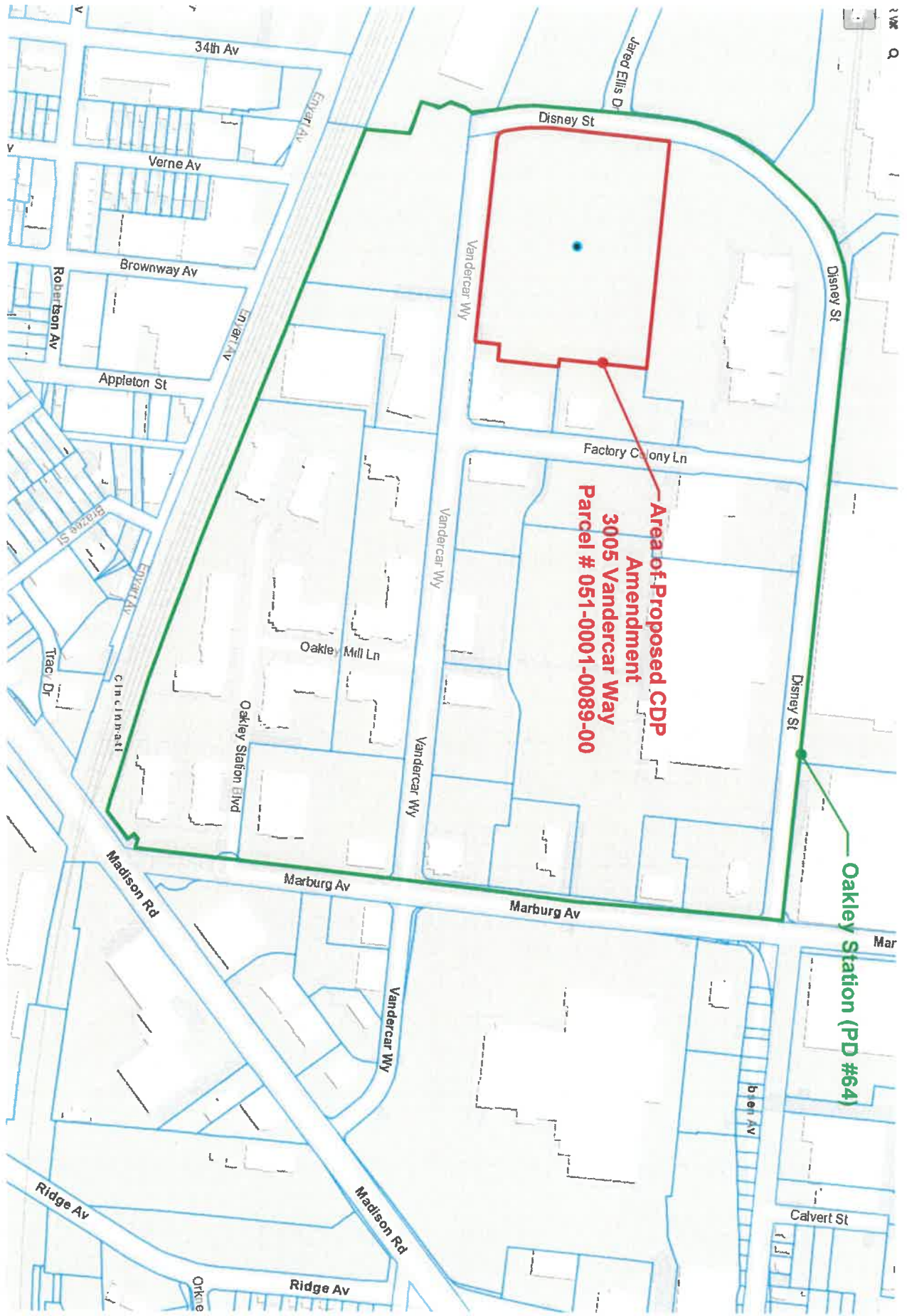
Property Location



Legend

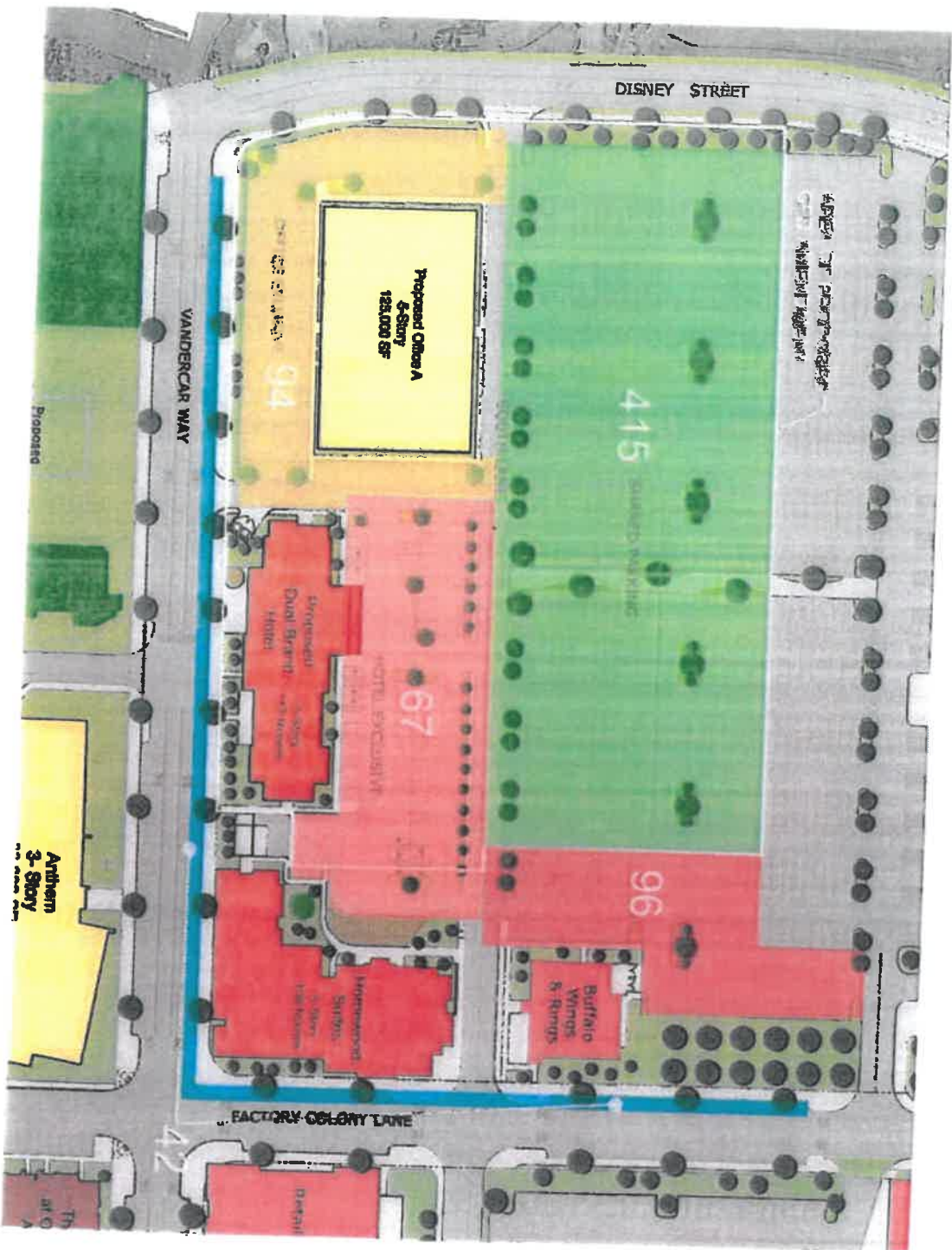
-  cinc_neighborhoods
-  Subject Properties

Oakley Station (PD #64) - Proposed Concept Development Plan Amendment



Oakley Station (PD #64)

**Area of Proposed CDP
Amendment
3005 Vandercar Way
Parcel # 051-0001-0089-00**



SHARED PARKING DEMAND SUMMARY:

USE	SIZE	DATE	SPACE
Hotel 1	107 rooms	(18,000)	100
Hotel 2	117 rooms	(12,000)	100
Office	165,000 sf	(3,000)	147
TOTAL PARKING DEMAND:			452

SHARED PARKING SUPPLY:

DATE	SPACE
Monday, 8 pm	411
Wednesday, 8 pm	411

SHARED PARKING PEAK DEMAND:

DATE	SPACE
Monday, 8 pm	411
Wednesday, 8 pm	411

TOTAL PARKING DEMAND:

Hotel - demand	200
Restaurant - demand	100
Office - demand	147
Office - exclusive	147
On-street - demand	0
TOTAL DEMAND:	494

TOTAL PARKING SUPPLY:

Hotel - demand	200
Restaurant - demand	100
Office - demand	147
Office - exclusive	147
On-street - demand	0
TOTAL SUPPLY:	494

TOTAL PROPOSED: 714 SPACES
NET DEMAND: 0 SPACES
TOTAL PARKING SUPPLY: 49 SPACES

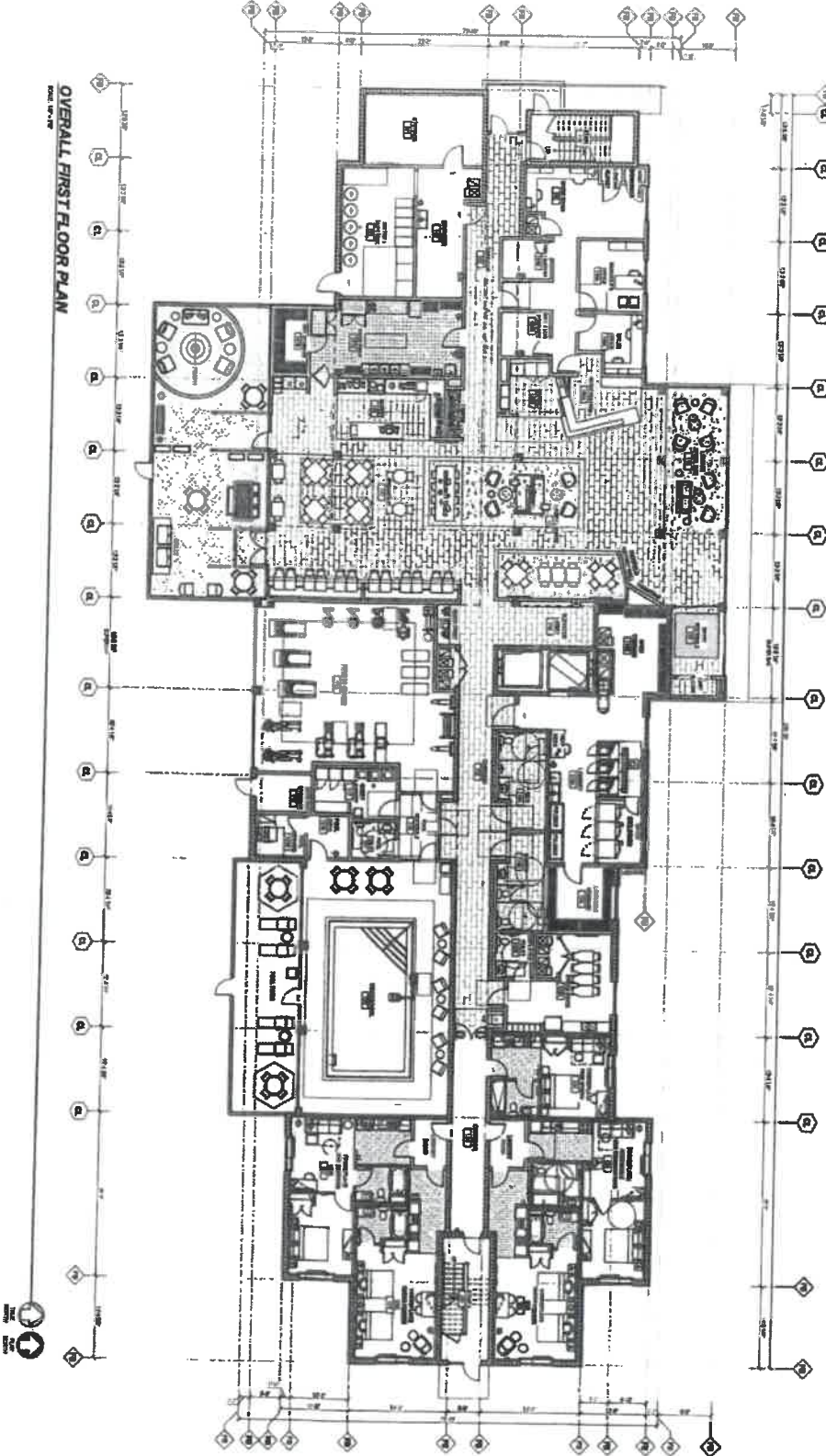
Oakley Station

Amended Concept Development Plan

for
Second Hotel Use and Modified Office Building A
 April 2022

OWNER:
 LUSA Realty, LLC
DEVELOPER:
 VANDERCAR

Attachment D



OVERALL FIRST FLOOR PLAN

ROOM DISTRIBUTION

Room No.	Room Name	Area (sq. ft.)	Area (sq. m.)	Volume (cu. ft.)	Volume (cu. m.)	Notes
101	RECEPTION	150	13.9	4050	115	
102	OFFICE	200	18.6	5640	159	
103	CONFERENCE	120	11.1	3240	91	
104	MEETING	80	7.4	2280	64	
105	TRAINING	100	9.3	2820	79	
106	RESTROOM	50	4.6	1410	39	
107	STORAGE	30	2.8	846	24	
108	RECEPTION	150	13.9	4050	115	
109	OFFICE	200	18.6	5640	159	
110	CONFERENCE	120	11.1	3240	91	
111	MEETING	80	7.4	2280	64	
112	TRAINING	100	9.3	2820	79	
113	RESTROOM	50	4.6	1410	39	
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117	CONFERENCE	120	11.1	3240	91	
118	MEETING	80	7.4	2280	64	
119	TRAINING	100	9.3	2820	79	
120	RESTROOM	50	4.6	1410	39	
121	STORAGE	30	2.8	846	24	

<p>A2.1</p>	<p>OVERALL FIRST FLOOR PLAN</p>	<p>Fairfield AND TOWNSHIP</p> <p>BY ELECTIVE</p> <p>2023/04/11</p> <p>VANESSA WATSON CHAIRMAN OF COUNCIL</p>	<p>brackett</p> <p>ARCHITECTURAL & ENGINEERING</p>	<p>costandi</p> <p>CONSTRUCTION MANAGEMENT</p>	<p>PRELIMINARY</p>
		<p>OVERALL FIRST FLOOR PLAN</p>	<p>brackett</p>	<p>costandi</p>	<p>PRELIMINARY</p>

EXHIBIT B

CONCEPT DEVELOPMENT PLAN AMENDMENT

DEVELOPMENT PROGRAM STATEMENT

For Amended Concept Development Plan, Oakley Station (PD-64)

The amended Concept Development Plan (CDP) for Oakley Station is for development of second hotel in the northwest portion of the master plan located on the north side of Vandercar Way approximately 400 feet east of its intersection with Disney Street. The hotel will be five stories in height and will include not more than 120 rooms along with typical hotel amenities such as lobby/common areas, an indoor pool and fitness room.

The amended Concept Development Plan includes a modification of the office proposed in the subject area under the current CDP. The amended CDP includes a proposed office building that remains five-stories in height with a floorplate reduced from 30,000 sq. ft. to 25,000 sq. ft. – for a total square footage of 125,000 SF. The location of the office building is shifted to the west to accommodate the second hotel, towards the intersection of Vandercar Way and Disney Street. The planned office is suited to either single- or multiple-tenant use.

Parking is shared throughout this part of the development to take advantage of the complementary peak parking demands of the use mix, including office, hotel and restaurant uses. A shared parking analysis is included with the submittal materials.

CHAPTER 1429, SECTION 1429-09

(a) Plan Elements.

- See attached Oakley Station Amended Concept Development Plan (2 sheets – overall and amended area)
- See attached Oakley Station Plat and legal description of Area of Proposed CDP Amendment
- See attached ULI Parking Model Demand Analysis

(b) Ownership.

- The amendment area consists of Auditor Parcel No. 051-0001-0089 (3005 Vandercar Way) currently owned by USS Realty, LLC. The proposed hotel development portion of the property is under agreement for purchase and sale to Fair Oaks Enterprises, LTD. who will develop, build, own, and operate the proposed hotel.

(c) Schedule.

- The hotel project will be constructed in a single phase with construction starting the 3rd quarter of 2022 and construction completion by the end of 2023. Timing of the office portion of amended CDP has not yet been determined.

(d) Preliminary Reviews.

- The Oakley Station project is the redevelopment of the former Cincinnati Milling Machine/Milacron industrial site which was developed and redeveloped in multiple phases over a period of more than a century. As a result, the geotechnical conditions at the property are variable. The subject site is overlain with past uncontrolled fills that require improvement and/or enhanced foundations for structures to be constructed in the area. Past projects (Anthem Office, Homewood Suites) have utilized rammed aggregate piers to

improve the foundation soils prior to building construction. It is anticipated that a similar approach will be utilized for future projects in the area. Additionally, past industrial use of the property resulted in environmental impacts that were addressed as part of the Oakley Station redevelopment including receipt of both a Letter of No Further Action and a Covenant Not to Sue via the State of Ohio Voluntary Action Program. As a result, the subject property, like all the Oakley Station development, is subject to an Environmental Covenant which includes provisions outlining management of soils on the property. The developer of the proposed hotel also developed the adjacent Homewood Suites at Oakley Station and, so, is well aware and knowledgeable of the soil conditions on the subject property.

- Water service is available via public Greater Cincinnati Water Works water mains constructed as part of the Oakley Station project located on both Vandercar Way (12-inch) and on Disney Street (12-inch).
- Sanitary sewer service is available via public Metropolitan Sewer District of Greater Cincinnati sewer main constructed as part of the Oakley Station project located in Vandercar Way (8-inch). MSD has approved sewer availability for the hotel project by letter dated March 25, 2022, a copy of which is attached
- hereto.
- Drainage from the property is provided by public Cincinnati SMU storm sewers construction as part of the Oakley Station project along both Vandercar Way and Disney Street. Stormwater detention requirements for the hotel project will be addressed via an underground stormwater detention facility to be constructed with the hotel.
- Refuse collection will be performed under contract with a private trash collection/recycling provider.

(e) *Density and Open Space.*

- The hotel project includes Open Space (as defined in the City Zoning Code) of 49,385 sq. ft. (76%) of which 35,025 sq. ft. (54%) consists of pavement and 14,360 sq. ft. (22%) consists of green space (landscape areas, sidewalks, and patios). The area south of the proposed hotel building containing approximately 5,300 sq. ft. along Vandercar Way is devoted to outdoor amenities for hotel guests, including patio seating/lounging areas, a fire pit, landscaping and lawn area).

(f) *Other Information.*

- See attached a copy of a Letter of Support from the Oakley Community Council following presentation of this Concept Development Plan amendment and Hotel Final Development Plan at their meeting of May 3, 2022.