

**Arcadia**  
**3033 Jared Ellis Drive**  
**Program Statement**

Cristo Homes and the property owner, Local Oakley LLC., have joined together to develop the 7.576 acres contained in Lot 5 of the Cast Fab subdivision located at 3033 Jared Ellis Drive (Auditors Parcel 052-0001-0026-00). The vacant property is currently zoned “CG-A” Commercial General Auto Oriented District. To allow for the site to be developed as a 124 unit condominium community, an application is being requested for consideration to rezone the property “PD” Planned Development District.

The proposed development would have two points of access from Jared Ellis Drive and would provide internal circulation to the community through a series of private streets and alleys. The proposed 124 townhomes, with a density of 16 units per acre, have been placed into 25 groups ranging from four to six homes per group. A total of 76 surface parking spaces are provided on site with each home containing a one or two car garage on the lower level. In response to comments from the Oakley Community Council to provide a range of price points for the homes, the developers are offering a variety of unit sizes and features. Homes which would range in size from 1,300 SF to 2,220 SF, could contain one to four bedrooms with two to four bathrooms. Each home would have a one or two car garage with the option of finished or unfinished living space adjacent on the lower level. Additional options for the homes include, interior finish upgrades, rooftop decks and balconies among other options. Providing a variety of home sizes and features allows for anticipated sales prices of \$375,000 to \$675,000. The community has been designed around open spaces with landscaping utilizing native plants and pollinator plants consistent with the Oakley Plant List. Lighting for the development will use residential style lamps mounted at 8 to 10 feet and located on the private streets and common areas. Arcadia would be developed in four phases with construction beginning Spring of 2023, weather permitting. It is anticipated that all phases of the Arcadia Development would be completed in 2028. Arcadia is bordered to the north and south by similar residential communities which are zoned “PD” Planned Development (#88 and 89) and is in the vicinity of “PD-#64” which would provide retail, entertainment, and other amenities to the residents of Arcadia within walking distance. Arcadia, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community.

Pursuant to Section 1429.05 of the Zoning Code, we would offer the following information:

- a) The proposed Arcadia “PD” will contain a total of 7.576 acres, in excess of the minimum two acres required for a “PD”.
- b) Local Oakley is the sole owner of record of the 7.576 acres in the proposed “PD” contained in Hamilton County Auditors Parcel 052-0001-0026-00.
- c) Although there will be multiple buildings (124) within the “PD”, they will each be on a separate lot to allow for home ownership.
- d) No portion of the proposed “PD” is located in a Historic District.

- e) No portion of the proposed “PD” is located in a Hillside Overlay District.
- f) No portion of the proposed “PD” is located in an Urban Design Overlay District.

To allow the development to move forward as a 124 unit condominium development, it is necessary to request a “PD” Planned Development District. Although the 124 townhomes will be attached in groups of four or five, they will each be located on their own lot so that they can be sold as condominiums. To try to create this type of development within the single family residential districts, the only option would be cluster housing, which is designed for “protecting natural open space, ecological, topographical, or historic features”. This standard does not apply to this site. Further, multiple variances would be required from front, side, and rear yard setback requirements, lot widths, and lot areas. The proposed “PD” Planned Development designation is the most appropriate district to allow the Arcadia development to move forward.

The developers of Arcadia have met with the Oakley Community Council on several occasions, and at their April 5, 2022 meeting, the Council voted unanimously to support the rezoning and project. The development has been through the Coordinated Site Preliminary Design Review process and has been submitted for Development Design Review. The development represents a \$60 million dollar investment in the city by Cristo Homes and Local Oakley, LLC.

As expressed by the Oakley Community Council, “More home ownership is a key priority outlined in our master plan, which this proposed development fully embraces.” The developers of Arcadia are excited at the possibility to offer this development in Oakley for sale, and respectfully request consideration of the “PD” Planned Development map amendment and Concept/Final Development Plan as proposed.