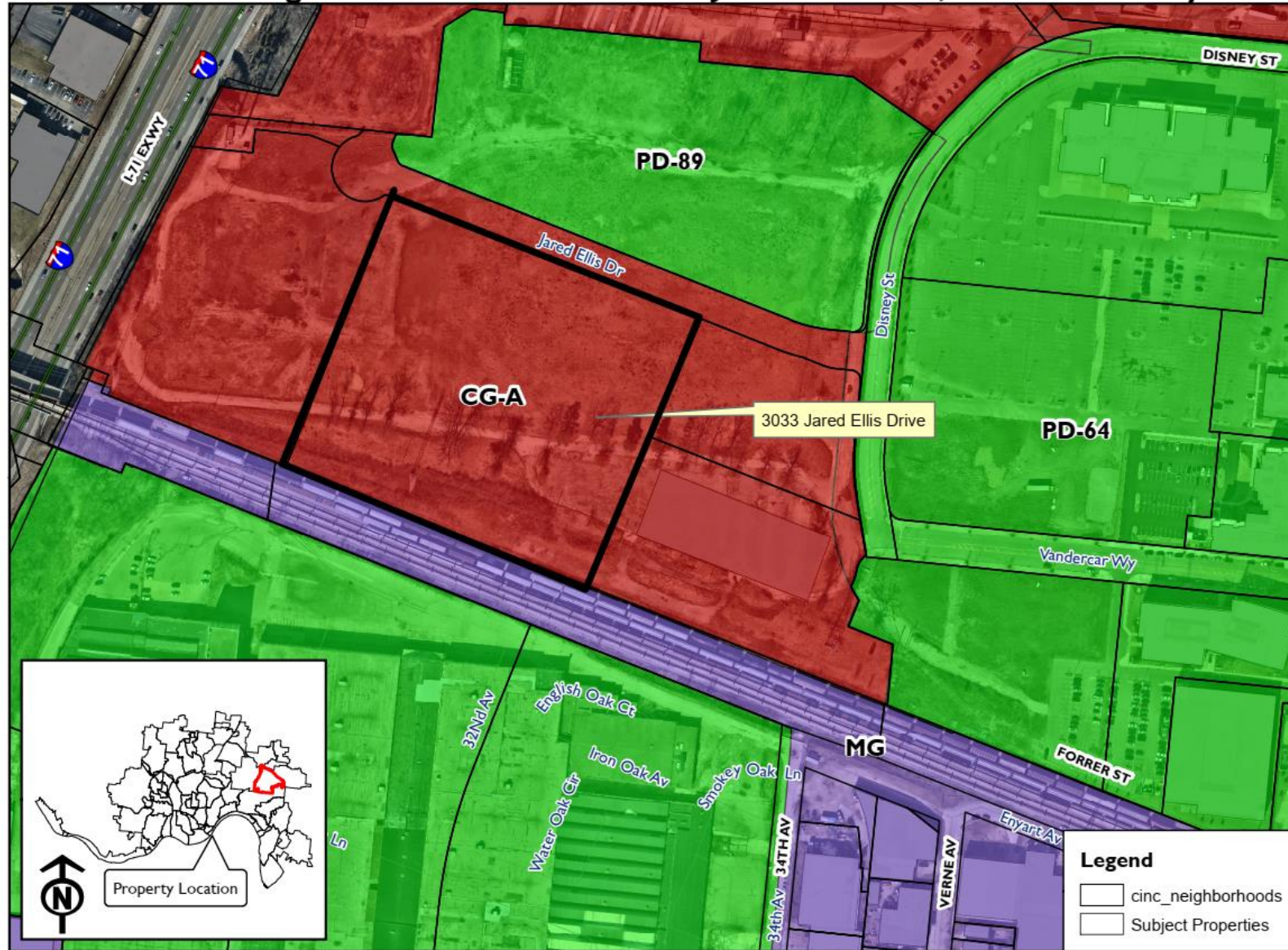


**Proposed Zone Change
from CG-A to a
Planned Development including
a Concept Plan and
Development Program Statement at 3033 Jared
Ellis Drive
in Oakley**

Equitable Growth & Housing | October 11, 2022

Zone Change from CG-A to PD for 3033 Jared Ellis Drive, Arcadia in Oakley



Requests

McBride Dale Clarion “the applicant” is requesting the following:

- A **zone change** to a Planned Development (PD)
- A **Concept Plan** for the entire site (buildings, parking, etc.)
- A **Final Development Plan** for the entire site so construction could begin after the zone change ordinance is finalized (Item 9)






Concept Plan

Includes:

- 124 condos situated in 25 groups, 4 to 6 buildings per group
- 3-story buildings with brick veneer, fiber cement siding, brick detailing and membrane roof
- Condos (1,300 to 2,200 sq. ft., 1 to 4 bedrooms, 2 to 4 bathrooms)
- Each condo – one to two-car garage, in addition to 76 surface parking spaces
- Optional amenities: rooftop decks, balconies

57 UNITS TYPE-B

LEGEND

-  PROPOSED CONCRETE WALK (SEE DETAIL 3/C002)
-  PROPOSED CONCRETE DRIVE (SEE DETAIL 3/C002)
-  PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
-  PROPOSED BUILDING SHOWN FOR REFERENCE
-  PARKING SPACE COUNT

NOTES

1. BLOCK PHASING SHOWN AS APPROXIMATE FOR REFERENCE ONLY. FINAL PHASING OF DEVELOPMENT TO BE DETERMINED.



Arcadia – Alley View



Arcadia – Alley View



Arcadia – Alley View



Coordinated Site Review

- **Advisory Team Meeting – 7/12/22**
- **Client Meeting – 7/19/22**
 - Project partners, including then developer, engineers, and architects, have been working with departments to resolve any requirements
 - Any issues have been resolved or will be before any building permits are issued

Community Engagement

- **Staff Conference**

- 8/11/22 via Zoom with only the applicants in attendance –Over 30 people participated in the OCC mtg
- Notice of CPC meeting sent to property owners within 400-feet, Oakley Community Council

- **Exhibit G** –Letter of support from the Oakley Community Council

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

- “Provide a full spectrum of housing options, and improve housing quality and affordability”
- “Create a more livable community”

Oakley Master Plan (2019)

- “Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood”
- “Increase the percentage of owner-occupied homes”

Conclusions

- **Consistent** with *Plan Cincinnati* (2012) and other plans
- The PD Zoning **is appropriate** in the Oakley neighborhood
- The applicant team has thoroughly **engaged the community and the Oakley Community Council is supportive**
- The proposal will provide **124 single-family condo units** in Oakley and the City as a whole
- The proposed residential development will not negatively impact the existing character of the surrounding area

Recommendation

The City Planning Commission recommends that City Council take the following action:

1. **ACCEPT** the Concept Plan and Development Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 3-7 of this report; and
3. **APPROVE** the proposed zone change from Commercial General-Auto (CG-A) to Planned Development for 3033 Jared Ellis Drive in Oakley.