



# City of Cincinnati

MEH

EESW

## 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 south of Vandercar Way in the Oakley neighborhood to eliminate a proposed office building and to permit the development of an entertainment complex consisting of eating and drinking uses and recreation and entertainment uses.

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 south of Vandercar Way to eliminate a proposed office building and to permit the establishment of an entertainment complex consisting of eating and drinking uses and recreation and entertainment uses; and

WHEREAS, the proposed entertainment complex would be constructed on an approximately 3.44-acre site and would include two 18-hole miniature golf courses, flexible outdoor space and play areas for gathering and recreating, and an 8,500-square foot “food hall” containing a bar, four food vendors, restrooms, and a seating area; 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 more particularly 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 office building and permit the development of an entertainment complex consisting of eating and drinking uses and recreation and entertainment uses within a portion of Phase 2B of Planned Development No. 64 located south 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.

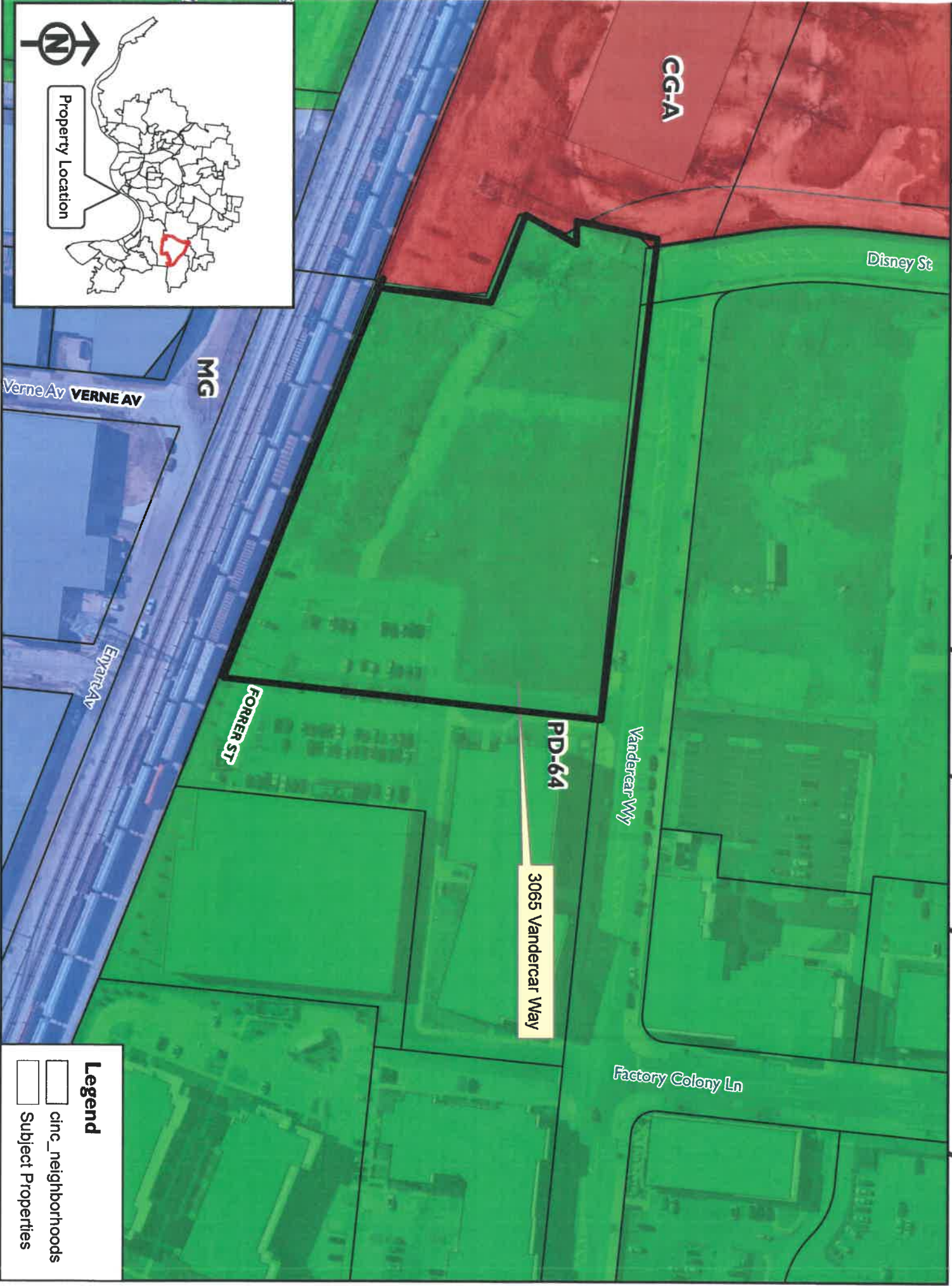
Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

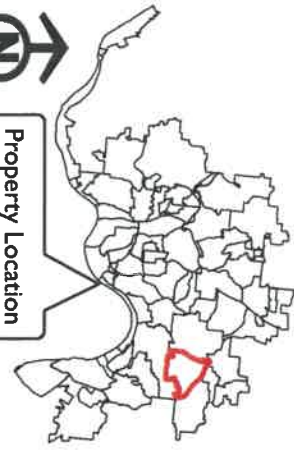
Attest: \_\_\_\_\_  
Clerk

EXHIBIT A



# Major Amendment to PD-64 (Oakley Station) for Oakley Yards in Oakley



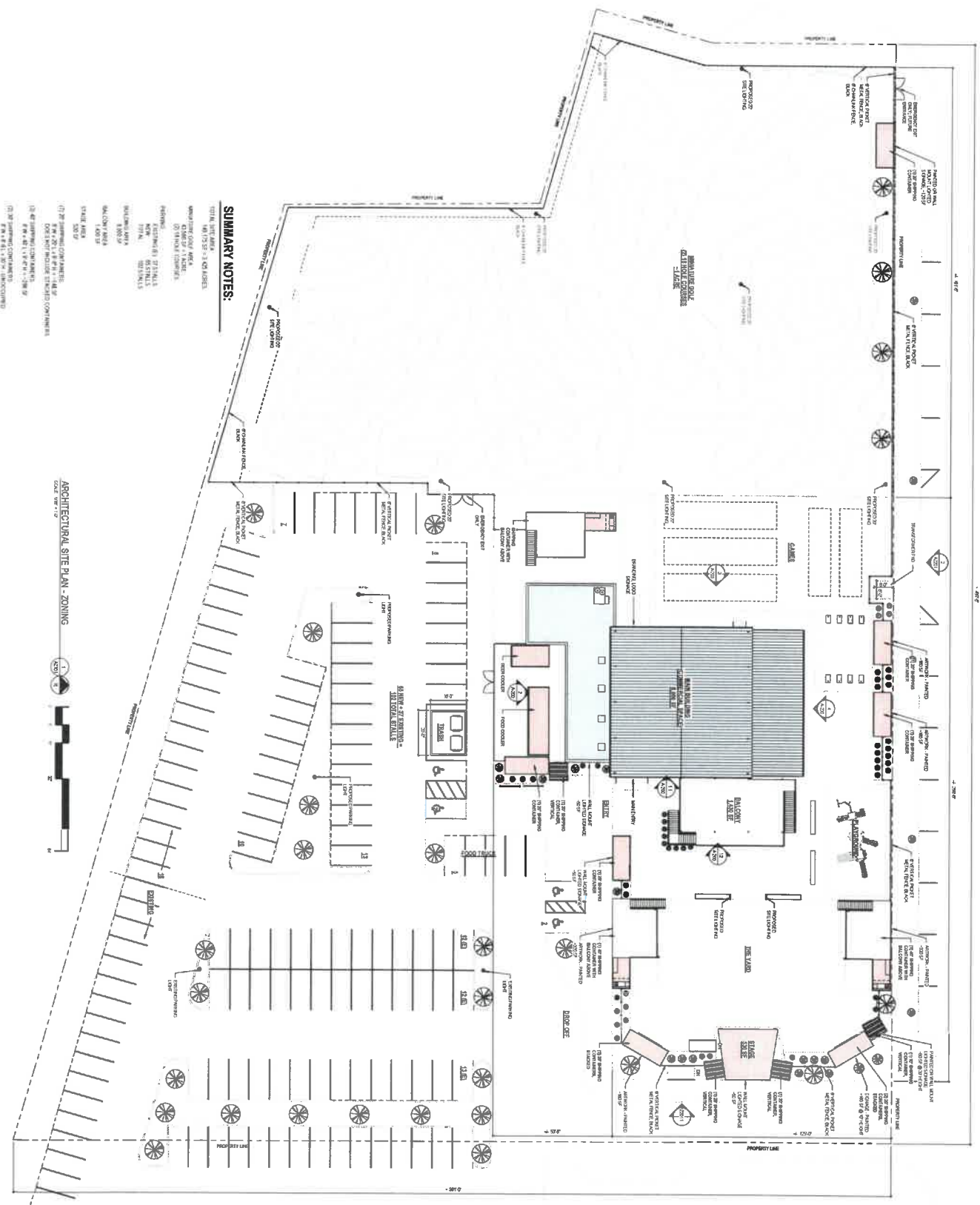
Property Location



## Legend

-  cinc\_neighborhoods
-  Subject Properties





**SUMMARY NOTES:**

- (1) TOTAL SITE AREA: 10.0 ACRES
- (2) UNIMPAVED ROAD WIDTH: 10' MINIMUM
- (3) UNIMPAVED DRIVEWAY WIDTH: 10' MINIMUM
- (4) UNIMPAVED DRIVEWAY SPACING: 10' MINIMUM
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**ARCHITECTURAL SITE PLAN - ZONING**



**NOT FOR CONSTRUCTION**

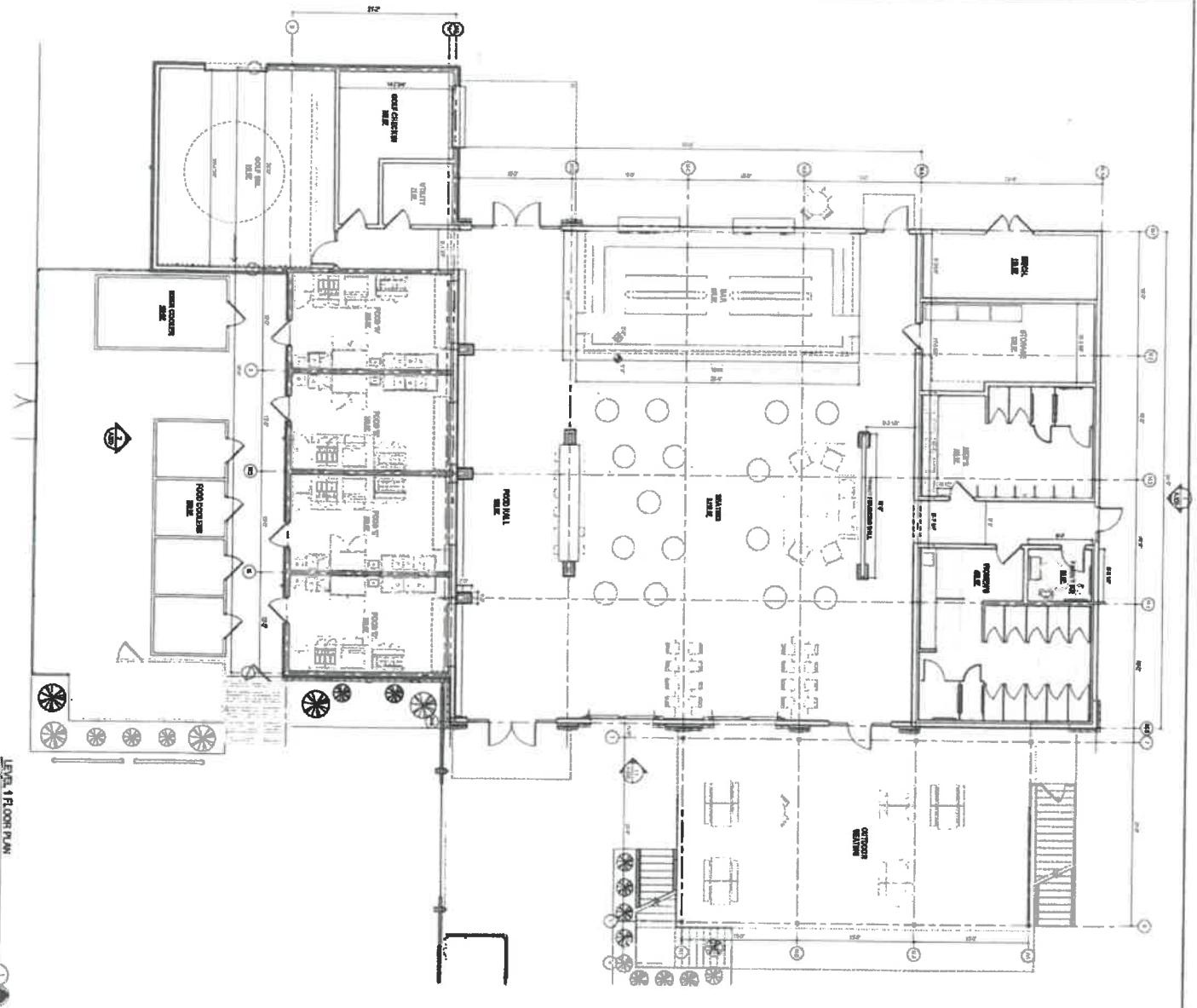
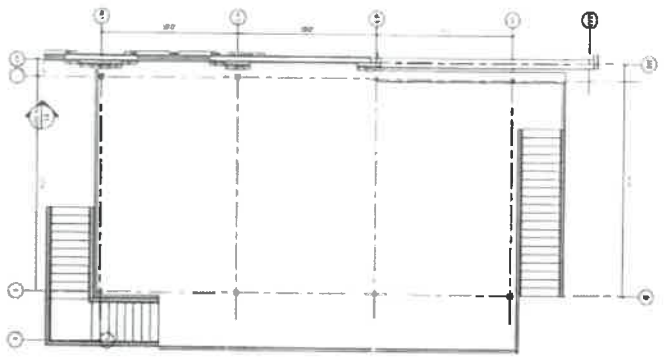
OAKLEY YARD  
 VANDERCAW WAY, OAKLEY, OHIO 43039  
 CURO GROUP  
 121 EAST 4TH STREET, COWSONT, NY

**CURO** **elevator**  
 SYSTEMS CORP.

ARCHITECTURAL SITE PLAN  
 AZ101



LEVEL 2 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



LEVEL 1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.

**REVISIONS**

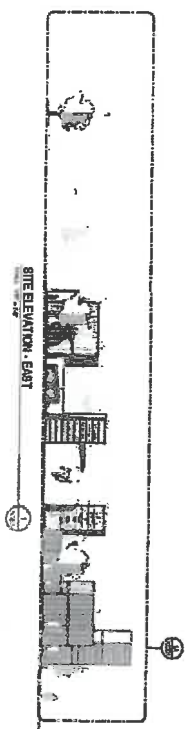
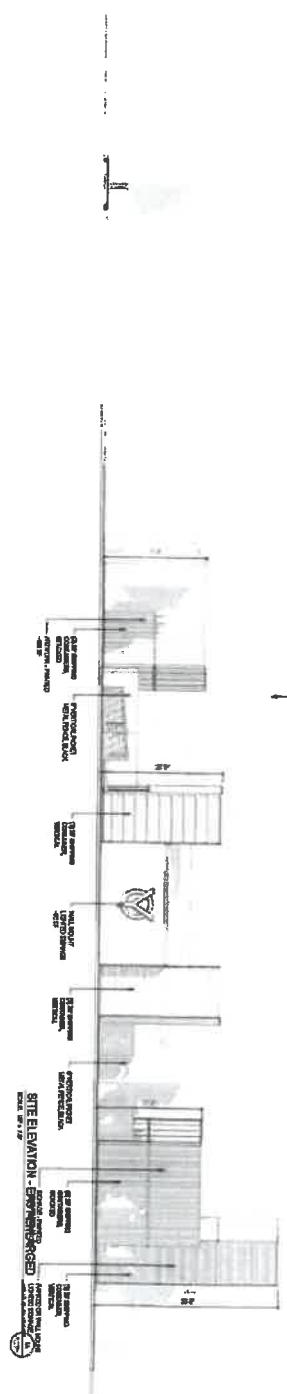
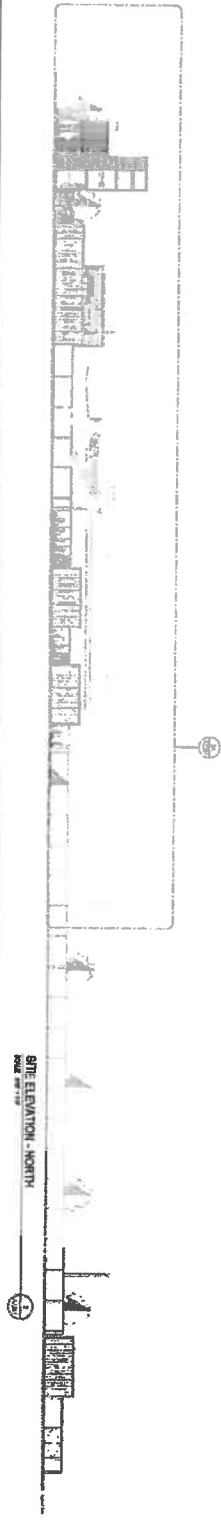
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**NOT FOR CONSTRUCTION**

**OAKLEY YARD**  
WATERGATE WAY, OAKLEY, CHICAGO, IL 60220  
**CURO GROUP**  
123 EAST 6TH STREET, CHICAGO, IL

**CURO** **elevator**  
ELEVATOR GROUP  
100 W. WASHINGTON ST. CHICAGO, IL 60601  
TEL: 312.467.1000 FAX: 312.467.1001





**EXHIBIT B**

## **Oakley Yard Program Statement**

In May of 2011, the City of Cincinnati approved PD #64, which was a 73 acre planned mixed use development in Oakley that was to include retail, restaurants, offices, entertainment, and residential uses. Since its approval, PD# 64 has had a number of amendments approved to allow the large development to remain responsive to the changing development environment. The 13.6 acres contained in Auditors Parcel 051-0001-0071-00 at 3065 Vandercar Way was designated on the PD #64 Concept Plan as part of the Office "B" site. Since this approval, there have been significant changes to the office market, and the site remains largely vacant with some off-street parking.

Curō has obtained the opportunity to develop 3.44 acres of the 13.6 acre parcel as an entertainment/recreation venue. As the developers of Covington Yard, at 401 Greenup Street in Covington, the proposed development group has established a successful record of creating fun entertainment venues that offer a variety of food and activity options. The development would include two 18 hole miniature golf courses on the western portion of the site. The miniature golf area, which utilizes approximately one acre of the site, will have different skill levels on the two courses and will more closely resemble a traditional golf course in appearance. To the east of the golf courses will be an 8,500 square Food Hall which contains a bar, four food vendors, restrooms, and seating area. Adjacent to the Food Hall to the east will be a 1,430 square foot outdoor area for enjoying food and beverages. Further to the east and north, along the perimeter of the site, there will be a series of 12 shipping containers which will be used as gathering spots for visitors. This perimeter area will also feature a playground and a 550 square foot stage for live music. Enclosed within this area, "The Yard" will contain outdoor seating, TV screens, and outdoor games. The miniature golf courses, as well as "The Yard" area used for gathering and games, will all be permeable surface. The development will be served by 102 parking spaces on the southern portion of the site. Entry to the development will be on the south side of the courtyard, east of the Food Hall.

The proposed development is consistent with a number of recommendations contained in plans adopted by the City.

### **Oakley Master Plan 2019:**

- 1) The Oakley Yard development is to be just east of the proposed pedestrian tunnel under the railroad tracks, allowing residents to the south of Oakley Station to enjoy the same walkability/connectivity as those located within Oakley Station. This will increase the volume of pedestrians within the area and connect to the site via existing sidewalks.
- 2) Bike racks will be provided at Oakley Yard in anticipation of the number of customers who will choose biking as a means to visit the site.
- 3) Oakley has a vision of growing a strong collection of local businesses which are unique to Oakley. Oakley Yard would add an entertainment venue not currently available in the community.

- 4) The developers of Oakley Yard met with the Oakley Community Council on a number of occasions, and have responded to suggestions regarding the development, obtaining the Community Council's support for the project.

**Plan Cincinnati 2012:**

- 1) Focus revitalization on existing venues of activity, of which Oakley is one. The Oakley Station development has been one of the most significant revitalization efforts in the City and certainly within the Oakley community. Bringing Oakley Yard to the development adds an entertainment element currently not available.
- 2) The Oakley Station development is included in the "Madison Road Corridor" which is identified as one of three corridors where strategic growth is designated to occur.
- 3) Provisions have been made adjacent to and within the development to promote both pedestrian and bike transportation to Oakley Station and the proposed development.
- 4) The development of a community gathering place for entertainment, recreation, and socializing promotes the creation of a more robust public life.

To allow the Oakley Yard development to move forward, a Major Amendment to PD #64 is being requested to change a portion of the approved Concept Plan from "Office" to "Recreation and Entertainment with food" and approve the Concept Plan for Oakley Yard. As mentioned, Curō has met on several occasions with the Oakley Community Council. At their December 7, 2021 meeting, the Council voted to support the Major Amendment to PD #64 to allow the site to be developed as an eating and outdoor entertainment venue. If the Major Amendment is approved, Curō anticipates beginning construction upon receiving the necessary permits from the City, and opening Spring of 2023.

We believe that the requested modification to PD #64 will allow for the development of a unique entertainment venue that will be a contributing focal point for the Oakley community. Given its location, the Oakley Yard will provide a gathering spot for Oakley residents and visitors, whether they are coming by car, bike, or on foot. This unique use will add another opportunity to strengthen and promote the wonderful place Oakley has become to live, work, and play.