

September 13, 2022

To: Mayor and Members of City Council

From: John Curp, Interim City Manager *WC* 202201710

Subject: Ordinance – Major Amendment to the Concept Plan and Program Development Statement, PD-64, Oakley Station, Oakley Yards

Transmitted is an Ordinance captioned:

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.

Summary

In May 2011, City Council approved a zone change to create Planned Development #64 (PD-64), Oakley Station. On October 21, 2015, City Council approved a Major Amendment for a 90,000 square foot office building within PD-64 on this site at 3065 Vandercar Way. The proposed office building has not been built and the site is currently vacant.

A Major Amendment to the Concept Plan and the Development Program Statement has been requested for the following reason:

- To allow for a bar/restaurant/recreational/entertainment complex on this site instead of the previously proposed 90,000 square foot office building.

The staff of the Department of City Planning and Engagement supports the proposed Major Amendment to the Concept Plan and Development Program Statement for the proposed bar/restaurant/recreational/entertainment complex in PD-64 for the following reasons:


1. The proposal will not negatively impact the existing character of the surrounding area;
2. The proposal will provide a new variety of uses in the City;
3. The proposal is supported by the Oakley Community Council; and
4. The proposal is consistent with *Plan Cincinnati* (2012) and the *Oakley Master Plan* (2019).

On August 19, 2022, the City Planning Commission voted unanimously to recommend approval of the Major Amendment to the Concept Plan and Development Program Statement for PD-64, Oakley Station, for an entertainment complex in Oakley to City Council.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *KJK*

September 13, 2022

To: Office of Clerk of Council

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

Subject: Ordinance – Major Amendment to Concept Plan and Program Development Statement PD-64, Oakley Station, Oakley Yards

The above referenced Ordinance is ready to be scheduled for a City Council Committee. This item requires a public hearing and notice in the City Bulletin 14 days before the public hearing.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated August 15, 2022;
- 3) The mailing labels for notification of all property owners within 400 feet;
- 4) A copy of the mailing labels for your records; and
- 5) The Ordinance amending the official zoning map.