

August 4, 2020

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located in the Oakley neighborhood and commonly known as 2980 Disney Street from the CG-A, “Commercial General Auto-Oriented,” zoning district to Planned Development District No. 89, “Graphite Oakley.”

Summary

Local Oakley LLC owns the entirety of the former Cast-Fab site in Oakley, consisting of 28.0001 acres. The Oakley Mills Subdivision Improvement Plan (SIP) was previously approved by the City Planning Commission on June 7, 2019. The Oakley Mills subdivision created eight new parcels and a new future public street, which has been referenced to as Local Oakley Drive. The final street name will be selected when the Oakley Mills SIP comes back before the City Planning Commission as a Final Plat review.

The area requested to be rezoned consists of four vacant parcels measuring approximately 8.1 acres in size that was created as part of the Oakley Mills subdivision. Hills Properties, the petitioner for the zone change, has an option to purchase the 8.1 acre site from Local Oakley LLC. The agent for the petitioner, Anne McBride, has submitted a proposed zone change to Planned Development, Concept Plan and Development Program Statement for Hills Properties to develop and maintain 316 residential units in five buildings.

On July 17, 2020, the City Planning Commission recommended the following to City Council:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- 2) **ADOPT** the Department of City Planning Findings as detailed on page 8 of the staff report; and
- 3) **APPROVE** the proposed zone change from CG-A (Commercial General Auto-Oriented) to PD (Planned Development) including the Concept Plan and Development Program Statement for 2980 Disney Street in Oakley. with the following condition:
 - a. The subject development must follow the additional requirements listed in the Coordinated Site Review Committee letter (Exhibit J) to ensure that the Planned Development (PD) meets the requirements of all departments as they apply for all permits.

Motion to Approve: Mr. Juech
Seconded: Mr. Samad

Ayes: Mr. Juech
Mr. Samad
Mr. Eby
Mr. Stallworth

THE CITY PLANNING COMMISSION

Katherine Keough-Jurs, AICP, Director
Department of City Planning