



Proposed Zone Change and Concept Plan for 2980 Disney Street in Oakley

Economic Growth and Zoning Committee
August 4, 2020

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Background 4

- Local Oakley LLC owns entire 28-acre Oakley Mills Subdivision (approved by City Planning Commission on June 7, 2019)
- Oakley Mills Subdivision consists of 8 total parcels
- Proposed Zone Change and Concept Plan for 4 parcels (approximately 8 acres excluding street rights-of-way)
- Hills Properties (petitioner) has an option to purchase the subject site to develop and maintain 316 residential units within 5 buildings

The logo for the City of Cincinnati City Planning department, featuring the text "city of CINCINNATI" above "CITY PLANNING" and a stylized blue and green circular graphic.

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Requirements for Planned Development

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§1429-05: Basic Requirements

- ✓ Minimum Area
- ✓ Ownership
- ✓ Multiple Buildings on a Lot
- ✓ Historic Landmark District
- ✓ Hillside Overlay District
- ✓ Urban Design Overlay District

§1429-09: Concept Plan

- ✓ Plan Elements
- ✓ Ownership
- ✓ Schedule
- ✓ Preliminary Reviews
- ✓ Density and Open Space

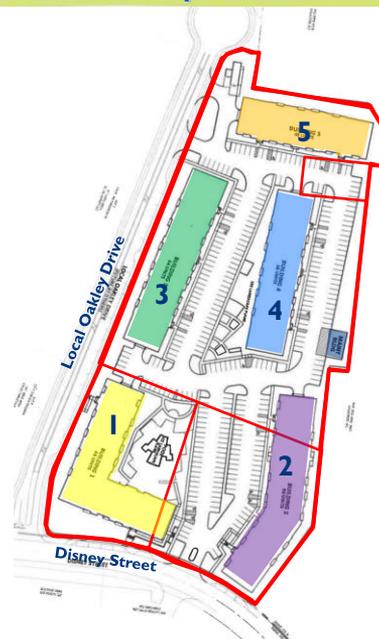
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Basic Requirements for Planned Development

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§1429-05: Basic Requirements

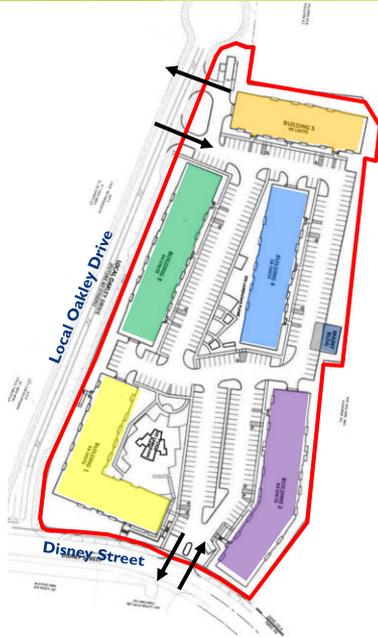
- ✓ **Minimum Area - 9.1317 acres (8 acres excluding rights-of-way)**
- ✓ **Ownership - 4 parcels under control with option to purchase**
- ✓ **Multiple Buildings on a Lot**
- ✓ Historic Landmark District
- ✓ Hillside Overlay District
- ✓ Urban Design Overlay District



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Concept Plan – Plan Elements and Open Space

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Buildings 316 units

Building 1 68 units

Building 2 80 units

Building 3 64 units

Building 4 56 units

Building 5 48 units

Parking 565 total

First Floor Parking Spaces 262 spaces

Surface Parking Spaces 303 spaces

On-Street Parking Spaces 31 spaces

Amenities/Open Space 35.7%

Pool, Deck, Clubhouse, Open Space

Rights-of-Way and Circulation

Local Oakley Drive Public

Disney Street (Existing) Dedication

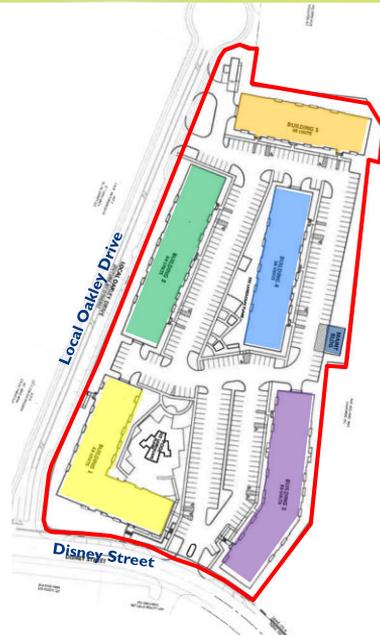
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Requirements for Concept Plan

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§1429-09: Concept Plan

- ✓ Plan Elements
- ✓ Density and Open Space
- ✓ **Ownership**
 - Hills Properties – Single Owner**
- ✓ **Schedule***
 - One Phase
 - Fall 2020 – Begin Construction**
 - Late 2021/Early 2022 - Move-In**
 - *Pending COVID-19 Pandemic
- ✓ **Preliminary Reviews**
 - City's Coordinated Site Review**



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Preliminary Site Renderings

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Coordinated Site Review

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Advisory Team Meeting

May 17, 2019

Oakley Mills – Development Plan and Subdivision Improvement Plan

Advisory Team Meeting

June 19, 2020

Client Meeting

June 23, 2020

All City Departments are comfortable with the Zone Change and Concept Plan

- Comments from DOTE regarding overall Oakley Mills subdivision
- Comments outlined in CPRE200048 Letter (Exhibit J)

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Review and Public Comment

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Oakley Community Council February 2, 2020

- General Summary of Planned Developments by City Staff
- Development Plan Proposal Presentation by Hills Properties

Oakley Community Council March 3, 2020

- Community Council Unanimous Vote of Support

Public Staff Conference June 25, 2020

- Attendees – Agent for the applicant and development team

Mailing Notification for CPC July 2, 2020



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Consistency with *Plan Cincinnati* (2012)

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Live Initiative Area

Goal: Create a more livable community (page 156)

Goal: Provide a full spectrum of housing options, and improve housing quality and affordability (page 164)

Strategy: Support and stabilize our neighborhoods (page 160)

Strategy: Offer housing options of varied sizes and types for residents at all stages of life (page 165)

Strategy: Improve the quality and number of moderate to high-income rental and homeowner units (page 165)



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Consistency with Oakley Master Plan (2019)

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Managing our Future Growth Focus Area

Goal #1: Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood (page 80)

Strategy #1: Evaluate the appropriateness of the existing zoning map for vacant and underutilized properties

Strategy #2: Identify neighborhood development goals for the Robertson Avenue, Forrer Street, and Disney Avenue sites.



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City Planning Commission Action (§1429-11)

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- ✓ 1. The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;
- ✓ 2. The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations and would apply if the plan were not approved;
- ✓ 3. Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;
- ✓ 4. The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian and traffic circulation, building design and location.



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Analysis and Findings

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- Planned Development (PD) is appropriate zoning for site and proposed development
- Will not negatively impact the existing character of the surrounding area
- Will reactivate and remediate a mostly vacant and underutilized site into a residential multi-family development

It is the opinion of staff of the Department of City Planning that the Concept Plan and Development Program Statement is in compliance with the requirements of a PD District §1429-05 and §1429-11(a) *City Planning Commission Action*.

The proposal is consistent with the purpose of the Planned Development District Regulations.



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Recommendation

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

ACCEPT the Concept Plan and Development Statement as submitted and;

ADOPT the Department of City Planning Findings (detailed on page 8 of the staff report) and;

APPROVE the proposed change in zoning 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 conditions:

- a. The subject development must follow the additional requirements listed in the Coordinated Site Review Committee letter (Exhibit J) to ensure the Planned Development (PD) meets the requirements of all departments as they apply for all permits.



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