

Three Oaks
Major Amendment to PD
Program Statement
May 3, 2024

General summary of request:

Neyer Properties, Inc. is seeking a Major Amendment to the existing PD at Three Oaks (PD-88) to allow for the construction of 31 car condos. The proposed car condos will be located in the Northeast corner of the development where 27 single-family homes were previously proposed. The affected area is bounded by 32nd Avenue to the West, the railroad tracks to the North, 34th Avenue to the East, and Iron Oak Avenue to the South. There will be no change to the layout of the existing and newly constructed public streets, other than the elimination of two curb cuts on Iron Oak Avenue. The car condos will be accessed through a shared private alley accessed from 34th Avenue, with an emergency access gate on 32nd Avenue. The rest of the development will remain as proposed in the original PD submission that was approved.

The proposed change in use represents an opportunity to provide a product that does not currently exist in the Cincinnati market and will be an amenity to not only the Three Oaks development, but the broader Oakley neighborhood and greater Cincinnati. Additionally, these car condos will provide an attractive buffer between the railroad to the North and the for-sale single family homes to the South and will be a complimentary use to the development. Neyer Properties has presented the concept to the Oakley Community Council twice and has received favorable responses from both the board and the members of the public in attendance. The Community Council voted unanimously to approve a letter of support for the amendment to the PD at their meeting on April 18th.

Car condos are purpose-built spaces within a club like community development designed to provide secure, climate-controlled storage for vehicles and personal hobby equipment as an amenity for the residents of Three Oaks and the surrounding Oakley community. These facilities offer individual units for purchase, to store prized possessions, ranging from classic, sport and specialty vehicles to, motorcycles, bicycles and a multitude of hobby equipment. Car condos not only provide a safe haven for vehicles and personal assets, but also bring numerous benefits to the communities where they are located.

The planned car condos will be a high-end amenity for residents of the Three Oaks single family project, surrounding neighborhood single family homeowners, or residents of the surrounding apartments who do not have sufficient garage space. This project will be architecturally designed to fit within and enhance Three Oaks and will help raise the overall development to the “next level”. We strongly believe that there is significant pent-up demand for people who’s passion has outgrown their home’s garage, and who want a safe, friendly environment to enjoy that passion and share it with others, therefore, owning a ‘private garage-condo’ will be the

ideal solution. Car condominiums foster a sense of community among vehicle enthusiasts, creating opportunities for fellowship and networking. Such interactions contribute to the overall social fabric of the community, fostering a sense of belonging, and promoting cultural diversity.

Metes and Bounds description of the property:

The total area affected by the proposed change is 1.88 acres.

Buildings and Structures:

Three Oaks is proposing to develop 31 Car Condos with associated driveways and shared private alley.

Building Heights:

The proposed buildings are single-story with a mezzanine with a building height of 23’.

Pedestrian circulation systems:

The proposed redevelopment will have pedestrian access from the improved sidewalks along 34th Avenue, Iron Oak Avenue, and 32nd Avenues as originally proposed.

Proposed topography, drainage, landscaping, and buffer plantings:

It is a relatively flat site but will require grading to build the car condos and the infrastructure. Landscaping shall be provided in open spaces and within the new right of way generally shown on the attached plans. Landscaping will also be installed at the perimeter of all building types and within parking lot medians. A storm water drainage system shall be constructed to collect, manage, and then convey stormwater to existing sewer system surrounding the Three Oaks Development. The runoff will be managed by multiple underground detention basins, then released at multiple locations into the existing storm system.

Schedule:

Construction will commence upon approval of the amendment to the PD and will be complete in 2025. See attached schedule in Attachment G.

Waste Management:

Trash and recycling facilities shall be provided on-site. The car condos will be similar to the single family portion of the development in that each household is responsible for their trash and recycling and will be served by the City of Cincinnati collection and management services.

Density and Open Space Calculations: Open spaces shall include: Parks and Green Spaces per the Plans on Attachment D and F.