



Proposed Final Development Plan at 310 Oregon Street in Mt. Adams

Public Staff Conference

July 23, 2025

Welcome & Housekeeping

1. Welcome & Housekeeping
2. Brief presentations
3. Question & Answer
 - Please save all questions/comments until Q&A
 - Chat is only available to message hosts for tech-related issues

Purpose of Meeting

This is a public meeting to discuss the proposed Final Development Plan to allow for staff to obtain feedback about the proposal

- City staff is here to facilitate the meeting and answer any process related questions
- The applicant is here to answer any project related questions

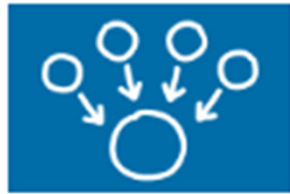
No decisions are being made at this meeting

No recommendation has been created

Engagement Level



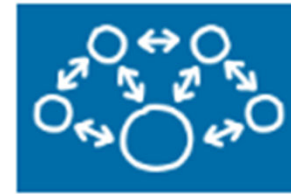
Inform



Consult



Involve



Collaborate



Own

“Consult” Engagement

Goal: Obtain community feedback

Outcome: Feedback will be summarized, addressed, and considered in Staff’s recommendation to the City Planning Commission

www.cincinnati-oh.gov/engage/

Feedback Opportunities

Public Staff Conference



Staff Report



City Planning Commission



Project Details

Owner: Charles Postow

3-unit condominium

- 1st floor parking garage

4 stories (~42.5')

Approval Process:

Planned Development (PD) Final
Development Plan (FDP)



310 Oregon Street

Oregon St

Baum St

Columbia Pkwy To E 3rd St Ramp

Columbia Pkwy

To Columbia Eb Ramp





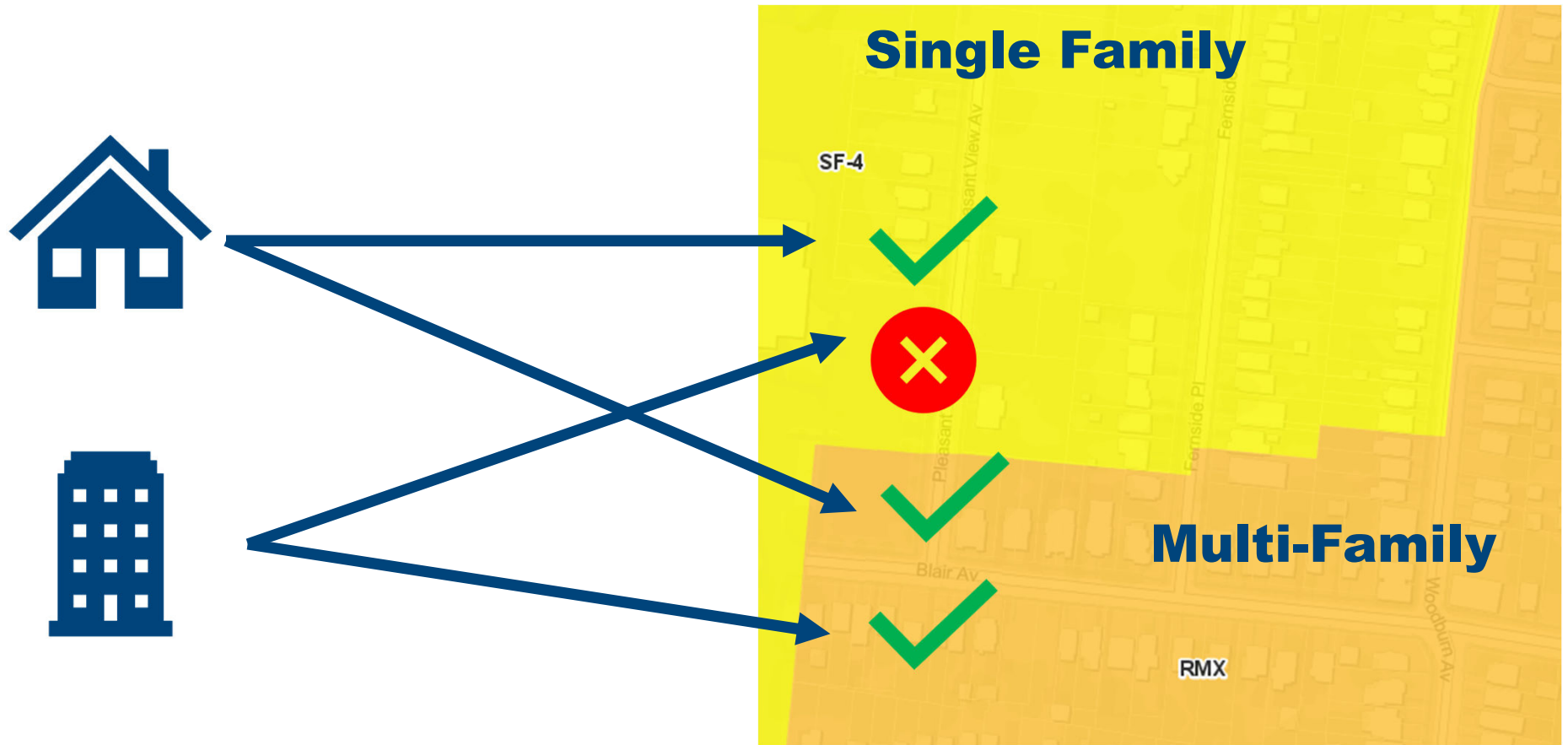


What is Zoning?

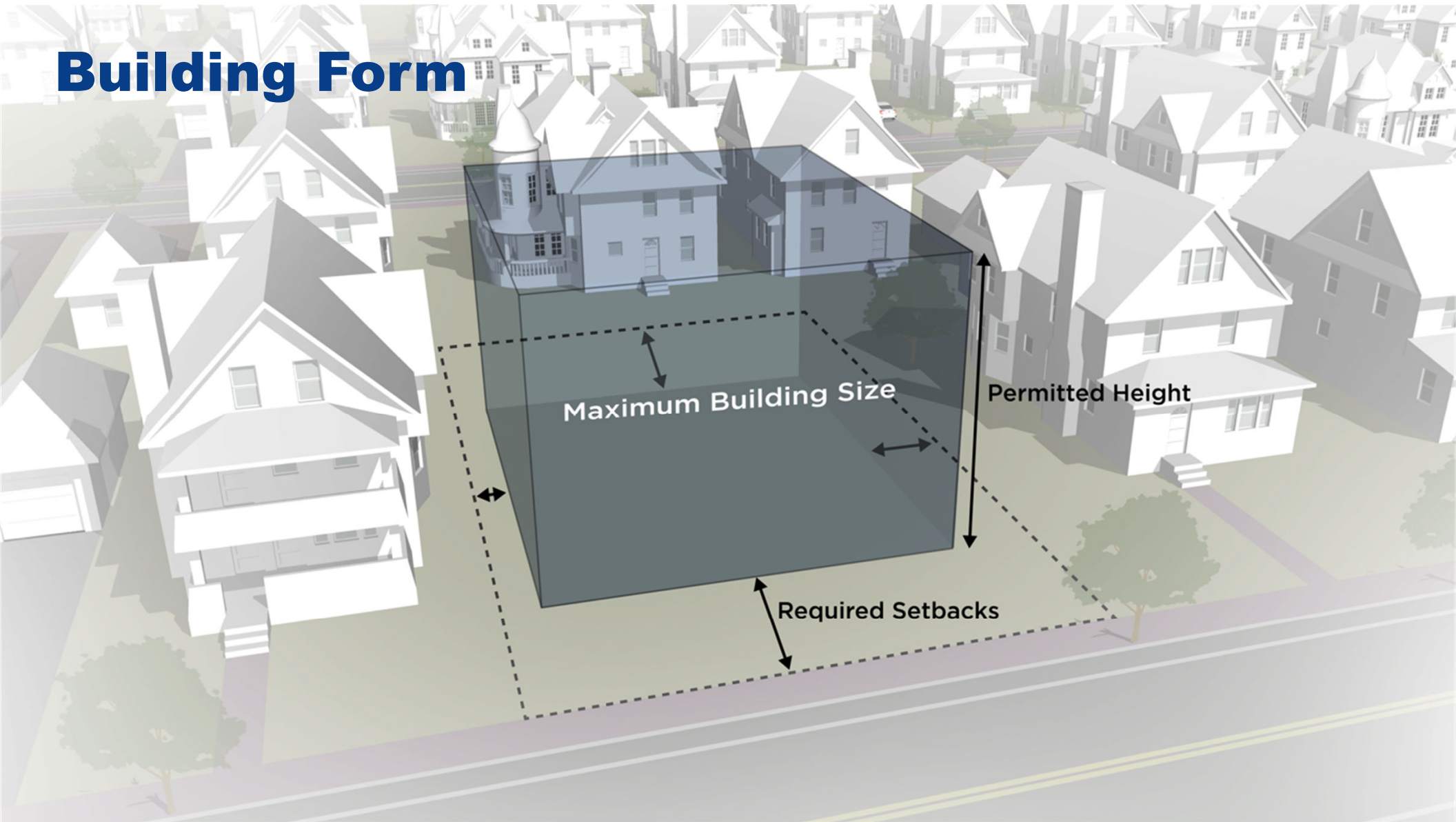
Zoning regulates two things:

1. What you can build → Use
2. Box you can build in → Form
 - Includes additions like parking, historic preservation, etc.

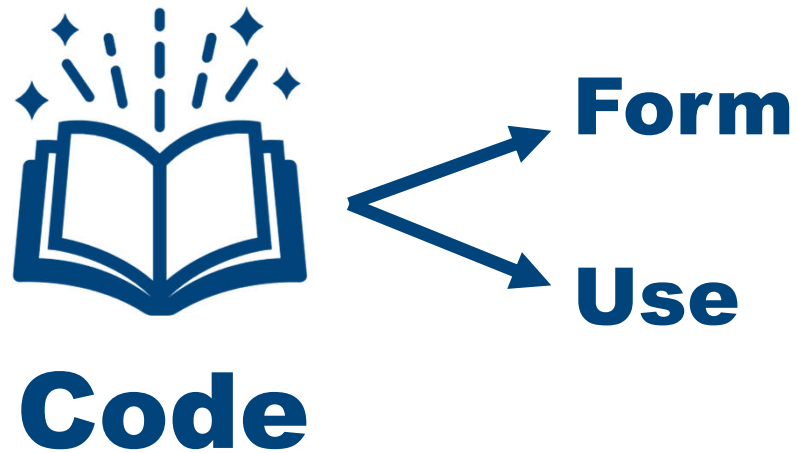
Building Use



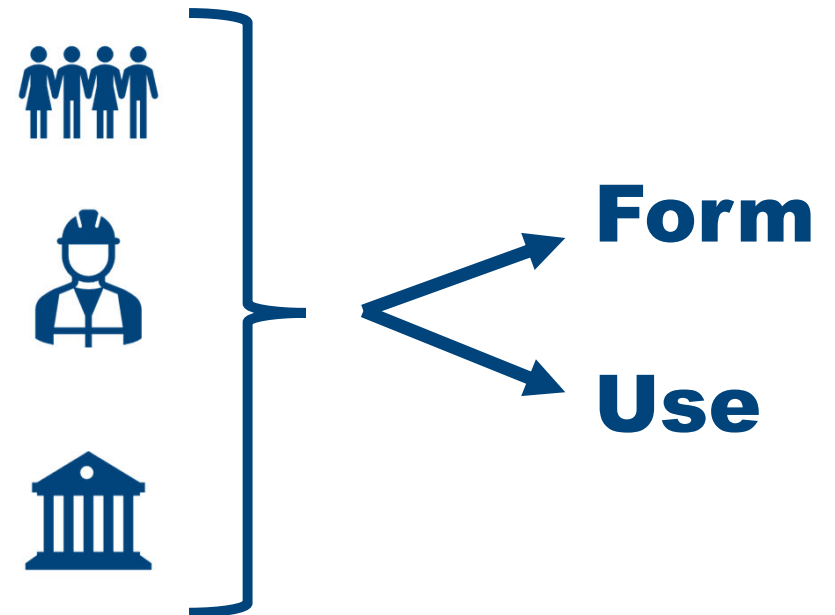
Building Form



Typical Zoning



Planned Development



Planned Development

What is a Planned Development?

A zoning district that allows for **greater flexibility** in design but comes with **additional oversight** and approvals

What is a Final Development Plan?

A **detailed plan** approved by the City Planning Commission that the **developer of the PD must abide by**

Project Details

What is a Planned Development?

Framework

What is a Final Development Plan?

Details

Planned Development (PD) Process

Stage 1

PD Establishment

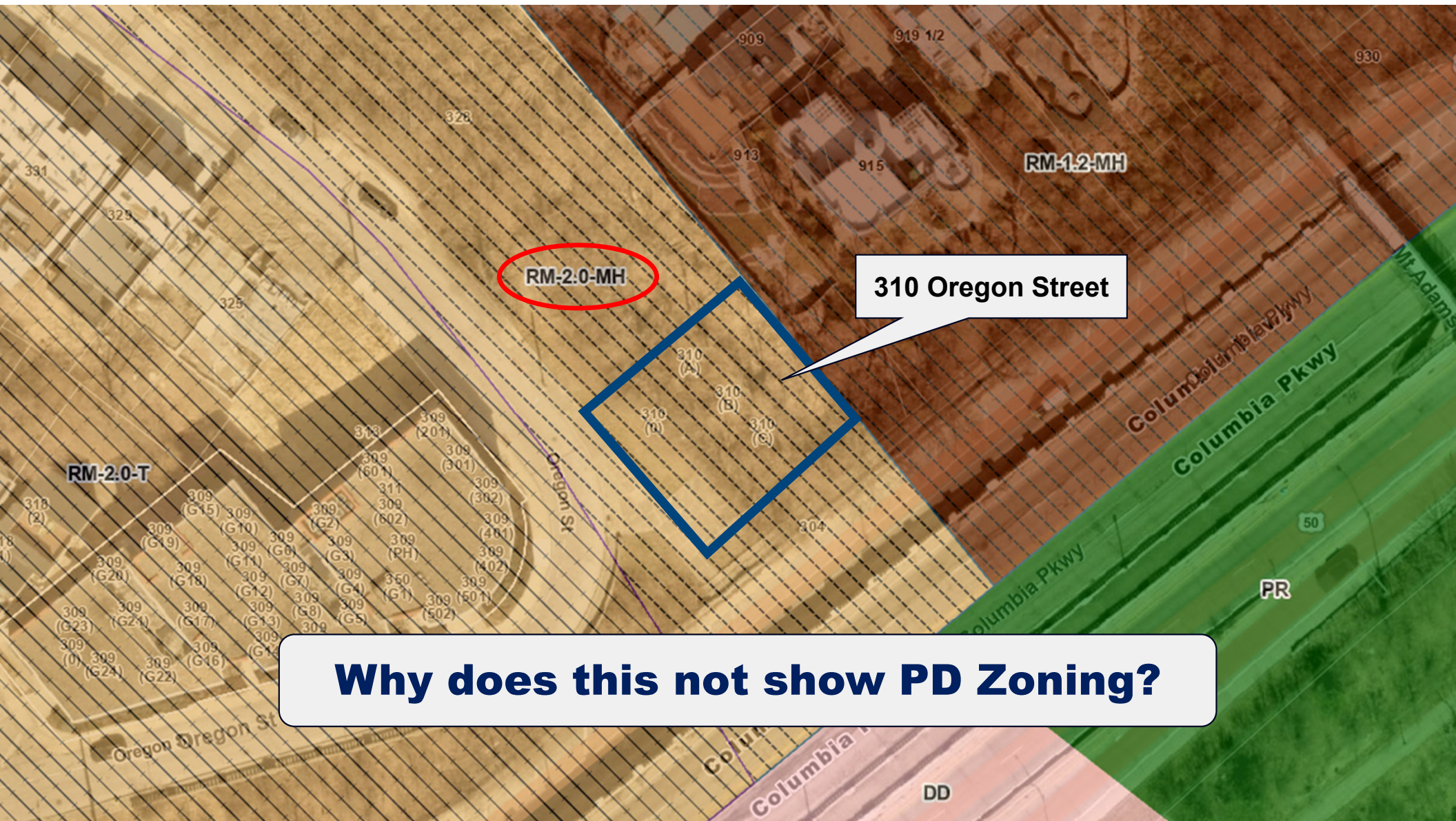
- Uses, setbacks, heights



Stage 2

PD Final Development Plan

- Design, signage, detailed plans



RM-2.0-MH

310 Oregon Street

Why does this not show PD Zoning?

PD timeline

- 
- 2002 – Applied for PUD under old Zoning Code, construction starts
 - 2004 – Cincinnati Zoning Code updated, PD not reflected on map
 - 2012 – Determined that the owner has vested rights under the old PUD, now considered a PD
 - 2025 – Applicant applies for current proposal

BEARING REFERENCE:
O.R. 8225, PG. 1419



JOHN W. SURRICK "B"
O.R. 7845, PG. 1469
O.R. 7845, PG. 1471

CHAS. HARTSHORN
SUBDIVISION
O.R. 84
PG. 599

HALE J. JOSEPH &
LINDA D. JOSEPH HALE
O.R. 8435, PG. 2948

CROSS NOTCH
FOUND

BAUM (40'R/W) STREET

LOT 1

0.3446 ACRES

POINT OF BEGINNING
0.3446 ACRES

ASF LLC
O.R. 8225, PG. 1419

A.H. EWING'S
SUBDIVISION
O.R. 84
PG. 319

LOT 79

CROSS NOTCH
FOUND

LOT 80

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Applicant Presentation

Feedback Opportunities

Public Staff Conference



Staff Report



City Planning Commission



www.cincinnati-oh.gov/planning/active

Presentation will be posted online

PROPOSED FINAL DEVELOPMENT PLAN AT 310 OREGON STREET IN MT. ADAMS

City Planning and Engagement / Planning Projects and Studies / Active / Proposed Final Development Plan at 310 Oregon Street in Mt. Adams

CITY PLANNING AND ENGAGEMENT MENU

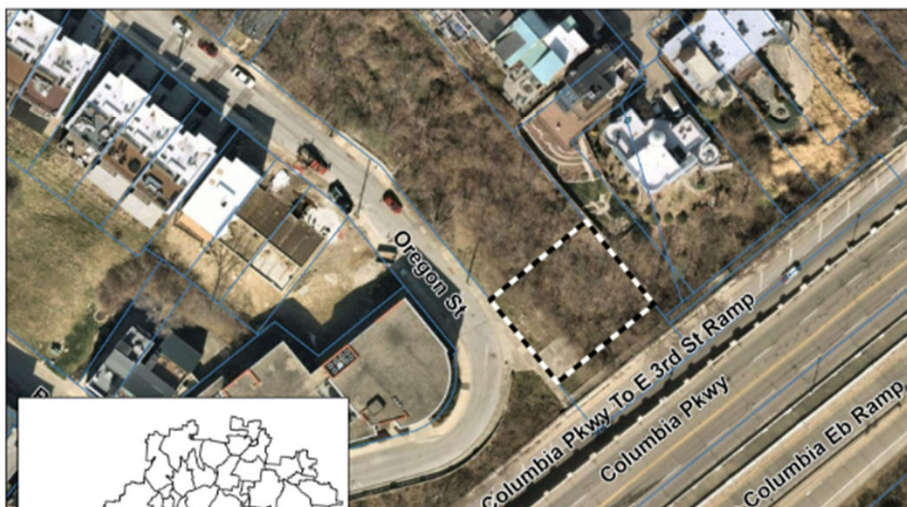
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- Plan Cincinnati
- Planning Projects and Studies**
 - Active
 - Completed
- Subdivisions and Lot Splits
- Historic Conservation
- Zoning Administration
- Committee of Names
- News

Proposed Final Development Plan at 310 Oregon Street in Mt. Adams

Background

The applicant, Tilsley and Associates, is requesting a Final Development Plan (FDP) for Lot G of the Oregon Street and Baum Street Planned Development (PD) at 310 Oregon Street in Mt. Adams. The subject property is currently vacant, and the applicant is proposing to build a three-unit condominium building with parking located in a first-floor garage. The Oregon Street and Baum Street PD has legacy "Planned Unit Development" (PUD) zoning rights that were determined by the City before the Zoning Code was updated in 2004.

A Proposed Final Development Plan for Lot G of the Planned Development at 310 Oregon Street in Mt. Adams



Upcoming Public Meetings

- **Public Staff Conference**

Wednesday, July 23, 2025 at 4:00 PM

Held virtually on Zoom

Please register for the meeting at the following link: bit.ly/Oregon-St-FDP-PSC . If you have any issues or questions while registering, please email the contact listed below.

The purpose of this meeting is to share the proposed project and gather input and public comment to be considered in staff's report to the City Planning Commission. No decisions will be made at this meeting.

- **City Planning Commission**

TBD

Related Materials

- [Application Materials \(Original\)](#)
- [Application Materials \(Updated\)](#)
- [PD Establishment Documents](#)
- [Coordinated Site Review Letter](#)

Contact

For questions or assistance, please contact:

Andrew Halt, AICP, PE, Senior City Planner
andrew.halt@cincinnati-oh.gov | 513-352-4854

The City of Cincinnati is committed to equal access at meetings and facilities by providing reasonable accommodations for individuals with disabilities upon request.

Contact

Andrew Halt | Senior City Planner

andrew.halt@cincinnati-oh.gov

Question & Answer

- Please remain muted while others are speaking
- Use the “raise hand” function if you have a question or comment to share
- Chat is only available to message hosts for tech-related issues

To Raise Hand



andrew.halt@cincinnati-oh.gov



Audio



Video



Participants



Chat



Raise hand



Share



Host tools



Apps



More



End

Reminder

No decisions are being made at this meeting

No recommendation has been created

Question & Answer

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Contact

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