

**Proposed Major Amendment
and Final Development Plan
for PD #88 at
2800 Robertson Avenue
in Oakley**

Public Staff Conference
October 29, 2025

WELCOME AND HOUSEKEEPING

1. Welcome & Housekeeping

2. Brief Presentation and Summary

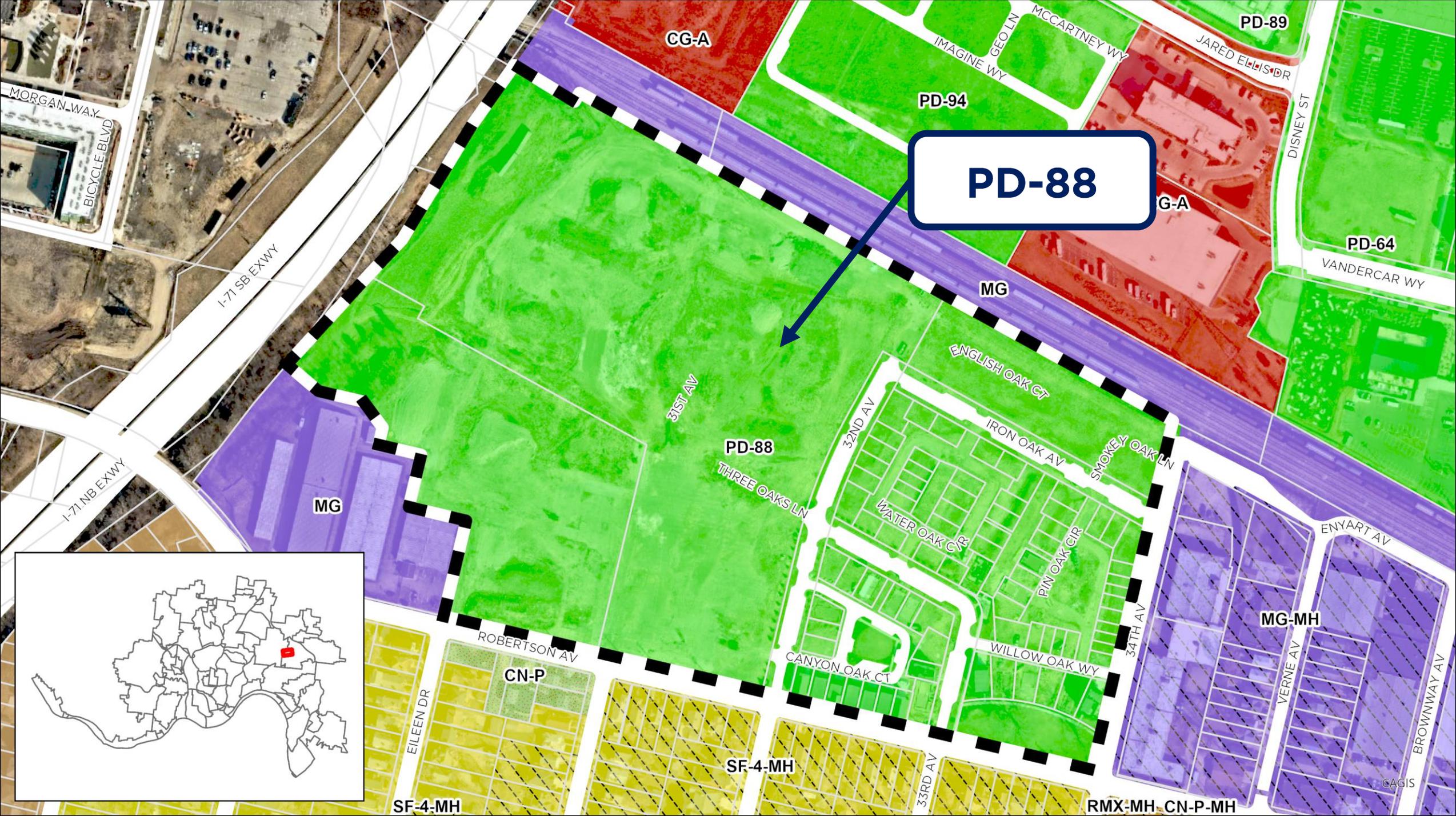
3. Question & Answer

- Please save all questions/comments until Q&A.
- Please remain ***muted***.
- Please use **“raise hand”** function in Zoom if you would like to provide comments/questions (unless it has been answered already).
- Use the chat bar for tech-related issues or questions only.
- ***Please be respectful*** of everyone’s time and opinions.

PURPOSE OF PUBLIC STAFF CONFERENCE

This is a public meeting to discuss the proposed final development plan to allow for staff to obtain feedback about the project.

- City staff is here to facilitate the meeting and answer any process related questions.
- The applicant team is here to answer any project related questions.
- **No decisions are made at this meeting.**



PD-88



CG-A

PD-94

PD-89

G-A

PD-64

MG

PD-88

MG

MG-MH

CN-P

SF-4-MH

RMX-MH CN-P-MH

SF-4-MH



Proposed Major Amendment

Proposed Final Development Plan



MORGAN WAY

I-71 SB EXWY

CG-A

PD-89

Proposed Final Development Plan

Proposed Major Amendment

CG-A

PD-64

MG

31ST AV

ENGLISH OAK CT

PD-88

IRON OAK AV

SMOKE OAK LN

THREE OAKS LN

32ND AV

WATER OAK CR

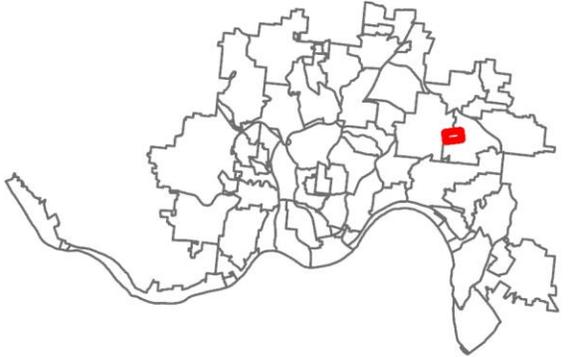
PIN OAK CIR

MG

ENYART AV

ROBERTSON AV

MG-MH



CN-P

WILLOW OAK WY

CANYON OAK CT

34TH AV

VERNE AV

BROWNWAY AV

SF-4-MH

RMX-MH CN-P-MH

SF-4-MH

33RD AV

CAGIS

Planned Developments

Purpose:

- 1) Allow for **more efficient and economic development** of property than what base zoning districts allow
- 2) Ensure **orderly and thorough review processes**
- 3) Encourage **creativity** in developments
- 4) Encourage common **open space**
- 5) Encourage the **coordinated development** of properties

Planned Developments

Two-Step Approval:

1) Concept Plan and Development Program Statement

Describes the proposed land uses and development regulations for the PD district.

Needs approval from City Council.

2) Final Development Plan

Must substantially adhere to the approved Concept Plan. Otherwise, a Major Amendment will be required.

Needs approval from City Planning Commission.

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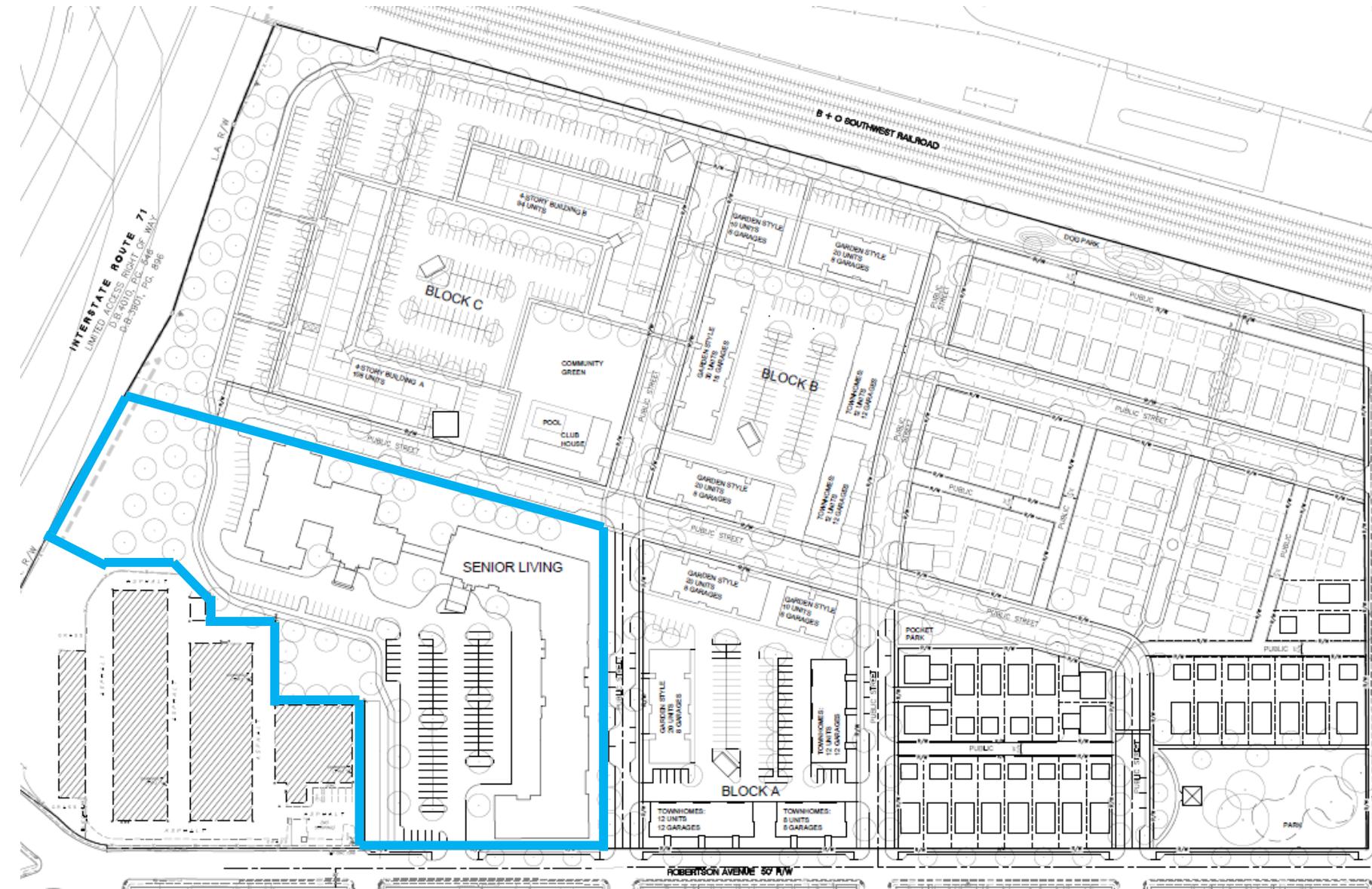
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Proposed Senior Living Building



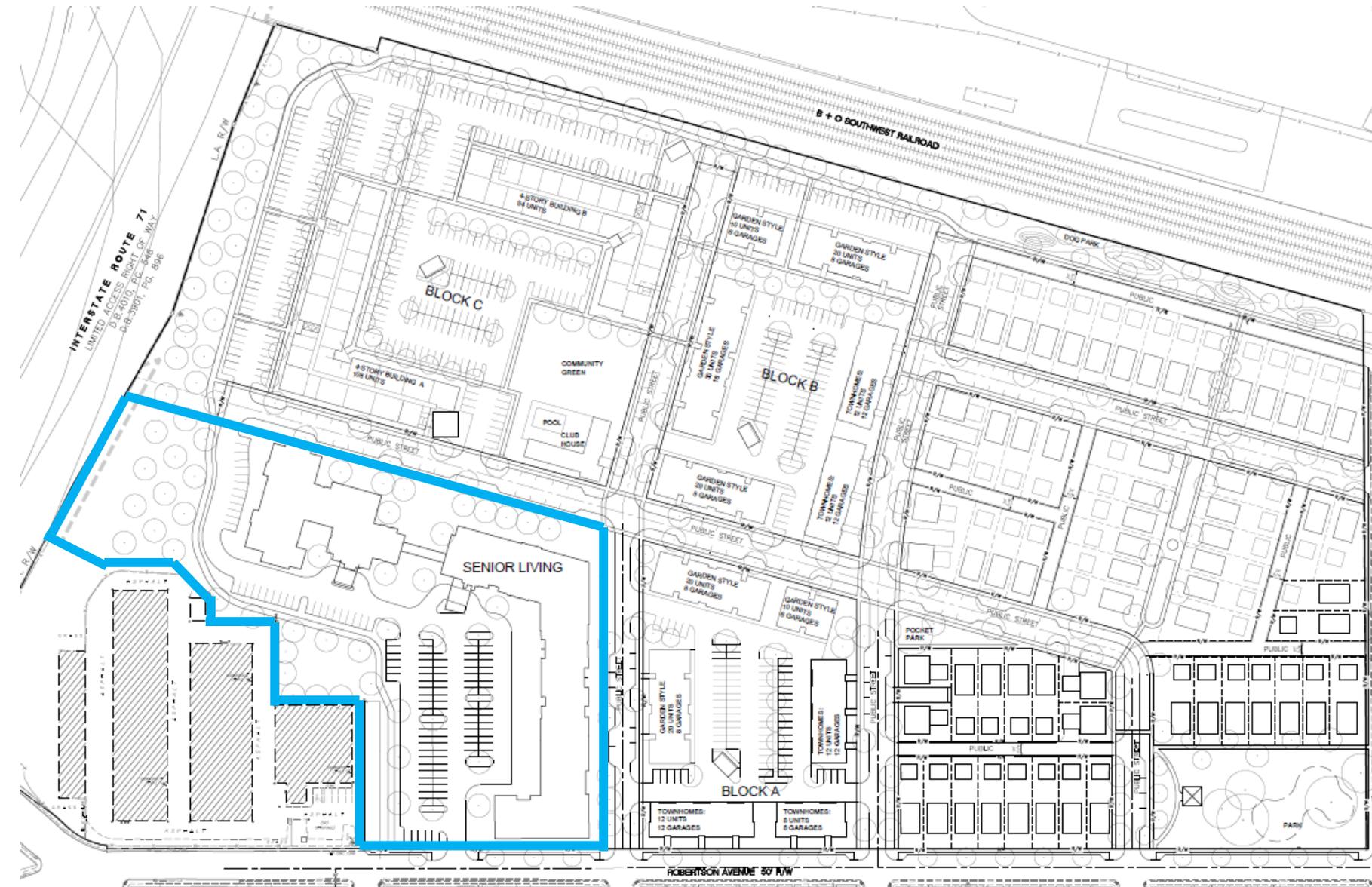
APPROVED CONCEPT PLAN (2020)



Set Development Parameters

- Potential uses
- Maximum square footage per use
- Setbacks
- Maximum building height

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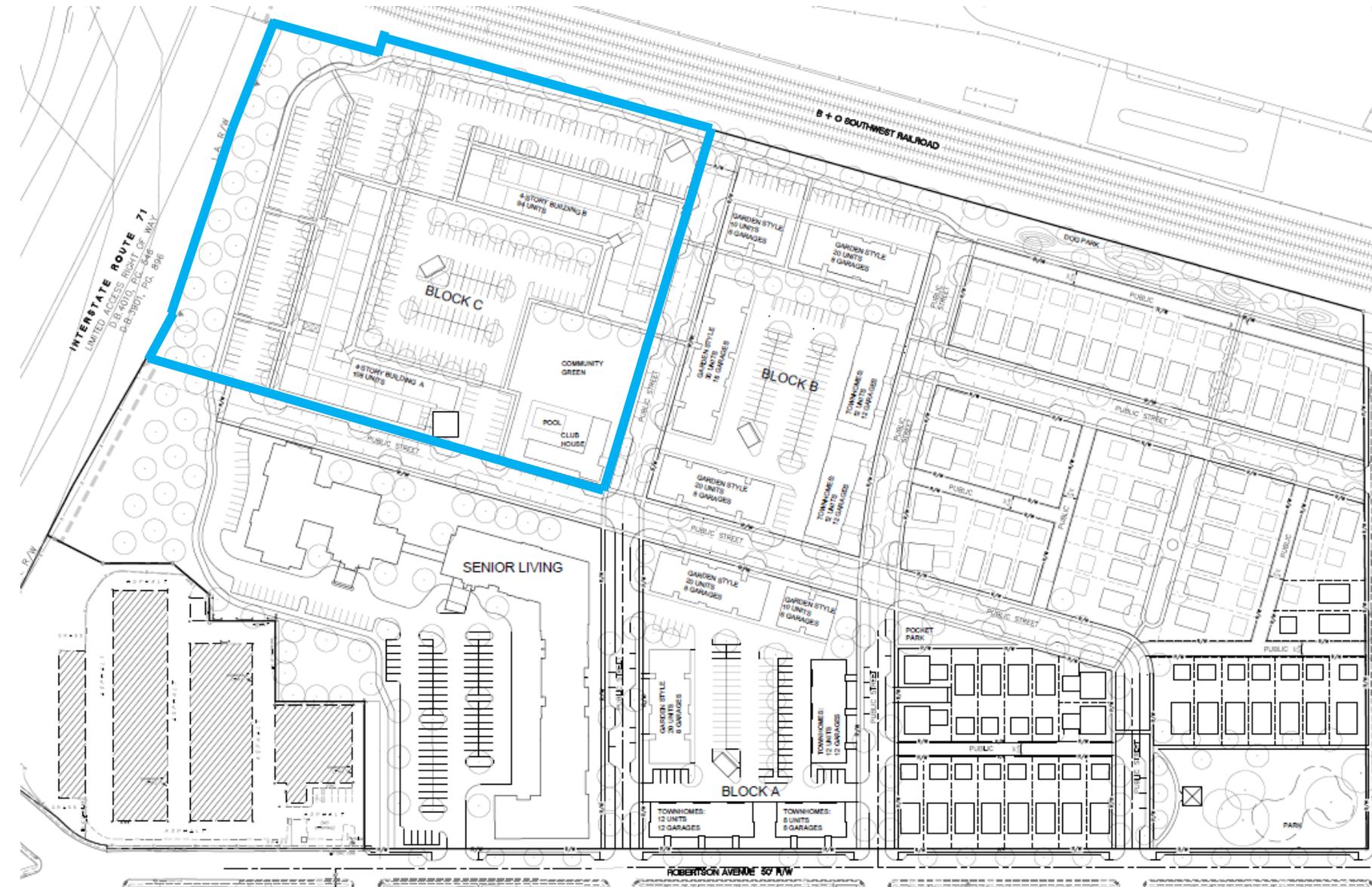
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Proposed Four-Story Apartment Building

Proposed Pergolas for Car Condos

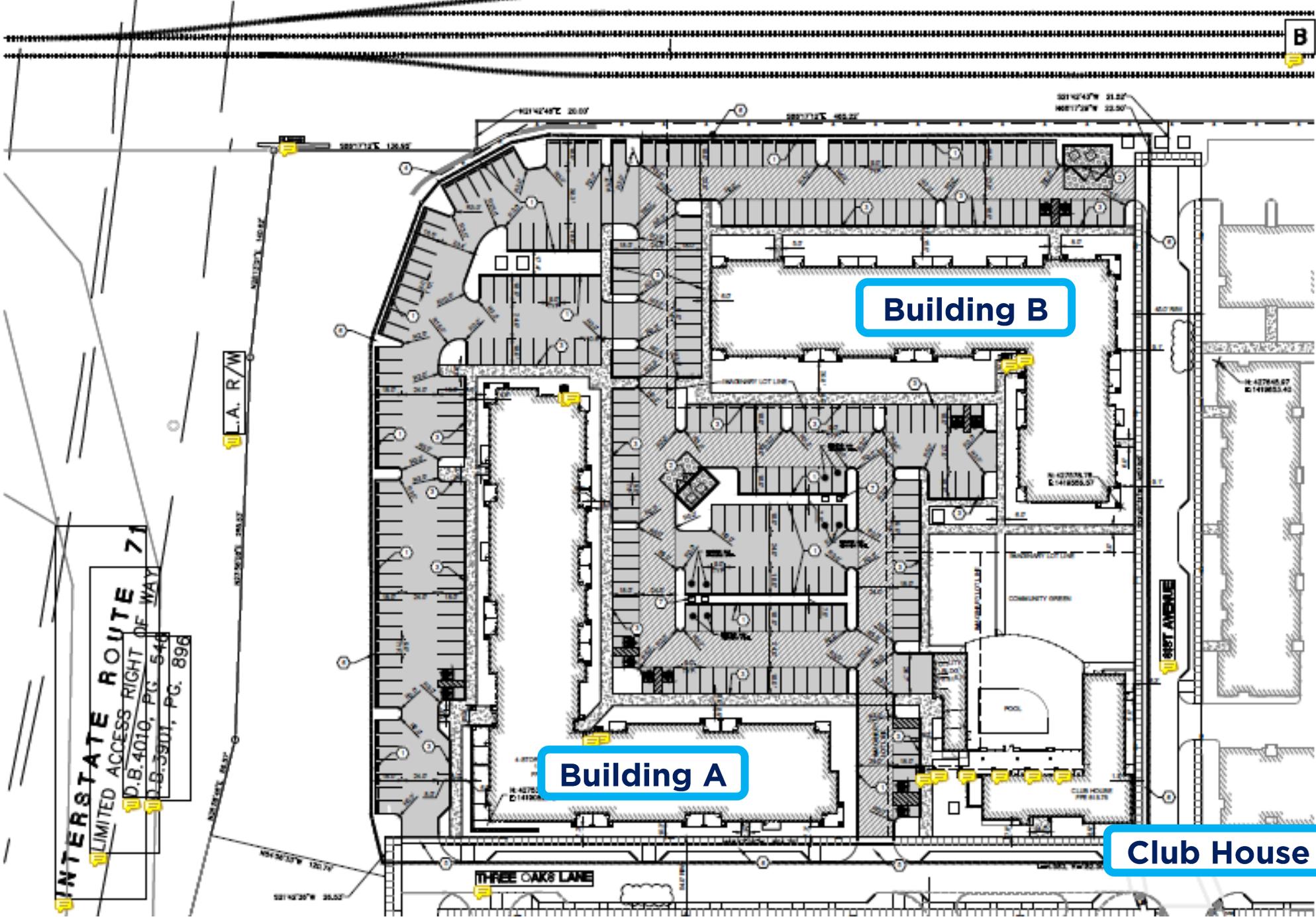


APPROVED CONCEPT PLAN (2020)



Set Development Parameters

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- Maximum square footage per use
- Setbacks
- Maximum building height



Building B

Building A

Club House

CODED NOTES

-  PROPOSED HEADER CURB. SEE DETAIL SHEET CC-9.
-  DUMPSTER PAD. SEE DETAIL SHEET CC-9.
-  PROPOSED INTEGRAL CURB. SEE DETAIL SHEET CC-9.
-  RETAINING WALL TO BE COMPLETED BY OTHERS.
-  CONCRETE DRIVE ENTRANCE. SEE DETAIL SHEET CC-9, BY OTHERS.
-  LIMITS OF WORK, STREET, SIDEWALKS, LANDSCAPING, GRADE, SEEDING, AND LIGHTING BEYOND LIMITS BY OTHERS.
-  ELECTRIC CHARGING STATIONS.

257 PARKING STALLS
14 HANDICAP PARKING STALLS

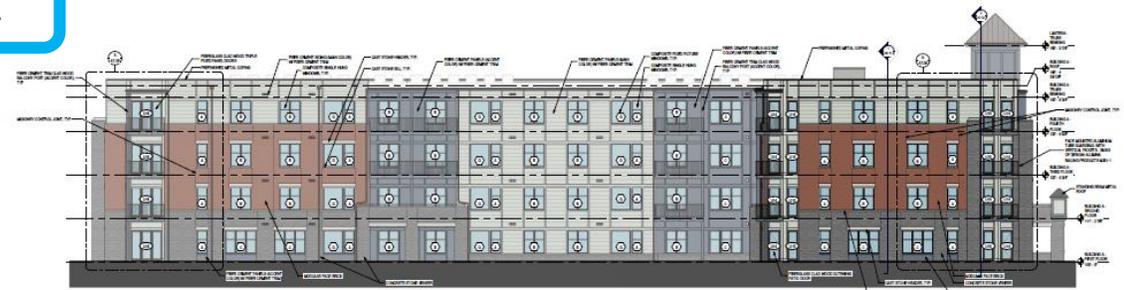
-  PROPOSED SIDEWALK. SEE DETAIL SHEET CC-9.
-  PROPOSED HEAVY DUTY ASPHALT. SEE DETAIL SHEET CC-9.
-  PROPOSED STANDARD DUTY ASPHALT. SEE DETAIL SHEET CC-9.
-  PROPOSED CONCRETE PAVEMENT. SEE DETAIL SHEET CC-9.

INTERSTATE ROUTE 71
LIMITED ACCESS RIGHT OF WAY
D.B. 4010, PG. 546
D.B. 3501, PG. 896

Building A



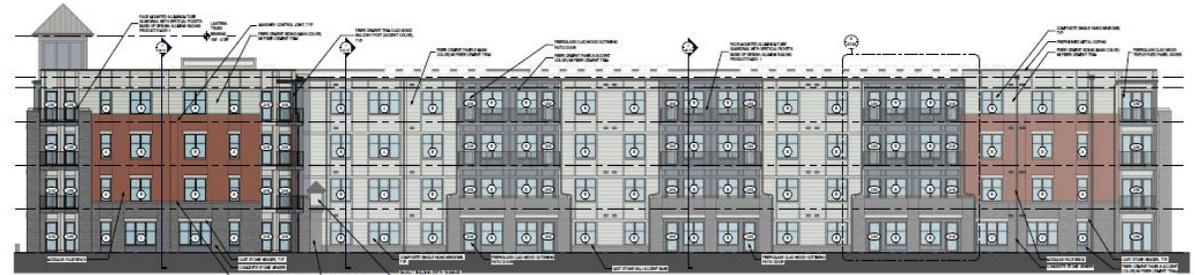
building a - south elevation



building a - north elevation

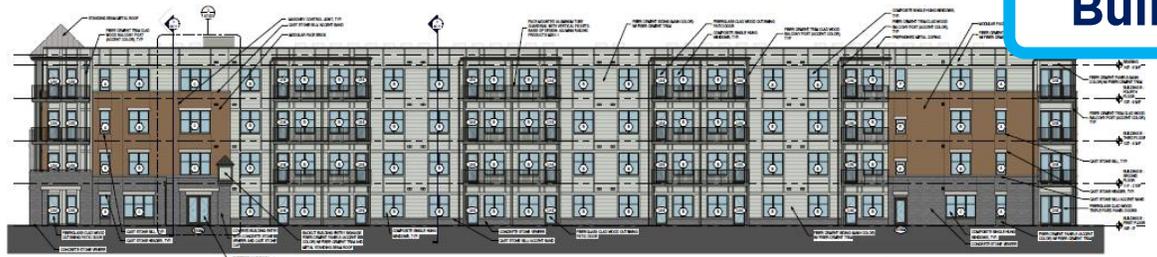


building a - west elevation

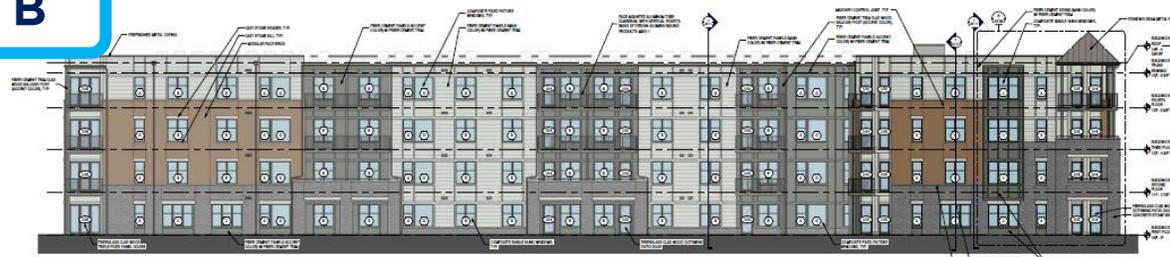


building a - east elevation

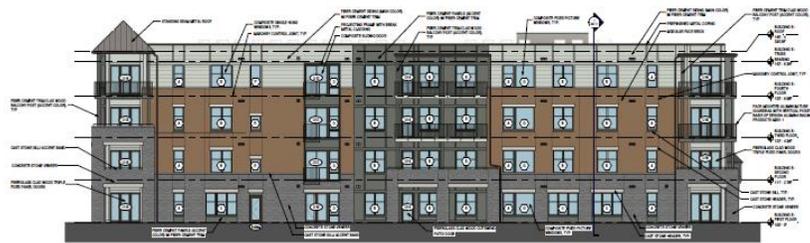
Building B



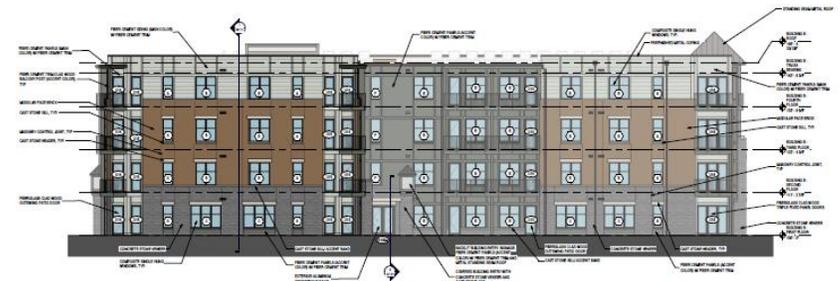
building b - north elevation



building b - south elevation



building b - east elevation





perspective view - main entrance



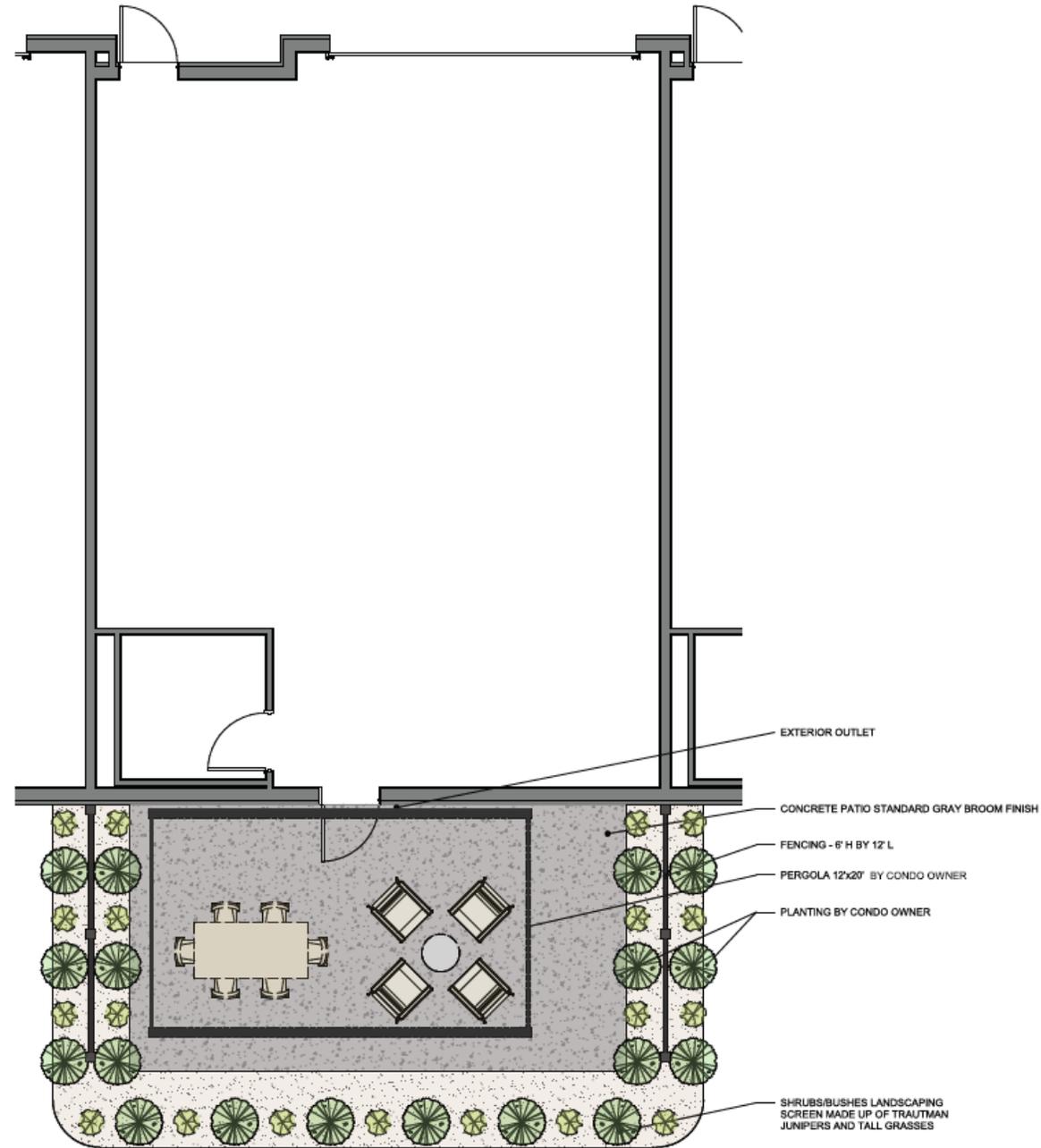
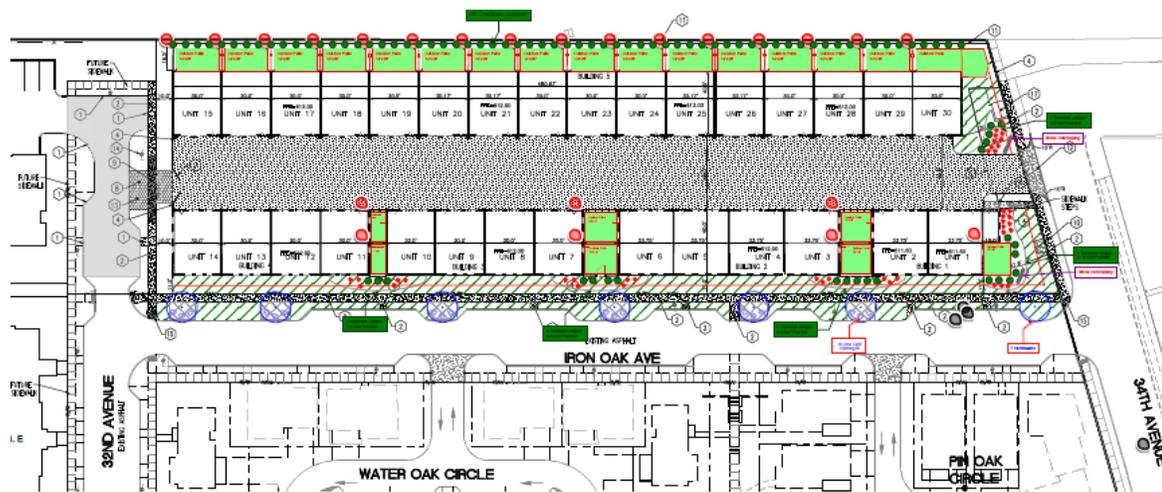
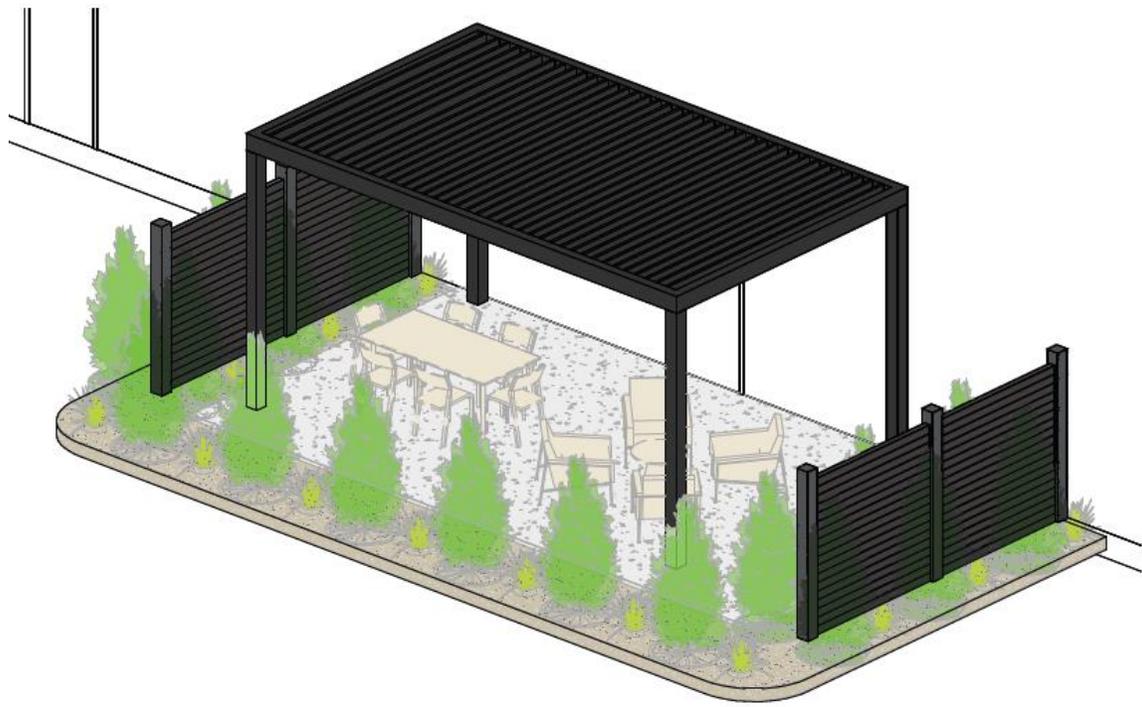
aerial perspective view



perspective view - se corner



perspective view - east side



PROCESS TIMELINE

- **Public Staff Conference:**
 - *October 29, 2025*
- **City Planning Commission**
 - *November 7, 2025*

- Use **“raise hand”** function if you would like to speak and provide comments/questions.
- If you’re just hear to listen, no problem at all!
 - PPT will be posted to website.
 - Correspondence received will be included in staff report at the time of the future public hearing.
- Do not use the chat bar for project-related questions (tech issues only).

CONTACT

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City Planner

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513-352-4855



[www.cincinnati-oh.gov/
planning/projects/active](http://www.cincinnati-oh.gov/planning/projects/active)