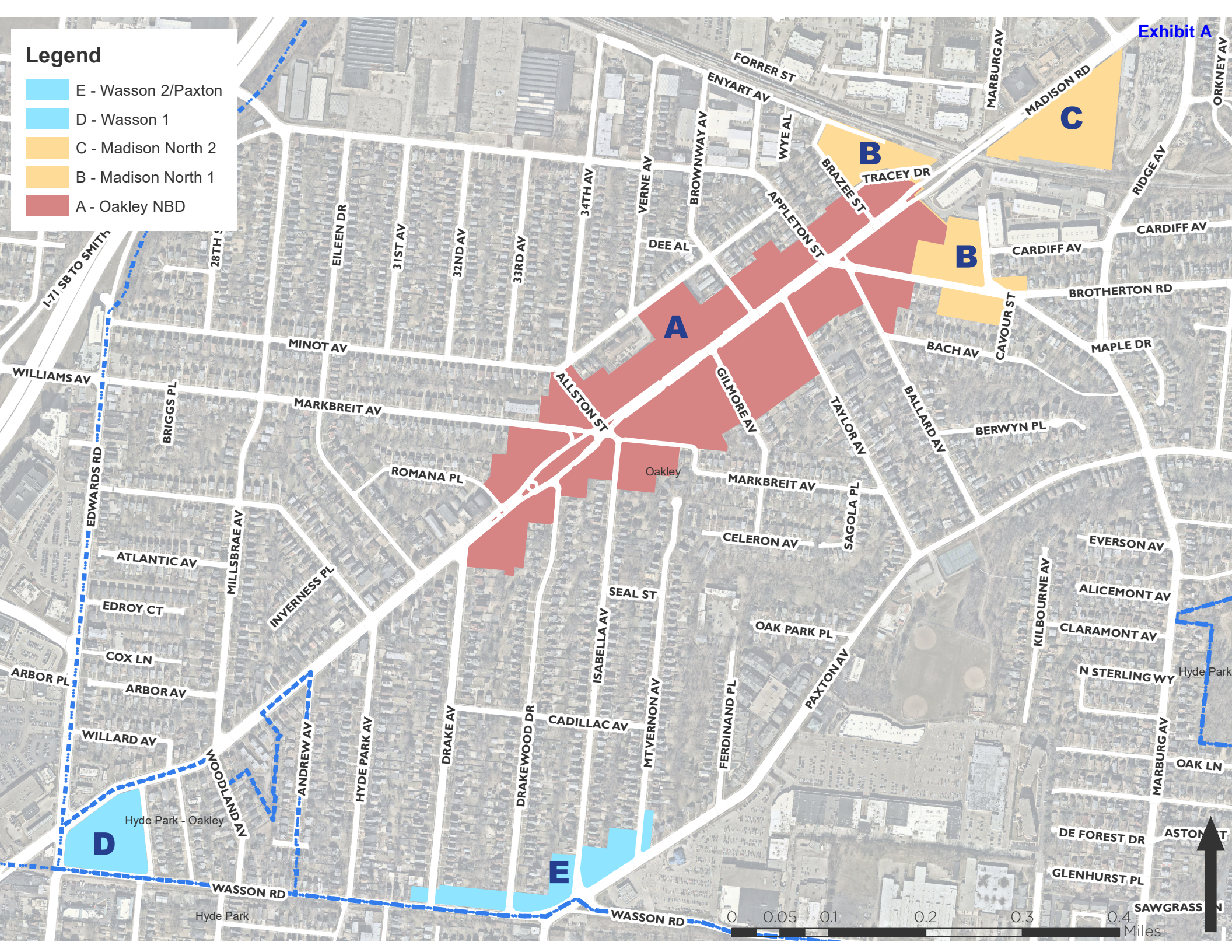


# Legend

- E - Wasson 2/Paxton
- D - Wasson 1
- C - Madison North 2
- B - Madison North 1
- A - Oakley NBD







April 6<sup>th</sup>, 2022

City of Cincinnati/Alex Peppers,

On behalf of the Oakley Community Council Board, I am requesting a Parking Overlay for Oakley. The board unanimously approved this decision as well as the proposed areas to be encompassed as the NBD extending up Madison to the end of the Oakley neighborhood and Wasson Road between Edwards and Paxton. This has now been presented and approved at two different meetings in the last 6 months.

Thank you for your time and we look forward to working with you on this project.

Sincerely,



Troy McAndrews  
Oakley Community Council Board



PO Box 9244  
Cincinnati OH 45209  
oakleynow.com

April 7<sup>th</sup>, 2023

Mr. Jesse Urbanicsik  
City of Cincinnati  
Department of City Planning & Engagement  
805 Central Avenue, Suite 720  
Cincinnati, Ohio 45202  
[Jesse.Urbanicsik@cincinnati-oh.gov](mailto:Jesse.Urbanicsik@cincinnati-oh.gov)

RE: Parking Overlay

Dear Mr. Urbanicsik:

At the February 7th, 2023 meeting of the Oakley Community Council ("OCC"), the Board of Trustees took a vote regarding our desire for an urban parking overlay.

The motion read:

*The Oakley Community Council Board of Trustees issues a letter of support for a parking overlay within our defined business district along Madison Road, as well as our business district along Wasson Road, which will remove parking minimums for all types of future development projects. The letter ought to also capture the months of engagement the OCC has done around this issue, a clearly defined map of the properties that will change, and inclusion of our previously approved master plan language.*

The motion was voted on and approved by the Board of Trustees with a vote of: 11-1.

Below are the dates where this topic was noticed and discussed publicly amongst the Board and with the Oakley community. All of these dates have an approved set of meeting minutes that can be provided:

11/21/18	12/7/21
8/15/19	4/5/22
10/17/19	5/3/22
11/5/19	9/6/22
12/3/19	10/4/22
1/7/20	10/20/22
1/21/21	11/1/22
2/2/21	1/10/23
4/15/21	1/19/23
5/21/21	2/7/23
8/3/21	2/16/23
9/7/21	3/7/23



PO Box 9244  
Cincinnati OH 45209  
oakleynow.com

The link to the map will be provided in the email communication with this letter.

Below are excerpts from the Oakley Master Plan, approved by City Council October 2019 and dedicated to Jared Ellis, which also signals community support:

**investing in Our Businesses**

*Our Vision...*

*Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability.*

**Goal 1** Utilize creative parking solutions that allow our business district to thrive.

**STRATEGY #1** Explore options to create an Urban Parking Overlay District in the Oakley Business District.

**ACTION STEP**

**Work** with the community stakeholders, Oakley business owners, and City departments to study feasibility.

56

We are confident in our extensive community engagement on this topic and appreciate you and your team's assistance along the way. If you need any further information or have any questions, I can be reached at [colleen.reynolds@oakleynow.com](mailto:colleen.reynolds@oakleynow.com).

Sincerely,

Colleen M. Reynolds  
President  
Oakley Community Council

CC: OCC File

# City of Cincinnati



801 Plum Street, Suite 354  
Cincinnati, OH 45202

Phone (513) 352-5243  
Email reggie.harris@cincinnati-oh.gov  
Web www.cincinnati-oh.gov

202301526

**Reggie Harris**  
Councilmember

May 25, 2023

## MOTION

### *Oakley Community Urban Parking Overlay*

**WE MOVE** that the Administration work with the Oakley Community Council (OCC) to implement an Urban Parking Overlay in the Oakley Neighborhood Business Districts in accordance with the attached letter from OCC. We request that this ordinance be sponsored by the cosignatories of this motion in the interest of not placing a cost burden on the community.

Councilmember Reggie Harris

Councilmember Mark Jeffreys

## STATEMENT

An Urban Parking Overlay is a zoning overlay that removes parking requirements from the zoning code within a specific geographic area. Parking requirements require most housing developments and businesses to provide a certain number of parking spaces corresponding to their housing development/business. This is a burden for small businesses and at times prevents economic

development from getting off the ground. By implementing an Urban Parking Overlay in Oakley, the City will support Oakley's efforts to continue to grow its business district and thrive as a community.

The City of Cincinnati has implemented three Urban Parking Overlay Districts: District #1 covers Downtown, Over-the-Rhine, Pendleton, and parts of Mt. Auburn and West End, and District #2 covers a large portion of Camp Washington, and District #3 along Linn Street in the West End. These two districts were approved on September 19, 2019, and June 23, 2021, respectively.

The Oakley Community Council reached out to Councilmember Jeffreys' and Councilmember Harris' offices in May of 2023 to discuss the possibility of sponsoring an Urban Parking Overlay in their neighborhood. The Oakley Community Council then provided the letter of support (attached) which clearly outlines the boundaries and scope of the proposed UPO. It also outlines the extensive engagement undertaken to advance this proposal, including specific callouts to the alignment with the Oakley Master Plan (2019).

**Urbancsik, Jesse**

---

**From:** Mike Misleh <mmisleh@mislehfamily.com>  
**Sent:** Tuesday, July 11, 2023 10:01 AM  
**To:** Urbancsik, Jesse; Michael Misleh Jr  
**Cc:** Dianne Lytle (Dianne@aglamesis.com)  
**Subject:** RE: [External Email] RE: Oakley Parking Overlay District

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Jessie – as usual, thanks for your prompt reply.

Please link me for both hearings. I cannot attend July 21, as I have a doctor's appointment at 8:30 am in Montgomery.

I will see if my son, Michael Jr., can attend in my place.

Thanks!

Mike

Michael T. Misleh  
President  
Skyline Chili Franchise  
2951 Madison Rd.  
Cincinnati, OH 45209  
O: 513-841-9285  
C: 513-673-6288  
Catering is available  
[mmisleh@mislehfamily.com](mailto:mmisleh@mislehfamily.com)

---

**From:** Urbancsik, Jesse <jesse.urbanicsik@cincinnati-oh.gov>  
**Sent:** Tuesday, July 11, 2023 9:55 AM  
**To:** Mike Misleh <mmisleh@mislehfamily.com>  
**Cc:** Dianne Lytle (Dianne@aglamesis.com) <Dianne@aglamesis.com>  
**Subject:** RE: [External Email] RE: Oakley Parking Overlay District

Hey Mike,

Good to hear from you. I have your email set to go for an attachment to my staff report. I will send this over to you Friday!

Also, did you want to link for either the public staff conference or City Planning Commission meeting?

Please let me know.

Thanks,

**Jesse Urbancsik | Senior City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)

513-352-4843 | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#) | [LinkedIn](#)

Stay up to date with "[Connected Communities](#)"

 [Chat with me on Teams!](#)



---

**From:** Mike Misleh <[mmisleh@mislehfamily.com](mailto:mmisleh@mislehfamily.com)>  
**Sent:** Tuesday, July 11, 2023 9:42 AM  
**To:** Urbancsik, Jesse <[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)>  
**Cc:** Dianne Lytle ([Dianne@aglamesis.com](mailto:Dianne@aglamesis.com)) <[Dianne@aglamesis.com](mailto:Dianne@aglamesis.com)>  
**Subject:** [External Email] RE: Oakley Parking Overlay District

External Email Communication

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good morning Jessie – with Public Staff Conference and City Planning Commission meetings approaching July, 17th & July 21<sup>st</sup>.

For the record, I am owner and operator of **Skyline Chili, 3081 Madison Rd.** In addition, I own the real estate at **3081 Madison Rd**, and the office building at **2951 Madison Rd**, corner of Madison & Drake.

I ask that you review and provide my below e mail and share for public record.

Many thanks.

Mike

Michael T. Misleh  
President  
Skyline Chili Franchise  
2951 Madison Rd.  
Cincinnati, OH 45209  
O: 513-841-9285  
C: 513-673-6288  
Catering is available  
[mmisleh@mislehfamily.com](mailto:mmisleh@mislehfamily.com)

---

**From:** Mike Misleh  
**Sent:** Friday, January 6, 2023 8:00 AM  
**To:** Urbancsik, Jesse <[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)>  
**Subject:** Oakley Parking Overlay District

Dear Mr. Urbancsik,



I own the Skyline Chili of Oakley and am general partner of KVMS, landlord to Skyline Chili, 3081 Madison Rd. I am also general partner of the office building at 2951 Madison Rd (corner of Madison & Drake )

My father opened our original location at 3083 Madison Rd, in 1965. Back then, families had one car and citizens didn't shop, dine in, or carry out nearly like 2022. Pure Barre currently occupies the former Skyline space. In 1998, we relocated Skyline to our current location.

Skyline often has customers frequently other businesses parking in our lot. This is simply because all street parking is taken, and many do not wish to park in the Aglamesis lot and cross Madison Rd. In addition, the Aglamesis lot is often at capacity.

Candidly, retail is well over capacity within Oakley. Office users, new businesses with a drive thru, require the least amount of parking.

I am extremely concerned about any adaptation to the Urban Parking Overlay District in Oakley. As a matter of fact, the Oakley business district would be better served by a City owed parking lot to support the local business and take parking overflow off residential streets.

An Overlay District will make matters worse for the community, especially streets like Taylor Ave.

Please do not recommend adaption of an Urban Parking Overlay District in Oakley.

Respectfully,

Michael T. Misleh  
President  
Skyline Chili Franchise  
2951 Madison Rd.  
Cincinnati, OH 45209  
O: 513-841-9285  
C: 513-673-6288  
Catering is available  
[mmisleh@mislehfamily.com](mailto:mmisleh@mislehfamily.com)

# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

ROBERT E. MANLEY (1935-2006)

TIMOTHY M. BURKE  
SEAN P. CALLAN\*  
JOHN E. CHRISTOPHER\*  
MICAH E. KAMRASS

JACKLYN D. OLINGER  
PATRICK K. HOGAN\*  
JACOB W. PURCELL  
AMY M. HEBBELER  
ILANA L. LINDER  
EMILY J. COUCH\*

225 WEST COURT STREET  
CINCINNATI 45202-1098  
TELEPHONE: (513) 721-5525  
TOLL FREE: (800) 708-0798  
FACSIMILE: (513) 721-4268

Timothy M. Burke  
[tburke@manleyburke.com](mailto:tburke@manleyburke.com)  
513-763-6447

COUNSEL

WILLIAM A. MCCLAIN (1913-2014)

GARY MOORE EBY\*  
GEORGE F. MOELLER

\*Also admitted in Kentucky

July 11, 2023

Via Email Only: [jesse.urbanicsik@cincinnati-oh.gov](mailto:jesse.urbanicsik@cincinnati-oh.gov)

Jesse Urbanicsik  
Senior City Planner  
City of Cincinnati  
Department of City Planning & Engagement  
805 Central Avenue / Suite 720  
Cincinnati, OH 45202

Dear Jesse:

I have been working for some months with several business owners in the historic Oakley Square Business District including Jim Hearst, who owns and operates the Oakley Square Animal Hospital at 3000 Madison Road, and more recently, Diane Lytle of the Aglamesis family, which operates the historic Aglamesis Ice Cream and Candy business. These business owners and others have serious concerns about the impact of eliminating all parking requirements for businesses in the Oakley Square area.

Oakley Square is a healthy business district. It has numerous destination businesses to which customers must drive. The Animal Hospital is but one example, as is Flags USA, King Arthur's Court Toy Store, and numerous other Oakley Square businesses. And while no doubt, there are a significant number of Oakley residences who walk to Aglamesis, others, not fortunate enough to have a great ice cream shop in their neighborhood business district, drive. Those who drive need parking. On weekends and particularly during holiday seasons, parking is already often extremely difficult to find in Oakley Square.

Some are critical of the fact that there has not been a new use found for the former funeral home at 3026 Madison Road and choose to blame that on the parking requirements. But, throwing out all parking requirements to solve that problem is gross overkill. Modify the parking requirements, if necessary, provision already exists for variances to parking requirements to be granted under appropriate circumstances.

Unlike Hyde Park or Mt. Lookout, where there are public parking areas, Oakley has none. The closest thing to those is a private parking lot, well described in the attached statement by Diane Lytle. It was created by her father, Jim Aglamesis, "to facilitate shopping in Oakley

# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

Jesse Urbancsik

July 11, 2023

Page 2

Square for those who did not live within walking distance". That lot is already often full which is good news for Oakley businesses. But, if it is always full, and existing street parking is taken up because no new parking is created, that is terrible news for Oakley Square businesses.

I am unable to attend the staff conference because of a medical procedure that day but I wanted to provide this statement to you. I do plan to attend the Commission meeting on the 21<sup>st</sup>.

Thank you for your consideration.

Sincerely,



Timothy M. Burke

TMB/kt

Attachment



To All Parties involved with the Decision regarding the Proposed Urban Parking Overlay District within Portions of Oakley:

My family has owned property and run a business on Madison Road since 1913. We have a vested interest in the continued success of this community- a family-friendly neighborhood which offers a variety of retail products and services for not only the residents of Oakley but for residents of the city of Cincinnati at large.

Parking in Oakley has been an issue for more than fifty years. My father, Jim Aglamesis, tackled this upon his inauguration as President of the Oakley Chamber of Commerce in 1950.

A solution, at the time, was the development of the private parking lot at 3058-3060 Madison. This lot was created to facilitate shopping in Oakley Square for those who did not live within walking distance. The lot is for short-term use- shoppers coming and going. There has historically been no parking fee for shoppers- again to facilitate their ease in coming to Oakley. The lot is owned and maintained by De Metro Realty Co. and sustains itself with nominal fees paid by retail shopkeepers in close proximity.

My understanding is that the current request for the parking overlay comes as a result of a loss of prospective businesses that have been turned away from Oakley because their property cannot accommodate the required parking spaces needed within the existing zoning code.

There must have been a reason for the parking requirements of the current zoning code to exist. Unbridled traffic and congestion would detract from the ambiance of the neighborhood adding stress for all parties: residents and their guests, consumers, and employees all attempting to find parking.

Current business owners who have been here for decades and have played by the zoning rules may be hurt for the benefit of new players who have no responsibility to provide parking for their customers. Customers of existing businesses may be deterred by the increased scarcity and/or cost of parking.

The current parking investment by existing business owners will become devalued as the cost to oversee parking spaces increases exponentially. Those of us with parking will be forced to more closely monitor our lots, thereby increasing the cost to manage our lots, which will ultimately increase the cost to our parking customers and tenants. In the case of my family's lot at 3058-3060, it is unlikely that we would be able to continue to offer

free parking for the shoppers- which may impede some existing customers from returning.

The Oakley 2019 Master Plan identified the following key concerns from the residents and business owners that participated in the plan's inception:

- Maintaining affordability for homeowners and renters
- Overdevelopment
- Traffic congestion and pedestrian safety
- Parking
- Losing neighborhood identity
- Criminal activity
- Lack of greenspace and parks

It seems to me that instituting the proposed Urban Parking Overlay District has the potential to exacerbate more than one of the community's original concerns.

Oakley is a highly desired Cincinnati community with a vibrant business district. At what point does it begin defeating itself by dismantling the mechanism to provide safe growth?

Respectfully submitted,

Dianne A. Lytle  
De Metro Realty Co.

TO: [oakleycouncil@oakleynow.com](mailto:oakleycouncil@oakleynow.com), [joe.groh@oakleynow.com](mailto:joe.groh@oakleynow.com), [colleenreynolds22@gmail.com](mailto:colleenreynolds22@gmail.com)

CC: [jesse.urbanicsik@cincinnati-oh.gov](mailto:jesse.urbanicsik@cincinnati-oh.gov)

Colleen and Joe,

Our names are Paul and Beth Hunter. We reside in Oakley at 3871 Drakewood Drive.

We appreciate you serving on the Oakley Community Council, along with others. We understand there is an upcoming vote to potentially push forward the Parking Overlay matter forward.

However, we are writing to you in protest of the Parking Overlay. As community residents we simply do not support it. We attended the conference call session that Jesse Urbanicski hosted back in autumn 2022, who is copied on this letter.

### **Rationale Against the Parking Overlay**

While we provide alternatives to a Parking Overlay at the end, our rationale against the Parking Overlay is as follows:

#### **1. Lack of evidence it will benefit the community**

Back in autumn 2022 it was mentioned a handful of other communities (e.g., Northside) have recently adopted a Parking Overlay. However, no evidence that it has benefitted these communities were presented.

#### **2. Oakley is already a vibrant community**

Oakley already has a nice mix of businesses and residential properties. New businesses continue to enter Oakley and existing businesses are thriving.

Further, nearby communities of Hyde Park and Mt. Lookout are not seeking a Parking Overlay.

#### **3. Existing businesses already have been grandfathered in without parking**

A paper company resides at 3895 Drakewood Drive in a building constructed in the 1930s. It was originally a doctor's office. There are about 40 employees who park along Drakewood, Drake and Madison road each weekday. In essence, there already is an "overlay" here as it has been grandfathered in. Why do want to exacerbate the situation where minimal parking already exists?

#### **4. Madison Road is a dangerous road**

A parking overlay will only make this major thoroughfare even more dangerous. We have personally been almost hit walking in marked cross walks and have witnessed others as well from cars going more than 60 mph on Madison Road. More parking on Madison Road will only make this worse.

#### **5. Lack of infrastructure from recent developments**

About 20-years ago, Rookwood Pavilion (Norwood) was constructed along Madison Road. Within the past 8-years, Oakley Station has seen massive development. At the corner of Shaw and Wasson avenues, an extremely large apartment complex is nearing completion. None of these developments had any surface road infrastructure improvements. As a result, traffic is constantly backed up on Madison and Wasson roads.

#### **6. Intent doesn't justify the means**

If the intent is to attract more businesses to Oakley, a Parking Overlay defeats the purpose. Existing businesses are already thriving and knowing several of the owners, they too are in protest of any Parking Overlay. A Parking Overlay will only frustrate existing business owners as they will need to increase management of their own lots and are being asked to subsidize new businesses who don't have to provide parking. I suspect existing businesses in Oakley will look elsewhere if forced to subsidize others.

The City of Cincinnati and Hamilton County have a history of making decisions that have not panned out. From tax abatements to the streetcar, we have only witnessed outcomes that have driven individuals out of the city and county from rising taxes, less services, etc. as full tax-paying citizens are being asked to subsidize others. For example, the intent of the tax abatement was to rejuvenate poorer communities (e.g., Avondale, Northside) but it has only served to create McMansions in Hyde Park, Oakley and Mt. Lookout.



When you add in the Bengals stadium tax, albeit it was voted for by Hamilton County citizens, and takes over 30% of the county's operating budget (the next highest for a county supporting a professional sport in the nation is 2%), residents of Hamilton County, Ohio are paying some of the highest property taxes on a percentage basis in the nation. Net, many Oakley residents I have spoken to are well past tired of paying for others without direct benefit for their own families.

#### **7. An Oakley community council member who doesn't share the values of Oakley residents**

You have a member who cited no less than three times back in autumn 2022 that he is from New York City. With all due respect, more people have fled this city in the past three years than any other city in the USA. We don't want Oakley or Cincinnati to be New York City. We want members of your council, albeit there is no public election for your members, to reflect more closely midwestern values. We personally have lived in London, Boston, Chicago and Delhi (India), but did not feel obligated to tell others back in the autumn. Except for Chicago and Delhi, London and Boston have far better transportation and parking solutions than New York City and Cincinnati.

#### **8. Suspicious-looking map that incorporates the Clepper Funeral home**

The Oakley Parking Overlay drawings purposely include the entire property of the Clepper funeral home near Gil's car wash. Our prior legal questions to and replies from the City have indicated that there is no current, planned development for this property. While there are 2-3 funerals per month at this site, we find it suspicious that the entire lot has been included into the Parking Overlay. We fear that the overlay is simply a necessary step to allow this site to become a very large apartment / commercial complex like that on Shaw and Wasson, without any surface road improvements and the appropriate level of parking required.

#### **Alternatives to the Parking Overlay**

We respectfully ask that the Oakley Community council consider alternatives to the Parking Overlay. Some suggestions, one or more, are as follows:

- **Repurpose existing derelict buildings / land for parking.** Through eminent domain, confiscate unoccupied land and unoccupied buildings (e.g., old Arby's / Chinese restaurant on Madison, old dentist office / funeral home on Madison near Dewey's, etc.) and turn these into parking.
- **More metered parking.** Put more metered parking on Madison and Wasson roads and consider expanding this to some of the residential streets.
- **Implement an on-street parking decal system.** As in London and Boston, have residents purchase an annual parking pass for their cars if they choose to park on any residential side streets that do not have metered parking. This could be a new revenue source to the city and be extended to other communities. Revenue could be raised from both the decal itself and fines for lack of compliance. Such a system could promote desired parking for businesses and residents.
- **Greater police presence.** The safety of crossing Madison Road is a primary concern of ours. Despite numerous calls to police, we have not seen any increase in patrols, cars being pulled over for speed or almost running down pedestrians in a crosswalk. Perhaps Oakley Community Council can carry more weight?

Again, we appreciate your time and consideration of this letter.

Sincerely,

Paul and Beth Hunter  
3871 Drakewood Drive  
513.871.8286 - home

## Urbanicsik, Jesse

---

**From:** Pete Haggenjos <pete.haggenjos@gmail.com>  
**Sent:** Tuesday, January 17, 2023 7:16 AM  
**To:** colleen.reynolds@oakleynow.com; colleenreynolds22@gmail.com;  
joe.groh@oakleynow.com; jason\_wilcoxon@hotmail.com;  
jason.wilcoxon@oakleynow.com; seth.shaifer@oakleynow.com;  
troy.mcandrews@oakleynow.com; jon.bernier@oakleynow.com;  
sandy.gross@oakleynow.com; karen.crawford@oakleynow.com; klc513@gmail.com;  
Oakley Community Council; paige.scheidler@oakleynow.com; dljohnson13@gmail.com;  
david.johnson@oakleynow.com; jenna.clark@oakleynow.com; Urbanicsik, Jesse  
**Subject:** [External Email] Oakley Parking Overlay Vote - Final Thoughts

### External Email Communication

Oakley Council members,

First, thank you for your service on the community council. I understand that while there will always be disagreements on issues, each of you are making the decisions you believe will be best for Oakley. Thanks for devoting some of your precious time to make Oakley an even better place to live and work.

I own and operate Thrive Chiropractic in the business district, and was also an Oakley resident from 2018-2022.

I watched the Facebook video recording of the last OCC meeting to get a sense of the discussion leading to your upcoming vote. I have reviewed the parking overlay primer on the council website. I have submitted a letter and email in previous months. I want to submit this last email to, as quickly as possible, address and contest the main reasons listed on the primer for why the parking overlay is needed:

1. MashRoots/Wingstop: I agree it is disappointing a local restaurant opted against taking the space when the CITY REJECTED OCC'S request for a variance. My question is why is the city not listening to the OCC? It seems having the current parking rules, with the ability to request variances, etc. is preferable to losing OCC power to help protect the parking situation for us, even if the city may deny OCC recommendations sometimes.
2. Former funeral home at Markbreit/Madison corner: I addressed this building in my previous letters. I realize there was disappointment by many that Dewey's fought OCC on the parking variance that would have allowed the new establishment to open. Yet, all the neighboring businesses I spoke with were glad that the proposal was stopped. We all feel the parking pressure for our customers. Also, as I mentioned before, I inquired to lease or buy this long vacant building so I could expand my health practice. I would not have needed more parking spaces. The asking lease price was ridiculously high compared to the other real estate in the area and the owner would not entertain a purchase. I believe this is a bigger factor as to why it has been vacant than the parking restrictions.
3. The 20th Century Building: I understand that it would be nice for the new owner to do something new with the old laundromat and a change of use requires approval and parking. While a restaurant sounds great, we must consider we do have a current parking problem and the current rules limit it from worsening.
4. The new Dewey's HQ building directly next to my building: This is such a unique building in size and in shape and in parking spaces for the business district. While some feel a business HQ is sort of out of place for the location, I can guarantee you if a restaurant was allowed to take over that building I would have had to move my business as the parking would be overwhelmed. We flirt with parking overwhelm all year and we experience parking overwhelm from mid-November to early January every year. We can't take on more here. I see it every day.
5. The vacant building between Dewey's and the former funeral home. Again, wouldn't it be nice if this building could be 'something'? Ideally yes, but realistically it is empty because we have a parking issue and

Deweys' knows that to be sustainable they need more parking. Having that building sit empty is part of what makes Dewey's sustainable here. Years ago, I told my neighbor at Bona Hardware, if he ever planned to move...please let me know first as I would explore buying and making that property into a parking lot because I have recognized for years the tenuous parking situation we have.

6. The suggestion that we are limited in the types of businesses we can attract here under the current rules: Yes, we probably are. My question is, why is that bad? When you remove the parking restrictions it creates a different environment where businesses that are not as reliant on CONVENIENT, CHEAP parking can exist more easily than the rest of us. Here is what I mean:

- OTR and downtown are heralded as places with parking overlays. Do they really have diverse business districts... are we trying to emulate them?
  - Are there many chiropractors, eye doctors, veterinarians, toy stores, hardware stores, etc. in these neighborhoods? No. Why? I don't want to drive to a place that I go for routine, regular service where I know it is going to be a pain in the ass to park.
  - I don't know about you all, but when I think OTR and downtown, I go there for Bengals, FC, restaurants, shopping - **and I know going in it is an entertainment trip where I will budget more time and money for parking. I don't drive there for routine, repeat services that are offered in more convenient locations.**

Finally, please consider that I believe the consequences of adopting this parking overlay will, whether intended or unintended, actually decrease the unique diversity of the Oakley business district and homogenize it to an entertainment district where businesses like mine will choose to move elsewhere so our customers can access or services and goods conveniently.

Thanks again for your consideration on this important vote.

Pete Haggenjos  
Thrive Chiropractic



## Urbanicsik, Jesse

---

**From:** Tom Schimian <schimitm@live.com>  
**Sent:** Monday, September 19, 2022 6:02 PM  
**To:** Urbanicsik, Jesse  
**Subject:** [External Email] OakleyOverlayParking

### External Email Communication

My apologies; my husband, Tom, and I just watched the zoom meeting and for some reason could not connect to respond.

Our big question I suppose in the final analysis, is whether Oakley should remain a residential community with small privately owned businesses such as Dewy's, Oakley Square Animal Hospital, King Arthur's Court, Aglamesis Brothers, and Thread Botique, or a business center.

I have additional concerns that were not addressed and they are: first, a probable overload of an ancient sewer system; secondly, no off-street parking for deliveries for existing businesses; too narrow roads for today's traffic; already existing facilities for the vulnerable such as Find-a-Way and St. Cecilia School that are safety concerns; and so much density that Oakley loses its appeal.

Sadly, many older residential homes are being leveled (I've walked through some before being razed) and while needing updating, the homes had "good bones." They have been replaced with either multi-unit condos or apartments that are out of sync with the existing neighborhood, or new residences that are very expensive and eliminate affordable housing .

I hope to attend future Oakley Council Meetings that are poorly advertised for the residents of the area.

Thank you for the listening ear, Billie Jean Schimian

## Urbancsik, Jesse

---

**From:** Wollenweber, Gary (GE Aviation, US) <gary.wollenweber@ge.com>  
**Sent:** Tuesday, September 20, 2022 11:48 AM  
**To:** Urbancsik, Jesse  
**Subject:** RE: [External Email] FW: Proposed Urban Parking Overlay District in Oakley

You don't often get email from gary.wollenweber@ge.com. [Learn why this is important](#)

Thanks for letting me join the Staff Conference yesterday. I am not aware of all the Oakley buildings that would benefit from an urban parking overlay district and was disappointed not to hear more about the problems that the overlay district is expected to solve. I am concerned about the unintended consequences of the overlay on the adjacent residential districts. The overlay appears to encourage and provide legal path to over develop the property. Parking spaces that exist today should not be removed nor allowed to be removed by the overlay district.

I do not think the overlay district will change the demand for parking. If persons are nearby, they will walk several blocks rather than drive hoping to find a parking spot in the business district. A better solution might be to use variances to redevelop existing buildings (that do not have sufficient parking) on a case by case basis if the new use and available parking makes sense to OCC and the neighbors. While I do not have the staff report nor the hearing examiner decision for the Funeral Home property at Madison and Markbreit, it seems a mistake to prevent redevelopment because of a shortage of one or small percentage of required parking space. Why was hearing examiner so strict? If zoning code needs modification to allow some reduction in required business parking by a variance, perhaps that is a better approach.

Without the benefit of Planning Staff parcel-by-parcel analysis of properties along north side of Wasson and demonstrated need for the parking overlay, I will recommend Hyde Park Neighborhood Council (HPNC) oppose any overlay for those properties. My concern is pushing business parking into residential districts in Hyde Park. This has been a problem with existing restaurant and bar businesses. If there is more business development with an overlay district, the problem will get worse. HPNC will offer no opinion on the Madison Road business district parking overlay.

Gary Wollenweber, Chairman  
Zoning Committee  
Hyde Park Neighborhood Council

---

**From:** Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>  
**Sent:** Monday, September 19, 2022 2:26 PM  
**To:** Wollenweber, Gary (GE Aviation, US) <gary.wollenweber@ge.com>  
**Cc:** Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>  
**Subject:** EXT: RE: [External Email] FW: Proposed Urban Parking Overlay District in Oakley

**WARNING:** This email originated from outside of GE. Please validate the sender's email address before clicking on links or attachments as they may not be safe.

Gary,

Please find the invite below, thanks!



Hi there,

[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov) is inviting you to a scheduled Zoom meeting.

## Join Zoom Meeting

One tap US: [+13126266799](tel:+13126266799), [89300918733#](tel:+189300918733) or [+16469313860](tel:+16469313860), [89300918733#](tel:+189300918733)  
mobile:

Meeting URL: <https://cincinnati-oh.zoom.us/j/89300918733?pwd=MWNreWIRQ0lzazQxR3BpeWlNQnl1dz09>

Meeting ID: 893 0091 8733

Passcode: 575988

## **Join by Telephone**

For higher quality, dial a number based on your current location.

Dial:

US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

Meeting ID: 893 0091 8733

[International numbers](#)

### **Jesse Urbancsik | Senior City Planner**

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)

513-352-4843 | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)

 [Chat with me on Teams!](#)



---

**From:** Ahouse, Emily <[Emily.Ahouse@cincinnati-oh.gov](mailto:Emily.Ahouse@cincinnati-oh.gov)>

**Sent:** Monday, September 19, 2022 2:25 PM

**To:** Urbancsik, Jesse <[jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)>

**Subject:** Fwd: [External Email] FW: Proposed Urban Parking Overlay District in Oakley



Sent from my iPhone

Begin forwarded message:

**From:** "Wollenweber, Gary (GE Aviation, US)" <[gary.wollenweber@ge.com](mailto:gary.wollenweber@ge.com)>  
**Date:** September 19, 2022 at 1:55:24 PM EDT  
**To:** "Ahouse, Emily" <[Emily.Ahouse@cincinnati-oh.gov](mailto:Emily.Ahouse@cincinnati-oh.gov)>, "Dienger, Maria" <[Maria.Dienger@cincinnati-oh.gov](mailto:Maria.Dienger@cincinnati-oh.gov)>, "Couch, Gabrielle" <[gabrielle.couch@cincinnati-oh.gov](mailto:gabrielle.couch@cincinnati-oh.gov)>  
**Subject:** [External Email] FW: Proposed Urban Parking Overlay District in Oakley

External Email Communication

Can one of you help me get a Zoom invitation for the Staff Conference scheduled today? I have not heard from Jesse.

---

**From:** Wollenweber, Gary (GE Aviation, US)  
**Sent:** Monday, September 19, 2022 11:52 AM  
**To:** 'Jesse.Urbancsik@cincinnati.gov' <[Jesse.Urbancsik@cincinnati.gov](mailto:Jesse.Urbancsik@cincinnati.gov)>  
**Cc:** Wollenweber (fuse) <[wollenweber@fuse.net](mailto:wollenweber@fuse.net)>  
**Subject:** RE: Proposed Urban Parking Overlay District in Oakley

Apparently my message was addressed incorrectly and did not reach you. I would like to participate in todays Sept 19 Staff Conference. Please send me the Zoom credentials to both e-mail addresses.

---

**From:** Wollenweber, Gary (GE Aviation, US)  
**Sent:** Monday, September 12, 2022 9:35 AM  
**To:** 'Jesse.Urbancsik@cincinnati.gov' <[Jesse.Urbancsik@cincinnati.gov](mailto:Jesse.Urbancsik@cincinnati.gov)>  
**Cc:** Wollenweber (fuse) <[wollenweber@fuse.net](mailto:wollenweber@fuse.net)>  
**Subject:** Proposed Urban Parking Overlay District in Oakley

I would like to participate in the Sept 19 Staff Conference. Please send me the Zoom credentials to both e-mail addresses.

**Gary C Wollenweber, P.E.**  
Zoning Committee Chairman  
Hyde Park Neighborhood Council  
Cincinnati OH 45208

[wollenweber@fuse.net](mailto:wollenweber@fuse.net)  
(513) 243-8719 (off)  
(513) 321-4009 (res)  
(513) 243-8719 (fax)  
(513) 608-3342 (mobile)

## Urbancsik, Jesse

---

**From:** Elisa Richardson <lbrichardson42@gmail.com>  
**Sent:** Tuesday, October 18, 2022 3:24 PM  
**To:** Urbancsik, Jesse  
**Subject:** [External Email] parking

You don't often get email from lbrichardson42@gmail.com. [Learn why this is important](#)

### External Email Communication

To whom this make concern The parking in Oakley is a very bad issue I have had a business for over 13 years now And the parking has gotten worse each year Due to overcapacitation of businesses And public parking We do not need more businesses we need more parking If the parking issue continues Businesses will do more suffering Thank you sincerely LB Richardson

## Urbanicsik, Jesse

---

**From:** jlheerst@fuse.net  
**Sent:** Tuesday, October 25, 2022 9:29 AM  
**To:** Urbanicsik, Jesse  
**Cc:** jlheerst  
**Subject:** [External Email] Oakley Parking Overlay District

You don't often get email from jlheerst@fuse.net. [Learn why this is important](#)

### External Email Communication

Dear Mr. Urbanicsik:

I have given a great deal of thought to the proposed Oakley Parking Overlay District.

My business, Oakley Square Animal Hospital, is located at 3000 Madison Rd and has been there since 1985. I rent a portion of the building to a Subway restaurant.

As you may recall, I attended the planning staff conference regarding this proposal. I also attended some of the Oakley Community Council meetings at which this was discussed. I have also discussed this with several other Oakley Square business operators including Dewey's, Aglamesis, and Spice Beauty Salon. I am aware of the concerns expressed by representatives of Skyline. The Fresh Market/CVS property already has a security man on a regular basis to keep their lot usable for Fresh Markey and CVS. Having considered this carefully, I now want to make it clear that I am opposed to the Parking Overlay District.

While I value the goal of creating walkable communities, my business requires parking for my customers who are bringing their pets for treatment. It is a rare customer who walks to the Animal Hospital with their ailing pet. Similarly, Subway needs parking to meet the needs of their customers. Parking is already at a premium in the Oakley business district, as you heard during the staff conference. I have already found it to be a challenge to prevent those who are not customers of either Subway or my Animal Hospital from parking on the lot I own and pay to maintain. The Parking Overlay will put similar pressure on all of the current owners of off-street parking. All of the present businesses will be burdened with more competition for the presently available on-street parking. As the letter Tim Burke provided to you regarding the dispute over the proposed Tap & Screw brewery a few years ago pointed out, the City's own study of the Oakley business district pointed out the lack of parking was already a problem. The Parking Overlay District will do nothing to relieve that problem. Indeed, it will exacerbate it.

Please do not recommend adoption of an Urban Parking Overlay District in Oakley. Instead, please recommend City involvement to help resolve the present parking deficit in the Oakley Business District.

Sincerely,

James Hearst DVM  
Oakley Square Animal Hospital

3000 Madison Road  
Cincinnati, Ohio 45209  
513-607-6840

## Urbanicsik, Jesse

---

**From:** Joe Groh <joe.groh@oakleynow.com>  
**Sent:** Tuesday, September 6, 2022 6:18 AM  
**To:** Pete Haggenjos  
**Cc:** Urbanicsik, Jesse  
**Subject:** [External Email] Re: Oakley Parking Overlay District

### External Email Communication

Hi Pete,

At this point we are simply looking into the potential of implementing such a district, which involves discussion of the pros, the cons, and drawing the actual boundaries (if opt to move forward).

A pro is definitely that it would allow businesses to come to Oakley which have historically not been able to, or have been denied that opportunity because requested parking variances were denied. As a result of having parking restrictions, we see prominent locations on the Square which have been vacant for long periods of time, and see a corporate HQ move in which offers little value to a business district. Many smaller/local/diverse businesses have shared they no longer consider Oakley as an option because the track record of variances getting approved is dismal.

Part of this exercise is to solicit the feedback from existing business owners and residents so that an informed decision can be made.

The boundaries displayed in the map image that has been shared is simply the suggestion of one person. We've yet to have a discussion about what the actual boundaries should be, and that will be part of this discussion as well.

I'd suggest writing a letter/email to Jesse and [oakleycouncil@oakleynow.com](mailto:oakleycouncil@oakleynow.com) stating your specific concerns, that way they can be included in all the documentation/feedback that is being collected.

Thanks,

On Mon, Sep 5, 2022 at 6:56 AM Pete Haggenjos <[pete.haggenjos@gmail.com](mailto:pete.haggenjos@gmail.com)> wrote:

Hello Joe and Jesse,

I was reading up about the proposal for the change to the parking requirements in Oakley.

Am I correct that the proposed changes would allow businesses to lease or buy space in these areas without meeting parking requirements/spaces based on the building/occupancy?

I guess I can see the pros that new businesses could move in wherever without having parking restrictions...is this the thought process?

What about the cons? I have been at my location since 2013 at 3071 Madison Road and parking is more and more challenging with each passing year for my customers. (I pay for private lots for my staff and my customers to park in).

Are others concerned that eliminating parking restrictions will further overwhelm the parking issues we see in Oakley. Or am I missing something in how this is supposed to work?

Thanks,



Pete

P.S. I will not be able to attend the upcoming meetings 9/6 and 9/19 but wanted to express my concerns.

--

Joe Groh

Oakley Community Council Vice President

Pedestrian Safety, Business & Membership Committees



9/18/22

Re: Oakley Parking Overlay Proposal

Thank you for inviting community members to submit thoughts and questions on the parking proposal for Oakley.

I have some ideas based on my experience as a business owner in the Oakley business district. My chiropractic office has been located in Oakley since 2008 and at the current location on Madison Road since 2013. In this time, of course we have seen tremendous change in Oakley, much of it wonderful.

A concern or challenge, with increasing frequency in the last 3 years, has been parking. I pay for two different private lots for my customers and for my staff to park. Additionally, there are metered spaces available for customers. The lots and metered spaces had been sufficient in my first years in Oakley with notable exceptions at peak holiday shopping times for a couple weeks each year. In recent years, the lots are full more and more often and customers tell us they had trouble finding space.

With this said, what is the objective of the parking proposal? Is it to make Oakley properties easier for businesses to move into? Is this currently a problem and is parking restriction the main inhibitor? Do we have many of empty, vacant buildings?

I don't think it is a bad thing if the current parking rules allow some limits and restrictions to better protect the parking spaces we have.

Please consider how many of our Oakley businesses along Madison need customers to find easy parking for a quick 10-15 minute visit. My office is like this. Coffee shops, retail stores, etc. If it becomes too much of a hassle for people to find parking for these short stops, they will go elsewhere and not make the extra effort to shop local.

Finally, I think we may be overemphasizing the parking spot rules as a limiter for businesses moving into buildings in Oakley. For example, years ago I looked at the building at the corner of Madison and Markbreit that used to be a funeral home. It's been vacant for years, of course. I thought it could be an excellent space for my office and I could have used the extra room to hire more health practitioners. The parking spaces would have been perfect for staff and clients. I simply found the asking price for rent very high. I would have made an offer for purchase of the building, but the owner would not entertain it.

I give this example to show you that sometimes other factors are at play. I suspect many other businesses like mine could have/would have worked well in a vacant spot like this if financial agreements could have been made.

Thank you for considering my concerns. My lingering question for you is... why do we need to bring more businesses into the district if they will overwhelm our parking infrastructure? I am concerned that eliminating parking restrictions will have the unintended consequence of businesses like mine leaving the Oakley business district because it will be too inconvenient for our customers.

Sincerely,

A handwritten signature in cursive script that reads "Pete Haggengjos". The ink is dark and the signature is fluid, with a stylized 'P' and 'H'.

Pete Haggengjos

## Parking Overlay District Primer

Note that the OCC is only investigating the pros/cons of implementing such an overlay, hence why there will be meetings to discuss this and the city public staff conference - to gather input and will decide based on that.

### What is a Parking Overlay District?

- The city has zoning code that sets what the minimum number of parking spaces a business must provide, based on the amount of square footage of their business.
- Businesses that existed before the current code was passed are grandfathered in, and do not have to deal with such minimums.
- This means any new business looking to open must normally meet these minimums or ask for a variance to allow them to have fewer spaces. Approval of such variances are hit/miss, often with other surrounding businesses and/or the city opposing them. Some Oakley examples:
  - MashRoots, a local unique Caribbean restaurant wanted to open in building where Wingstop is. OCC approved it, city denied it. They opted to open in College Hill.
  - Former funeral home @ Madison & Markbreit, Tap & Screw Brew pub wanted to open there, needed a variance for 2 parking spaces, OCC supported them but several local business owners opposed and the city denied it. Space has been vacant for years now.
  - Former owner of 20th Century/Laundromat would like to have converted the laundromat to a bar/cafe, so would have needed variances. But those properties were sold, and now the new owner faces the same limitation - because incoming business would be a change from the previous type of business.
- If a new business is of the same type of business that they would be replacing, and the older business was grandfathered in, the new business would also be grandfathered in.
  - Example: The Oakley Fish House, which replaced Habits, did not have to meet parking minimums because they the same type of business.
- A parking overlay district would remove those parking minimums within the boundaries of the overlay district. This would allow more businesses to consider opening in Oakley where they don't now. The actual boundaries would be drawn by us, those in the image above are just one person's suggestion.
- Left as is, Oakley is limited in the types of businesses it can attract to open here, which impacts ability to grow our business district and bring in local/diverse types of businesses. What we get is situations like mentioned above, and you get a business HQ moving into the former Millett furniture store - nothing against Dewey's, but that such a unique space and it could have been something so much cooler if the parking minimums not in place. It would also help us avoid situations where a business buys a building solely for the parking spaces allocated to it - the former dentist office between Dewey's & the former funeral home, which now sits vacant.
- But there are legitimate concerns from adjacent residents regarding spillover parking on their streets, and from businesses who have their own parking (or paid arrangements) and are worried there be issues there.
- Goal is to have the tough conversations around this and make the decision that's best for the community going forward.

Parking Overlay Feedback: <https://oakleynow.com/Parking-Overlay-Feedback/>