



PO Box 9244  
Cincinnati OH 45209  
oakleynow.com

November 23, 2020

Ms. Emily Ahouse  
Zoning Administrator  
Department Zoning Administration  
City of Cincinnati  
Two Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
[Emily.ahouse@cincinnati-oh.gov](mailto:Emily.ahouse@cincinnati-oh.gov)

RE: Morellia Group's Requested Zone Change Request from RMX to CG-A

Dear Ms. Ahouse:

At the November 3, 2020 meeting of the Oakley Community Council, representatives of Morellia Group were present to request a zone change with respect to their plans for development on Madison Road north of Kennedy Avenue in Oakley. The Trustees were advised that the zone change was required for Morellia's proposed commercial development. Mr. Christopher Hildebrant made a request of the Board of Trustees for a Letter of Support for the zone changes for multiple parcels as noted below.

The following motion was made at the November 3, 2020 OCC meeting: "[t]he Oakley Community Council hereby supports Morellia Group, LLC's ("Applicant's") proposal to change the zoning classification of Hamilton County, Ohio Auditor's Parcel Nos. 051-0002-0139, 051-0002-0140, 051-0002-0141, 051-0002-0142, 051-0002-0143, 051-0002-0144, 051-0002-0145 and 051-0002-0153 (collectively, the "Parcels") from Residential, Mixed ("RMX") to Commercial, General ("CG-A"), provided that the following requirements are imposed as conditions to such zoning change:

1. All buildings constructed on the Parcels shall feature compatible exterior building materials and colors;
2. Applicant shall convey to the City of Cincinnati (the "City") a strip of land approximately sixteen feet (16') in width along the frontage of the Parcels bordering Madison Road, subject to approval of such conveyance by the City and the Ohio Department of Transportation ("ODOT"); and

Applicant shall install a pedestrian crosswalk across Madison Road connecting to the Parcels, subject to approval of such installation by the City and ODOT."



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As per the enclosed copy meeting minutes, the motion passed with seven yeas, three noes and with two abstentions.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at [seth.shaifer@oakleynow.com](mailto:seth.shaifer@oakleynow.com)

Sincerely,

*Seth Shaifer*

Seth Shaifer  
Zoning Committee Chair  
OCC Trustee

Attachment

CC: OCC File  
Morelia Group