

Development Program Statement

PD-67 Use Change for Trailhouse at 3701 Montgomery Road

February 12, 2025

Xavier university requests a Major Amendment to the Final Development Plan for Phase 1 of Planned Development District #67 (PD-67), University Station, located at 3701 Montgomery Road in Evanston, for a partial Use Change. PD-67 established a "business corridor" along Dana Avenue and a "main street corridor" along Montgomery Road including portions of Montgomery Road and Cleaney Avenue in Norwood.

Since the establishment of PD-67, Xavier University has gained control of the building at 3701 Montgomery Road and is proposing a major amendment to the Concept Plan for Planned Development District # 67 (PD-67) to provide a Use Change for the 6,880 square building located at 3701 Montgomery Road (the corner of Montgomery Road and Dana Avenue).

When the proposal for this building was submitted as an amendment to PD-67 in 2013, the building's uses were loosely described in various drawings and documents as "retail," "retail/restaurant," and "restaurant/bar." The university seeks to modify the planned development to allow uses that are consistent with the Commercial Neighborhood CN zone, which is the character of development sought for the Montgomery Road and Cleaney Avenue "main street corridor."

This Use Change will not affect any physical attributes of the Planned Development. The building, landscaping, parking and other development associated with this building and its use are existing. Other than the use change, all other aspects of the planned development would remain the same.

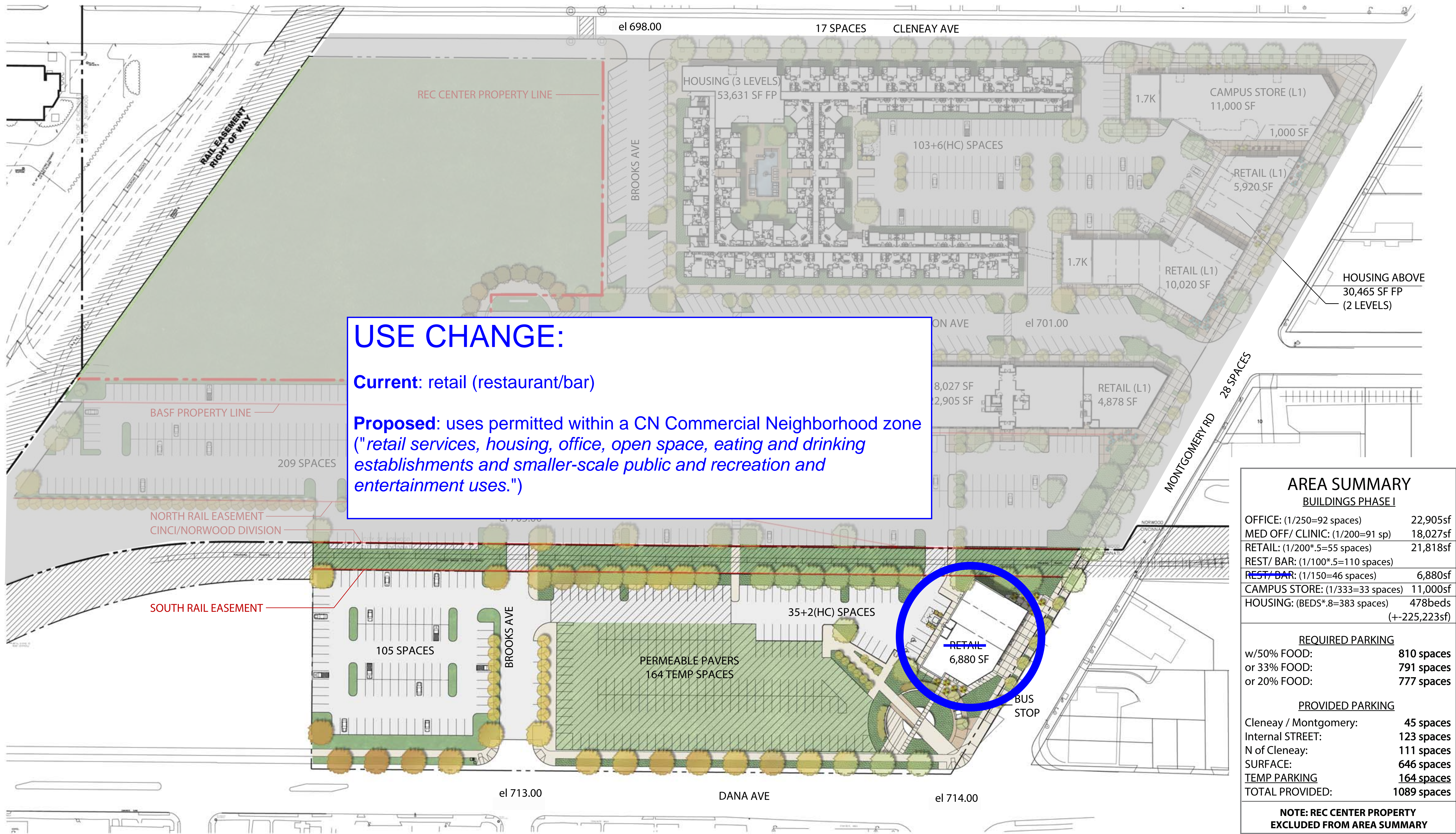
The Use Change is compatible with the intent of the planned development. Further, the proposed allowable uses are consistent with the type of development envisioned in the Evanston Neighborhood Business District (NBD) Urban Renewal Plan (1998), consistent with Plan Cincinnati (2012) initiatives and goals, and supports recent city initiatives to revitalize neighborhoods and support their business districts.

A

B

C

D



SITE PLAN Phase I

PRELIMINARY : DIMENSIONS, SQUARE FOOTAGE AND CONFIGURATIONS ARE SUBJECT TO CHANGE AS PLANS DEVELOP

50 100 200 UNIVERSITY STATION - Cinti/Norwood, OH. 3.13.2013

studio costandi ARCHITECTURE + PLANNING



MSA DESIGN



Planned Development 67 Use Change

| Number | Date | Issued For |
|--------|------|------------|
| | | |
| | | |
| | | |

Amended Concept Plan

Date
02/10/2025
Scale
AS INDICATED
Proj. Number

Drawing Number
G-101

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Proposed Major Amendment for PD-67 in Evanston

Exhibit A

