

PD-93 Midpointe Crossing Concept Plan

ZONING SUMMARY

TOTAL PD RE-ZONE AREA: 27.32 ACRES

REDEVELOPMENT AREA: 15.39 ACRES
OPEN SPACE: 3.75 ACRES = 24%

BUILDING SUMMARY

RESIDENTIAL = 250-450 UNITS TOTAL
TYPE 1 BUILDING (RESIDENTIAL ONLY) = 190 - 350 UNITS
TYPE 2 BUILDING (MIXED USE) = 60- 100 UNITS

COMMERCIAL = 28,000 SF - 35,000 SF

COMMERCIAL/RESTAURANT = 15,000 SF - 20,000 SF
TYPE 2 BUILDING (MIXED USE) = 5,000 SF - 15,000 SF

OFFICE = 20,000 SF - 60,000 SF

AUXILIARY = 5,500 SF - 6,500 SF
CLUBHOUSE/AMENITY = 2,500 SF - 3,000 SF
MAINTENANCE = 3,000 SF - 3,500 SF

PARKING SUMMARY

SURFACE SPACES = 400 - 750 SPACES

ANTICIPATED SCHEDULE

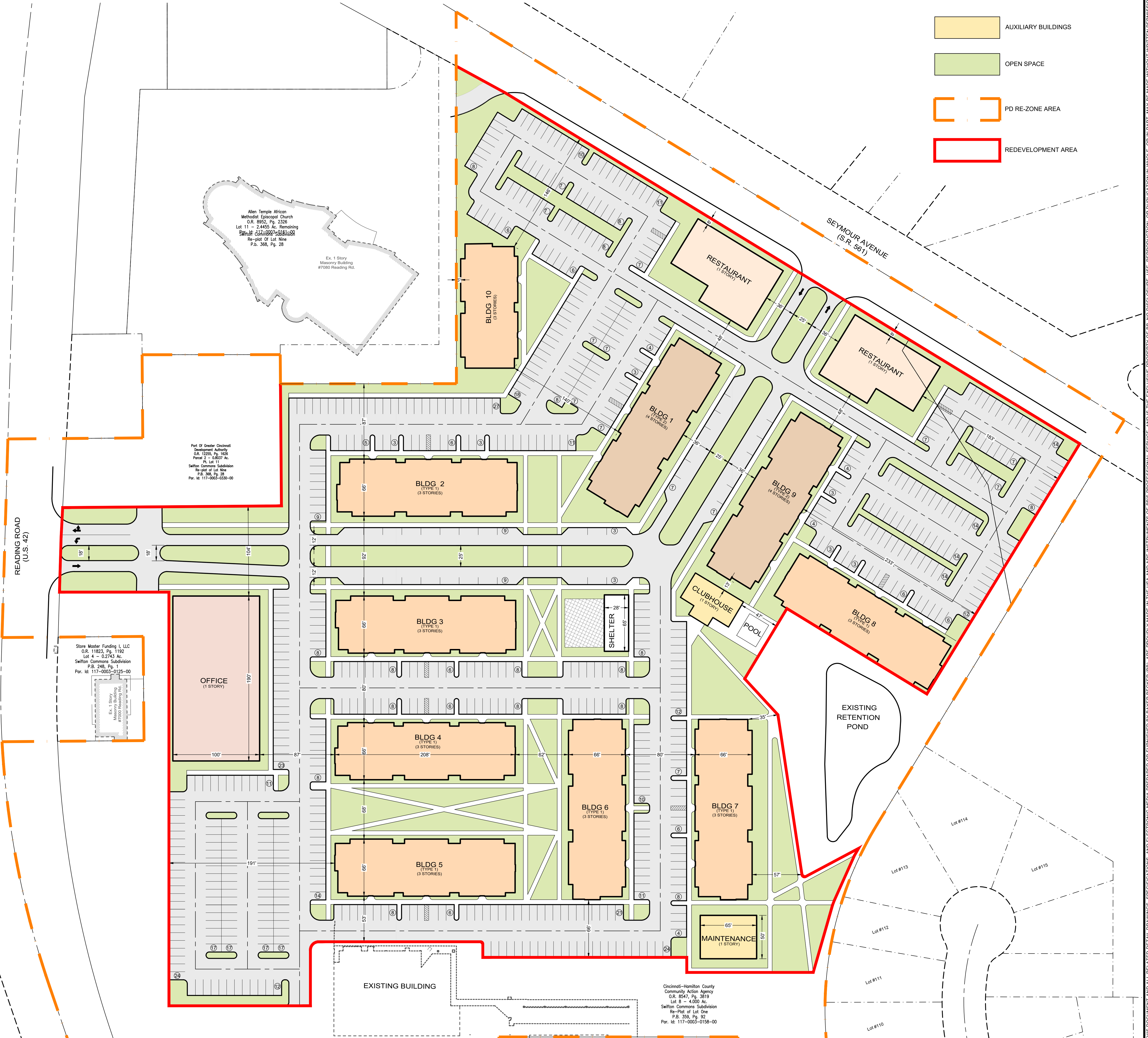
PHASE 1: APARTMENTS AND MIXED USE

ZONING: 1Q2023
PERMITTING: 2Q2023
CONSTRUCTION START: 3Q2023
SUBSTANTIAL COMPLETION: 1Q2026
OCCUPANCY: 3Q2026

COMMERCIAL SPACE ANTICIPATED TO BEGIN CONSTRUCTION IN 2025 AND CONCLUDE BY 2030. ADDITIONAL PHASES WILL BE BASED ON THIS CONCEPT PLAN AS SUBMITTED.

LEGEND

- RESIDENTIAL
- MIXED-USE COMMERCIAL & RESIDENTIAL
- COMMERCIAL
- OFFICE
- AUXILIARY BUILDINGS
- OPEN SPACE
- PD RE-ZONE AREA
- REDEVELOPMENT AREA



Basis of Bearing: State Plane NAD83 (2011)
 0 50 75
 SCALE: 1" = 50'
 Date: _____
 Drawn: _____
 Checked: _____
 Item: _____
 Revision Description: _____
MIDPOINTE CROSSING
 READING ROAD, SEYMOUR AVE. & LANGDON FARM RD
 SECTION 6, TOWN 3, FRACTIONAL RANGE 2, BTM
 MIAMI PURCHASE, CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO
PLAN DEVELOPMENT EXHIBIT
bayer becker
 www.bayerbecker.com
 1404 Race Street, Suite 204
 Cincinnati, OH 45202 - 513.634.8151
 Drawing: 20-0250 CD BASE
 Drawn by: RAS
 Checked by: MPD
 Issue Date: 12-13-22
 Sheet: **1.0**

Plot Date: Dec 13, 2022, 1:22pm
Drawing Name: J:\2020\20-0250\CD\DWG\20-0250-CD-BASE.rvt - Layout Tab: Area Exhibit