

September 13, 2022

To: Mayor and Members of City Council 202201706
From: John P. Curp, Interim City Manager
Subject: Ordinance for the Zone Change at 6010-6026 Montgomery Road and 5984-5988 Lester Road in Pleasant Ridge

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the Pleasant Ridge neighborhood located at 6010, 6018, 6024, and 6026 Montgomery Road and 5984 and 5988 Lester Road from the CC-P, “Commercial Community–Pedestrian,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 93, “Montgomery and Lester Development.”

The City Planning Commission recommended approval of the zone change at its August 19, 2022 meeting.

Summary:

The petitioner, Towne Properties, in partner with E. Levental Company and the Pleasant Ridge Development Corporation (PRDC), submitted a proposed zone change to a Planned Development, including a Concept Plan and Development Program Statement, to develop a five-story, 82-unit apartment building, consisting of 96 parking spaces, two retail spaces totaling over 6,000 square feet on the ground floor, and multiple residential amenities.

The City Planning Commission recommended the following on August 19, 2022, to City Council:

ACCEPT the Concept Plan and Development Program Statement as submitted;

ADOPT the Department of City Planning and Engagement Findings as detailed on page 3-10 of this report; and

APPROVE the proposed change the proposed zone change from Commercial Community - Pedestrian (CC-P) and Residential Mixed (RMX) to Planned Development (PD) for 6010-6026 Montgomery Road and 5984-5988 Lester Road in Pleasant Ridge

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement