

**SUBJECT:**

A report and recommendation on a proposed zone change from Commercial Community - Pedestrian (CC-P) and Residential Mixed (RMX) to Planned Development (PD), including a Concept Plan and Development Program Statement, located at 6010-6026 Montgomery Road and 5984-5988 Lester Road in Pleasant Ridge.

**GENERAL INFORMATION:**

**Location:** 6010, 6018, 6024, and 6026 Montgomery Road and 5984, 5988 Lester Road, Cincinnati, OH 45212

**Agent:** Towne Properties – Scott Arentsen  
1055 St. Paul Place  
Cincinnati, OH 45202

**Owners:** Hamilton County Land Reutilization Corporation  
3 East Fourth Street, Suite 300  
Cincinnati, OH 45202

Lester and Montgomery Apartments LLC  
1055 St. Paul Place  
Cincinnati, OH 45202

Pleasant Ridge Development Corporation  
P.O. Box 128705  
Cincinnati, OH 45212

**Request:** To change the zoning of the property from CC-P and RMX to a PD to allow for the coordinated development of a 5-story, market-rate apartment building consisting 82 apartment units (65 one-bedroom units, 17 two-bedroom units) with over 6,000 square feet of commercial space on the ground floor, including a fitness center, co-working spaces, dog run, bike maintenance station, electric vehicle (EV) charging stations, and 96 parking spaces.

**ATTACHMENTS:**

Provided in addition to this report are the following attachments:

- Exhibit A - Zoning Map
- Exhibit B - Petition for Zone Change
- Exhibit C – Legal Description
- Exhibit D – Consolidation Plat
- Exhibit E – Ownership
- Exhibit F – Development Program Statement
- Exhibit G – Concept Plan
- Exhibit H – Summary of Community Engagement
- Exhibit I – Letters of Support



- Exhibit J – Project Overview Presentation
- Exhibit K – Coordinated Site Review Letter
- Exhibit L – Restrictive Covenant

### **BACKGROUND:**

The subject properties are located at the corner of Lester Road and Montgomery Road in Pleasant Ridge, additionally located within both the Neighborhood Business District and Urban Design Overlay District. 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 need for the zone change is mainly due to the portion of the property that is currently zoned RMX not permitting the proposed surface parking for the development. It was also determined that a Use Variance would be difficult to achieve in this instance, so it was ultimately recommended by City staff for the applicant team to proceed with a zone change to a Planned Development to accompany all aspects of the proposed development.

The 1.5224-acre property, currently zoned Residential Mixed (RMX) and Commercial Community – Pedestrian (CC-P), consists of nine (9) parcels, most of which are vacant or have vacant structures located within the properties. Three vacant, commercial buildings exist on the site, facing west along Montgomery Road, and one single-family home exists at the corner of Lester Road and Parkview Avenue. The proposed rezoning also includes portions of the right-of-way along Montgomery Road and Lester Road, with the entire area being rezoned 2.040 acres. The subject property does not fall within a Historic Overlay District or Hillside Overlay District.

### **ADJACENT LAND USE AND ZONING:**

The property requested is currently zoned Residential Mixed (RMX) and Commercial Community - Pedestrian (CC-P). The existing zoning and land use surrounding the subject site is as follows:

#### **North:**

Zoning:	Commercial Community (CC-P); Single-family residential (SF-20)
Existing Use:	Pleasant Ridge Montessori School

#### **East:**

Zoning:	Commercial Community (CC-P)
Existing Use:	Pleasant Ridge Chili; businesses

#### **South:**

Zoning:	Residential Mixed (RMX)
Existing Use:	A mix of single-family residences and multi-family buildings

#### **West:**

Zoning:	Single-family residential (SF-6)
Existing Use:	Pleasant Ridge Presbyterian Church and parking lot

### **PROPOSED DEVELOPMENT:**

Towne Properties, with their associated entities, plan to consolidate the existing nine parcels into one property (Exhibit D). A zone change to a Planned Development (PD) is being requested to allow for the coordinated development of the multi-family building including the ground floor retail spaces,



parking, and preservation of open space.

### **Residential Building and Amenities**

The proposed development will be constructed in one phase and one building with a total of 82 units, 65 one-bedroom units, averaging 700 square feet per unit, and 17 two-bedroom units, averaging 1,100 square feet per unit. The total gross square footage (GSF) of the entire development is 103,134 square feet, with 64,127 square feet being residential rentable area (NSF). Residential amenities include a fitness center, community room with co-working spaces, roof-top community deck, dog run, bike maintenance station and electric vehicle (EV) charging stations.

### **Commercial Space**

The proposed development will have two commercial spaces on the ground floor totaling 6,005 square feet. One space will be dedicated to a future fast-casual restaurant with an outdoor dining area and the other is intended to become retail space.

### **Parking**

96 total parking spaces will be provided within garages and a parking lot in the rear of the property with two access points, one off Montgomery Road and the other off Lester Road. There will be 18 garages constructed on the rear, ground floor of the building designated to residents. There are 1.17 spaces per unit.

### **Traffic Control/Circulation**

The petitioner submitted a traffic analysis prepared by Bayer Becker on July 9, 2021. The report was prepared using historical data provided by the Department of Transportation and Engineering (DOTE). The parking for the future development has two access points, one off Montgomery Road and another off of Lester Road, directly across from the Pleasant Ridge Presbyterian Church.

### **Open Space, Landscaping, and Buffering**

The Development Program Statement proposes preserving 15% of the site (0.23 acres) as open space. The landscape will be maintained by Towne Properties.

### **Geotechnical**

The petitioner submitted a geotechnical report from Terracon Consultants, Inc. dated March 26, 2021. A summary of the report is included in the Final Development staff report.

### **Waste Management**

Trash facilities will be screened with a privacy fence and located in the southern portion of the site, near the parking spaces. The interior of the building will additionally have trash chutes.

### **Schedule**

This future development will be constructed in one phase.

### **BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. *Minimum Area* – The minimum area of a PD must be two contiguous acres.



The proposed zone change area is approximately 2.040 contiguous acres. The development site itself is only 1.5224 acres.

- b. ***Ownership*** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.

The petitioner provided a list of all properties and owners included in the requested zone change area (Exhibit E). The proposed zone change area includes a total of seven (7) parcels, all which will be consolidated into one large parcel. A restrictive covenant may be found in Exhibit L.

- c. ***Multiple buildings on a lot*** – More than one building is permitted on a lot.

The submitted Concept Plan and Development Program Statement indicate one mixed-use building on the site.

- d. ***Historic Landmarks and Districts*** – Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.

No portion of the site is located within a historic district, nor does it contain any historic landmark.

- e. ***Hillside Overlay Districts*** – Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.

The subject site is not located within a Hillside Overlay District.

- f. ***Urban Design Overlay District*** – Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.

The northern portion of the site is located within an Urban Design Overlay District (UD #13). The proposed Planned Development would remove the site from the Urban Design Overlay District, however if the Planned Development expires and the site reverts to prior zoning, the Urban Design Overlay District would also be reapplied.

#### **CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:**

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibit F and Exhibit G). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. ***Plan Elements*** – A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.



The submitted Development Program Statement (Exhibit F) includes sufficient information regarding proposed uses, building location, site description, street and parking access, pedestrian circulation system, and open space and landscaping. A geotechnical report has additionally been submitted which provides recommendations regarding earthwork, design, and construction of the project.

- b. ***Ownership*** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The applicant team has provided a list of all properties, parties, and owners that are included in the proposed zone change area (Exhibit E). The proposed zone change includes a total of seven (7) parcels in which all will be consolidated into one large parcel.

- c. ***Schedule*** – Time schedule of projected development if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

This proposed development will be constructed in one phase.

- d. ***Preliminary Reviews*** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The applicant team has been in contact with the City's Department of Transportation and Engineering (DOTE), Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). The project has also gone through the City's Coordinated Site Review Process (Exhibit K).

- e. ***Density and Open Space*** – Calculations of density and open space area.

The Development Program Statement explains that nearly 15% of the site (0.23 acres) will be utilized as open space. Part of the open space will include landscaping and a dog run. This area will be professionally landscaped and maintained by Towne Properties.

- f. ***Other Information*** - Any other information requested by the Director of City Planning or the City Planning Commission.

The signage being proposed on the building and site will conform to the requirements of the CC-P zoning district.

#### **FINAL DEVELOPMENT PLAN:**

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council. A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. Pursuant to §1429-16, the applicant team submitted for concurrent approval of the Concept Plan, Development Program Statement, and the Final Development Plan.

#### **COORDINATED SITE REVIEW:**

The proposed development went through the Development Design Review of the Coordinated Site Review process on June 8, 2021. The Department of City Planning and Engagement indicated the



need for a zone change which was necessary for the project to move forward due to the fact that the RMX portion of the site does not permit surface parking, which is where the parking is proposed to be located. No immediate objections were voiced regarding the zone change or Concept Plan, however, additional requirements need to be met before permits are obtained. The full report is attached as Exhibit K.

Highlights of additional requirements needed, or comments/concerns include:

- The Department of City Planning and Engagement (DCPE) – Zoning Division identified concerns with the scale, massing, and height of the proposed development. The Zoning Division identified multiple other requirements, all which will be alleviated due to the request for a zone change into a Planned Development (PD).
- The Cincinnati Fire Department identified the immediate requirement for flow requirements, hydrants, sprinklers, and additionally recommended to install a bi-directional antenna device within the proposed development.
- The Office of Environmental and Sustainability (OES) identified the need to utilize a City-franchised commercial waste collection service per the Cincinnati Municipal Code Chapter 730 during construction among other recommendations.
- The Cincinnati Health Department identified that the food facility plan will need to be reviewed for the future fast-casual restaurant space on the ground floor of the development.

The applicant team received a copy of the comments from each of the appropriate Departments and is aware of the additional requirements needed before obtaining permits. Project partners, including then developer, engineers, and architects, have been working with departments to resolve these requirements.

#### **PUBLIC COMMENT:**

Towne Properties has been engaging with the Pleasant Ridge neighborhood throughout the past few years regarding the subject site and proposed development. Towne Properties has been working together with the Pleasant Ridge Development Corporation and has held multiple meetings with the Pleasant Ridge Community Council and the President of the Pleasant Ridge Neighborhood Business Group. A summary of the community engagement efforts may be found in Exhibit H.

The Department of City Planning and Engagement held a Public Staff Conference on the proposed zone change on July 18, 2022 via Zoom. Notices were sent to property owners within a 400-foot radius of the subject property, the Pleasant Ridge Community Council, and the Pleasant Ridge Development Corporation (PRDC). A total of 12 community members were present in addition to City staff and the applicant team.

Most community members were curious about the timeline, construction, and had questions regarding fencing and the retaining wall, the traffic study, and traffic congestion. Two residents expressed concerns with traffic impact analysis being conducted not during school hours or while school was in session. Lastly, there was a concern brought up by a resident with privacy concerns from the south facing balconies on the back of the future building.



## **CONSISTENCY WITH PLANS:**

### ***Plan Cincinnati* (2012)**

The zone change request is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the strategy to “Provide quality healthy housing for all income levels” (p. 165) which aims to “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165). The proposed project will develop vacant and underutilized properties into a residential community, providing new housing opportunities for the community and employees of nearby businesses and institutions.

This request is additionally consistent with the Compete Initiative Area Goals to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 103) and to “Cultivate our position as the most vibrant and healthiest part of our region” (p. 114). This subject property is located in the Pleasant Ridge Neighborhood Business District and is adjacent to multiple neighborhood businesses and organizations including Pleasant Ridge Chili, Pleasant Ridge Montessori, Pleasant Ridge Presbyterian Church, and is walking distance from multiple bars, breweries, restaurants, library, and gas stations.

### ***Pleasant Ridge Community Council Market Study & Vision Plan* (2016 Update)**

The zone change request is consistent with the recommendation of “The redevelopment of second tier commercial properties (along Montgomery Road) should be geared toward mixed-use alternatives that increase the local resident population (and the pool of potential business patrons)” (p. 18). The plan additionally states that the Pleasant Ridge Business District, currently (as of 2016) has more retail/commercial space than the market demands. This new proposal will bring 82 units of housing to the business district and neighborhood in general, along with only two, new commercial spaces.

In the original 1998 version of the Plan, it states the following goal to “Make the Pleasant Ridge Business District a Dynamic Attraction for Customers and Businesses” (p. 24), through the objectives to “Improve appearance of the Neighborhood Business District (NBD)” (p. 24), “Create new retail, office and other commercial space, as well as new residential space” (p. 26), and to “Improve pedestrian “feel” in business district” (p. 38).

### ***Pleasant Ridge Urban Design Plan* (2000)**

The zone change request is consistent with the goal to “Maintain an aesthetically attractive, pedestrian oriented, community business district with a desirable mix of uses and businesses” (p. 28) through the objective to “Increase the visual attractiveness of existing and new buildings through improvements to facades, signage, and building appurtenances” (p. 28).

## **CITY PLANNING COMMISSION ACTION:**

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed residential use is compatible with the surrounding land use patterns. Adjacent land uses include institutional, multi- and single-family residential, and commercial.



2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The proposed Planned Development would permit a coordinated residential mixed-use development effort which would demolish vacant, non-contributing buildings that have sat vacant for years. Additionally, the Concept Plan and Development Program Statement illustrate how the proposed project will accommodate residential and parking needs through garages and a parking lot that is integrated into the overall design of the multi-family building. Finally, the consolidation of seven (7) parcels for the site ensures that an adequate open space (including the dog run) is preserved alongside the development. The superior urban design of the proposed development fits in appropriately with the Neighborhood Business District.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed land use for this property provides a productive use on what is currently a vacant and underutilized site which has been vacant for years. The proposed development is currently located in two zoning districts, RMX and CC-P, in which the RMX district would not permit surface parking as a permitted use. If the applicant did not pursue a PD, the applicant would need zoning relief for 16 parking spaces, a Special Exception for the location of parking, variances for the building setbacks from Montgomery and Lester Roads, and a Conditional Use approval for the proposed Outdoor Area related to the restaurant space on the ground floor. Lastly, with the creation of a PD, the newly created PD will take precedence over the Urban Design Overlay District (UD #13). More specifics may be found in Exhibit K.

The PD zoning district allows the developer to be innovative in site development combining quality site and building design, open space preservation, and increased community involvement through the Planned Development process.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted and is detailed in the Final Development Plan.

#### **ANALYSIS:**

The proposed development will reactivate currently vacant or underutilized properties into a community with a mix of residential units, commercial/retail space, parking, and open space. A Planned Development allows for the coordinated development of seven (7) existing parcels which will be consolidated into one large parcel. The proposed development will provide one- and two-bedroom units for rent and will be available for existing residents and employees in the neighborhood, as well as those wishing to move to Pleasant Ridge, increasing the neighborhood's population. It also is proposing two new commercial spaces on the ground floor which only adds to the existing vibrancy of the Pleasant Ridge Neighborhood Business District.

The design is considerate of the surrounding neighborhood character, as the applicant is proposing to



incorporate Tudor-style architecture reminiscent to Tudor revival homes by the roof style into the structure. The building will be five stories, with ground floor commercial spaces and a rooftop amenity terrace which will face downtown Pleasant Ridge. The exterior building materials consist of board-and-batten siding and masonry, with either brick and cast stone detailing or synthetic stone veneer in ashlar coursing of two different surface textures. The first and second floor residential terraces along Montgomery Road will be slightly larger than all the other balconies to create porch features with Tudor-like timber details. The first-floor units of the building have some setback from the street, allowing small spaces for landscaping and added privacy for future residents. The ground floor restaurant space only has two residential floors above it, giving the building a 3-story appearance along the northern portion of Montgomery Road. In addition to providing new housing opportunities, this development will preserve 15% open space, provide landscaping and buffering, and a dog run. The design of the proposed development is mostly consistent with the ideas of the Urban Design Overlay District and has been carefully examined by the applicant team to ensure it appropriately fits into the Pleasant Ridge community.

The impact on traffic and parking has also been considered by the developer as they have been in coordination with the Department of Transportation and Engineering (DOTE). The intersection of Lester and Montgomery roads is a very busy intersection, especially with the proximity of the Pleasant Ridge Montessori School and Pleasant Ridge Presbyterian Church. Staff from the Department of City Planning and Engagement understands and acknowledges the concerns over the traffic congestion and safety, however the proposed development is adding much needed and desired residential units and amenities to the vibrant neighborhood. This proposed development would have 1 unit per 808 square feet, which exceeds the minimum of 700 square feet per unit of the density requirement for the CC-P zoning district. Lastly, the development will enhance the overall pedestrian experience along Montgomery Road.

The applicant team has made multiple successful attempts to engage with the community and various City Departments to make them aware of the future development and to address concerns or comments. The petitioner remains committed to working with the appropriate City Departments on their plans. Most of the subject property is situated within a CC-P zoning district which allows buildings to extend up to 85-feet tall. This proposed structure is five floors and will be approximately 71.5-feet tall.

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development and eliminates further need for any zoning relief. A Planned Development also provides assurance to the City and the community of the intended uses and scale for the site, and any significant modification to this would constitute as a Major Amendment to the Concept Plan and require public engagement and a public hearing process.

#### **FINDINGS:**

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

#### **CONCLUSIONS:**

The staff of the Department of City Planning and Engagement supports the proposed zone change



from Commercial Community - Pedestrian (CC-P) and Residential Mixed (RMX) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for a multi-family development for the following reasons:

1. It is consistent with the goal in the Live Initiative Area of *Plan Cincinnati* to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the strategy to “Provide quality healthy housing for all income levels” (p. 165) which aims to “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165). It is additionally consistent with the Compete Initiative Area to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 103).
2. It is consistent with the *Pleasant Ridge Community Council Market Study & Vision Plan* (2016) and the *Pleasant Ridge Urban Design Plan* (2000).
3. The PD zoning is appropriate in the Pleasant Ridge Business District and neighborhood. The zone change and Concept Plan are necessary to establish a well-thought out PD that allows for the construction of the development for 82 residential units, two commercial spaces on the ground floor, parking, landscaping and buffering, dog run, and residential amenities.
4. The PD zoning district requires a more extensive public process than a regular zone change.

**RECOMMENDATION:**

The staff of the Department of City Planning and Engagement recommends the City Planning Commission take the following actions:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- 2) **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 3-10 of this report; and
- 3) **APPROVE** 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.

Respectfully submitted:



Jesse Urbancsik, Senior City Planner  
Department of City Planning and Engagement

Approved:



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



# Proposed Planned Development - Montgomery Rd & Lester Rd in Pleasant Ridge

Proposed Zone Change from  
CC-P and RMX to a  
Planned Development District  
(PD-94)

SF-20

LOSANTIVILLE ALLEY

SF-4 ALLEY

WOODSFIELD ST

MONTWOOD AL

RIDGE AV

MONTGOMERY RD

SF-6

CC-P

CC-P

PR

ORION AV

WOODFORD RD

PARKVIEW AV

RMX

SF-6

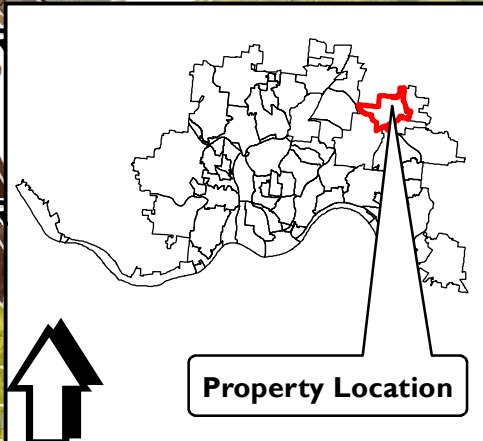
LESTER RD

BEACRAFT AV

PR

RM-1.2

PANDORA AV



## Legend



Proposed Zone Change



**PETITION FOR CHANGE OF ZONING OF PROPERTY  
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: June 15, 2022

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the

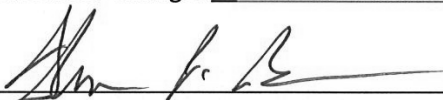
CC-P Urban Design District & RMX Zone District to the PD Zone District  
& approval of Concept Plan, Development Program Statement, and Final Development Plan.

Location of Property (Street Address): 6010 – 6026 Montgomery Rd & 5984 – 5988 Lester Rd  
(EVEN ADDRESSES ONLY)

Area Contained in Property (Excluding Streets): 1.5224 acres

Present Use of Property: 6010 – 6026 Montgomery Rd, 5984 Lester Rd – Vacant & 5988 Lester – Single Family

Proposed Use of Property & Reason for Change: Detailed in attached Development Program Statement

Property Owner's Signature: 

Name Typed: Adam Bortz – Towne Properties

Address: 1055 St. Paul Place, Cincinnati OH 45202 Phone: 513-218-1633

Agent Signature: 

Name Typed: Timothy M. Burke, Manley Burke LPA

Address: 225 West Court Street, Cincinnati OH 45202 Phone: 513-608-6227

Architect: Peter Hilligoss, M&A Architects

Address: 1404 Race Street / Suite 202 Cincinnati OH 45202 Phone: 513-407-8260

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X



Date: June 13, 2022  
Description: Hamilton County Reutilization Corporation and  
Lester and Montgomery Apartments, LLC  
Re-Zoning  
Location: City of Cincinnati ~ Hamilton County, Ohio



Situated in Sections 29 & 30, Town 4, Fractional Range 2 Between the Miamis, Columbia Township, The City of Cincinnati, Hamilton County, Ohio and being 2.040 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Begin at the intersection of the centerline of Montgomery Road (70') and the centerline of Lester Road (50') said intersection being **True Point of Beginning**:

thence, from the True Point of Beginning, departing the centerline of said Lester Road and with centerline of said Montgomery Road the following four courses:

- 1) North 65° 02' 39" East, 221.61 feet;
- 2) with a curve to the right, having a central angle of 02° 38' 00", a radius of 1025.00 feet, an arc length of 47.11 feet, and a chord bearing North 66° 21' 39" East, 47.11 feet;
- 3) North 67° 40' 39" East, 71.80 feet;
- 4) with a curve to the right, having a central angle of 00° 03' 55", a radius of 1225.00 feet, an arc length of 1.40 feet, and a chord bearing North 67° 42' 36" East, 1.40 feet;

thence, leaving said centerline of Montgomery Road and with the westerly boundary extended of Duke Energy Ohio, Inc. as recorded in Deed Book 3006, Page 688, South 23° 13' 08" East, 200.04 feet to the northerly boundary of Parkview Subdivision as recorded in Plat Book 29, Page 76;

thence, leaving the westerly boundary of said Duke Energy Ohio, Inc. and with the northerly boundary extended of said Parkview Subdivision and the northerly boundary of 3020 Parkview, LLC as recorded in Official Record 13501, Page 1914 for the following two courses:

- 1) South 77° 43' 52" West, 63.79 feet ;
- 2) South 66° 10' 08" West, 123.43 feet to the northeast corner of Robert E. and Pamela J. Clark as recorded in Official Record 13303, Page 1725;

thence, with the northerly boundary of Robert E. and Pamela J. Clark, South 76° 45' 44" West, 100.00 feet to the northwest corner of Justin A. Wilkey as recorded in Official Record 13578, Page 1223;

thence, with the westerly boundary extended of said Justin A. Wilkey, South 13° 14' 16" East, 139.72 feet to the centerline of Parkview Avenue;

thence, leaving the westerly boundary extended of said Justin A. Wilkey and with the centerline of said Parkview Avenue, South 76° 41' 46" West, 170.89 feet to the centerline of said Lester Road;

thence, leaving the centerline of said Parkview Avenue and with the centerline of said Lester Road, North 03° 02' 39" East, 305.73 feet to the **True Point of Beginning** containing 2.040 acres of which 0.517 acres is right of way.

The above description is a complete, proper, and legal description of the property by deeds and plats of record.

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Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio







June 6, 2022

Cincinnati City Council  
801 Plum Street  
Cincinnati, Ohio 45202

***Re: Petition for Zone Change (6010-6026 Montgomery Road & 5984-5988 Lester)***

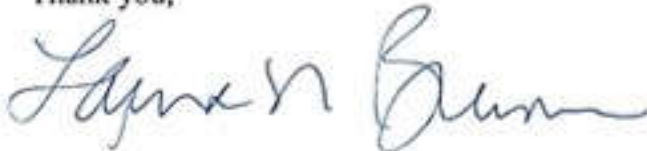
Honorable City Council of the City of Cincinnati:

The Hamilton County Land Reutilization Corporation (the Landbank) is currently the owner of the properties listed below. We are working in partnership with the Pleasant Ridge Development Corporation (PRDC). To facilitate PRDC's vision for the site, we are writing to you to authorize and support Towne Properties' pursuit of rezoning from CC-P and RMX, to PD – Planned Development. We believe the proposed zone change will give the Pleasant Ridge community an excellent opportunity for development.

- 6010 Montgomery Road (122-0004-0059-00)
- 6018 Montgomery Road (122-0004-0061-00)
- 6024 Montgomery Road (122-0004-0112-00)
- 6026 Montgomery Road (122-0004-0043-00)
- 5988 Lester Road (122-0004-0062-00)

We will continue to be available for any interactions and engagement, as well as any continued support required or requested by the City.

Thank you,

A handwritten signature in blue ink, appearing to read "Laura Brunner".

***Laura Brunner, President/CEO***

Hamilton County Land Reutilization Corporation  
The Port  
3 East Fourth Street Suite 300  
Cincinnati, Ohio 45202





Pleasant Ridge Development Corporation  
PO Box 128705  
Cincinnati, OH 45212  
513-379-8301

6 June 2022

Cincinnati City Council  
801 Plum Street  
Cincinnati, Ohio 45202

***Re: Petition for Zone Change (6010-6026 Montgomery Road & 5984-5988 Lester)***

Honorable City Council of the City of Cincinnati:

The Pleasant Ridge Development Corporation (PRDC) has a holding agreement of the properties listed below with the Hamilton County Land Reutilization Corporation (the Landbank). The Landbank is helping PRDC to facilitate the community's vision for redevelopment of the site, and I am writing to you to authorize and support Towne Properties' pursuit of rezoning from CC-P and RMX with an Urban Design District Overlay, to PD – Planned Development. We believe the proposed zone change will give the Pleasant Ridge community an excellent opportunity for development.

- 6010 Montgomery Road (122-0004-0059-00)
- 6018 Montgomery Road (122-0004-0061-00)
- 6024 Montgomery Road (122-0004-0112-00)
- 6026 Montgomery Road (122-0004-0043-00)
- 5988 Lester Road (122-0004-0062-00)

We will continue to be available for any interactions and engagement, as well as any continued support required or requested by the City.

Thank you,

***Jason Chamlee***  
***President***  
***Pleasant Ridge Development Corporation***

”

---

***“PRDC is a non-profit group that is to serve as a catalyst for economic and business growth through fostering and assisting in locating and expanding businesses in Pleasant Ridge.”***



June 15, 2022

Cincinnati City Council  
801 Plum Street  
Cincinnati, Ohio 45202

***Re: Petition for Zone Change (6010-6026 Montgomery Road & 5984-5988 Lester)***

Honorable City Council of the City of Cincinnati:

As owners of the property listed below, we are writing to you to authorize and support Towne Properties' pursuit of rezoning from CC-P and RMX, to PD – Planned Development. We believe the proposed zone change will give the Pleasant Ridge community an excellent opportunity for development.

- 5984 Lester Road (123-0001-0022-00)

We will continue to be available for any interactions and engagement, as well as any continued support required or requested by the City.

Thank you,



***Adam Bortz***  
Manager

Lester and Montgomery Apartments LLC  
1055 St. Paul Place  
Cincinnati, Ohio 45202



## **DEVELOPMENT PROGRAM STATEMENT (WITH CONCEPT PLAN INCORPORATED IN THE ATTACHED FINAL DEVELOPMENT PLAN)**

This Development Program Statement and the attached Final Development Plan is provided in support of the application for the rezoning of 6010, 6018, 6024, and 6026 Montgomery Road, and 5984, 5988 Lester Road, from a combination of CC-P and RMX with an Urban Design Overlay, to PD without the overlay. Approval of the zone change and PD requirements will allow for an improvement of the Pleasant Ridge Montgomery Road business district. The development, in a single phase, will provide a vibrant mixed use residential and commercial development. (See Attachment 1 for the survey of the property, Attachment 2 for the legal description, and Attachment 3 for the consolidation plat).

The applicant, Towne Properties, and its partners in this effort, E. Levental Company and the Pleasant Ridge Development Corporation (“PRDC”), intend to dramatically redevelop a significant portion of the Pleasant Ridge business district located at the southeast corner of Montgomery and Lester Roads. The project will remove blighted and long vacant properties, adding 82 apartment units, and 6,005 square feet of commercial space. The applicant and its partners are requesting a change in zoning to PD, as well as concurrent approval of this Development Program Statement and Final Development Plan.

Towne Properties began transforming neighborhoods nearly 60 years ago, when Neil Bortz first began developing new living spaces in Mt. Adams. Today, their experience extends to nearly 160 developments; managing 12,000 apartments and 130,000 HOA/COA units in 4 states, as well as developing more than 2,000,000 square feet of commercial property. Towne Properties has the experience and success “to contribute to a better community by profitably creating marketing and managing great places to live, work, shop, and play,” as stated by their mission.

Towne Properties has worked extensively with representatives of the Pleasant Ridge community in planning and designing a project that will fit well into the neighborhood, bring new residents to the community, and enhance the economic stability of the Pleasant Ridge business district.



In developing plans for the transformation of this portion of Montgomery and Lester Roads, Towne Properties has closely and consistently worked with the Pleasant Ridge Community Council. Towne Properties has made multiple presentations at the Pleasant Ridge Community Council meetings (see Attachment 4 for a summary of the community meetings documenting support). The Community Council has posted a banner link to all project information on its website for the better part of a year, which includes questions from the community and detailed answers by Towne Properties regarding the project. In addition to the PRDC, the project has the support of the Pleasant Ridge Community Council (Attachment 5).

Towne Properties has “sufficient control over the track of land to effect the proposed plan” per Cincinnati Zoning Code Section 1429-05(b). The consolidation plat shows each parcel that will be included in the project (Attachment 3). Attached are letters of authorization to pursue and support for the zone change and development approvals from the three entities with current ownership interests in portions of the property, The Pleasant Ridge Development Corporation (Attachment 8), the Hamilton County Land Reutilization Corporation (the Landbank) (Attachment 7), and Lester and Montgomery Apartments LLC (Attachment 9).

While the proposed development is slightly less than 2 acres (1.5224), the rezoned area will be greater than 2 acres (2.040) as a result of city right of way. As required in the Cincinnati Zoning Code Section 1429-05(a), “special site characteristics exist and the proposed land uses justify development of the property as a PD.” Those special characteristics include the long vacant and deteriorating buildings on Montgomery Road. A change in zoning would allow Towne Properties to replace those blighted properties with a Tudor-style five-story building with ample parking, eloquently enhancing the characteristics of the neighborhood. The opportunity to increase the population of Pleasant Ridge, and provide needed housing alternatives conforming to Plan Cincinnati and the Pleasant Ridge Vision Plan, are additional special characteristics supporting the approval of a PD.

Towne Properties’ prepared plans and permit ready drawings are included in this application, which are suitable for Final Development Plan approval. Because of this, it is the



applicant's intent to seek concurrent approval of the zone change, Concept Plan and Program Statement, and Final Development Plan approval.

The Concept Plan is incorporated in the Final Development Plan, which has been prepared under Towne Properties' direction by M&A Architects. The following attachments are the Final Development Plan.

<b>Attachment 10</b>	<b>Attachment 11</b>	<b>Attachment 12</b>	<b>Attachment 13</b>	<b>Attachment 14</b>
Architectural Site Plan	Floor Plans	Elevations	Landscape Plan	Trash Plan
<ul style="list-style-type: none"> <li>• A2.00</li> </ul>	<ul style="list-style-type: none"> <li>• A2.10 - A2.12</li> </ul>	<ul style="list-style-type: none"> <li>• A6.00 – A6.01</li> </ul>	<ul style="list-style-type: none"> <li>• L1.00</li> </ul>	
Site Plans and Notes			Landscape Details	
<ul style="list-style-type: none"> <li>• C1.00, C2.00, C2.01</li> </ul>			<ul style="list-style-type: none"> <li>• L2.00</li> </ul>	
Layout and Streetscape				
<ul style="list-style-type: none"> <li>• C3.00 – C3.02</li> </ul>				
Utility and Storm				
<ul style="list-style-type: none"> <li>• C4.00 – C4.03</li> </ul>				
Grading and Erosion Control				
<ul style="list-style-type: none"> <li>• C5.00 – C5.02</li> </ul>				

The attached plans (noted above) are the complete, Final Development Plan for the proposed project, and include within it, all of the details required by CZC Section 1429-13(a) thru (h). As mentioned, Attachments 10 through 14 are included to meet the requirements of both Concept and Final Development plan approval. Additionally, an initial traffic assessment was completed (findings are included in Attachment 16) that describes regional traffic distribution,



trip generation, and level of service capacity results. Attachment 17 includes a geotechnical engineering report that provides recommendations regarding the earthwork, design, and construction of the project.

An early version of the plan was submitted to the CSR Advisory Team, and the CSPRO Committee, for a preliminary review. A copy of that report, dated June 3, 2021, can be found in Attachment 15.

The property involved in the proposed project is currently zoned CC-P and RMX with an Urban Design Overlay on the CC-P zoned property. With the rezoning to PD, the site would eliminate those zone designations, including the overlay. But it is important to note that while the CC-P zone allows building heights to reach 85 feet, the proposed buildings' highest point is 71.5 feet, as measured by the height measurement requirements in Section 1400-27-H of the Cincinnati Zoning Code. The property currently zoned RMX will be devoted to a landscaped parking area. The Urban Design Overlay was intended to ensure that the architecture design of new construction is carefully examined to insure it fits the community. The rezoning to PD and the required approval of the Concept Plan, Development Program Statement, Final Development Plan and the rezoning to PD provide a more than ample replacement for the Overlay as both the Planning Commission and City Council has the opportunity to review the proposed project and its architectural detail. In addition the process provides multiple opportunities for community input. Towne Properties is proud that the project has already received the endorsement of the Pleasant Ridge Community Council, and its partner in the project, The Pleasant Ridge Development Corporation.

In fact, the development standards in the existing UD #13 Overlay district are met by Towne Properties' proposal. No prohibited signage is proposed, and the signage areas on the building conform to the requirements of projecting signs, such as only allowing small identification, not exceeding the square footage requirement, and are simple in nature. All businesses are located on the ground floor, awnings are harmonious, and new service from the existing overhead power lines on Montgomery Road will be underground (see previously referenced elevations in Attachment 12).



Towne Properties has successfully integrated details into their developments that are harmonious with the surrounding neighborhoods, and will continue to do so in this proposed development. The neighborhood is reminiscent of Tudor style architecture; the proposed building relates to the Tudor revival homes by roof style, exterior materials of board-and-batten siding and masonry, and fenestration proportions. The roof is steeply pitched and articulated by several gables with finials and cross-bracing. The facades are accented by repeated projecting bay elements on timber supports, with Tudor-detailed roof gables, and double-hung windows with ornamental mullions on top sashes. Prominent parts of the façade are clad in masonry veneer – either with brick and cast stone detailing (headers, sills and masonry caps), or synthetic stone veneer in ashlar coursing of two different surface textures (smooth and chiseled), and crenellation on top to mark the restaurant entrance on Montgomery and the west-facing masonry bay on Lester. The first and second floor residential terraces along Montgomery are slightly larger than the standard balconies above in order to create porch features with Tudor-like timber details. The top floor of the proposed building has a roof-top amenity facing downtown Pleasant Ridge. The taller storefront space at this end of the building has only 2 residential levels above it, and the rooftop amenity pulled back from the street front, giving the building at this end a 3-story appearance. The storefront windows of the commercial spaces at the ends of the building follow the proportions and scale of the historic storefronts that exist within the Pleasant Ridge business district, and connect the building to the street, adding vibrancy to the neighborhood. The first floor units have some setback from the edge of ROW, allowing space for landscaping and added privacy for the residents.

Towne Properties has carefully considered Plan Cincinnati as well as the Pleasant Ridge Community Council's 2016 Update Market Study and Vision Plan.

Plan Cincinnati, established as a guiding policy and comprehensive plan, seeks to increase the population of the city of Cincinnati. This project contributes to that. Plan Cincinnati also identified the desire to preserve and create a pedestrian scaled city as a policy principle for the plan (page 78). Again, this plan assists in doing that. Specifically, with regard to the Pleasant Ridge neighborhood, Plan Cincinnati explicitly calls out to improve the quality and number of rental and homeowner units, and the development of work force housing with modern amenities



(page 166). Towne Properties' plan for redevelopment will succeed at bringing the sought after growth to Pleasant Ridge.

Towne Properties' plan also specifically addresses the Pleasant Ridge Vision Plan – 2016 Update. Lester Road and Montgomery Road were highlighted in the plan as an opportunity for redevelopment which “should focus on higher density, mixed-use residential versus single-story commercial uses.” The plan specifically recommended that the redevelopment of second-tier commercial properties (along Montgomery Road) should be geared toward mixed-use alternatives that increase the local resident population (and pool of potential business patrons) (page 18). Additionally, Pleasant Ridge's Vision Plan depicts 4 and 5-story buildings, and specifically recommends the development of “Mariemont-like” housing along Montgomery road (pages 18, 21).

While the proposed building is taller than most existing buildings in the neighborhood, the building conforms to the existing, underlying CC-P zoning. The maximum building height requirement under CC-P zoning is 85 feet, and the proposed building is nearly 10 feet less than the maximum height allowed. The residential portion of the development has 1 unit per 808 square feet of land area, exceeding the minimum density requirement by providing over 100 square feet of additional area per 1 unit in its existing CC-P district. The proposed project has an open space calculation of over 15%. The 5984 Lester Road parcel, zoned RMX, will be entirely a landscaped parking area for the proposed development, that conforms to the CZC's parking and density requirements. The proposed parking count is 96 spaces within a garage and a parking lot, including designated spots for residents.

A change in zoning for the properties would give the Pleasant Ridge neighborhood an opportunity to develop in accordance with the Pleasant Ridge Vision Plan. Seeking approval for the Final Development Plan will fully replace the review of the Concept Plans, which were originally presented to the Pleasant Ridge Community Council, and posted on the Community Council's website (see Attachment 18 for the presentation). Properties that exist under Planned Development zoning are designated as PD for the purposes of developing sites with special characteristics. Towne Properties' vision for the neighborhood has not wavered in providing



population and economic growth for Pleasant Ridge, while conforming to the Vision Plan of the neighborhood, as well as Plan Cincinnati. Towne Properties and its development partners are prepared to respond to any questions or concerns from the planning staff, the Planning Commission, and ultimately City Council, and will continue to be available as this matter moves forward.







## **Summary of Community Meetings – Pleasant Ridge**

*Re: 6010, 6018, 6024, 6026 Montgomery Road & 5984, 5986, 5988 Lester Road*

Towne Properties's interaction with the Pleasant Ridge Community began by having preliminary discussions with the President of the Pleasant Ridge Development Corporation. After determining a good fit between Towne Properties' and the PRDC's vision for the site, phone conversations were held with the President of the Pleasant Ridge Community Council and the President of the Pleasant Ridge Neighborhood Business Group.

Following these conversations, Towne Properties held a joint meeting with leadership of all 3 groups (Development, Community, Business), where multiple representatives from each group were present.

As a follow up to the joint meeting, Towne Properties met with the Executive Committee of the Community Council, and presented at the Community Council meeting on May 4<sup>th</sup>, June 1<sup>st</sup>, and August 3<sup>rd</sup> 2021. Each of these meetings consisted of answering questions from neighborhood residents, and following up on the questions in writing. The presentations and Q&A from the meetings were posted on the Pleasant Ridge website, with a banner link across the top of the home page. This link to the information is still provided on the website, and continues to be updated.

On June 9<sup>th</sup> 2022, Towne Properties presented the same plan to a very well attended community council meeting, highlighting a desire to submit for zone change. The presentation was followed by a Q&A session, including questions from the residents about their interest in moving the project forward. The question precipitated a vote to provide a letter of support, with the vast majority of those in attendance voting in favor of the project and zone change.





**Pleasant Ridge  
Community Council**

Kate Gille, President

Bill Frost, Vice President

Cindy Kearns, Treasurer

Jerri Schultz, Secretary

**PO Box 128705  
Cincinnati, OH 45212**

[pleasantridge.org](http://pleasantridge.org)

June 13, 2022

Cincinnati City Council  
801 Plum Street  
Cincinnati, OH 45202

Dear Cincinnati City Council,

We are writing on behalf of the Pleasant Ridge Community Council who represents the residents of our neighborhood.

On June 7, 2022, Towne Properties presented at our community council meeting to give an update on the development at the corner of Lester Rd. and Montgomery Rd. (6010 - 6026 Montgomery and 5984 - 5988 Lester). Residents in attendance were asked to vote if they supported the project and Towne's filing to rezone the development site from a combination of CC-P and RMX with an Urban Design Overlay District on the CC-P portion to a PD, Planned Development, without the overlay and to approve the Concept Plan and Final Development Plan as it has been presented.

I am pleased to report that at the conclusion of that presentation and an in-person question and answer session, the Pleasant Ridge community voted overwhelmingly in support.

In addition, Towne Properties' commitment to be a good neighbor "both during and after construction," to "use higher quality building materials and methods," to "be [the] long term owner and operators" of the development, and to provide ongoing transparency and updates should anything in the project change, has earned the Community Council leadership's full support.

Sincerely,

Kate Gille  
President

Bill Frost  
Vice President



June 6, 2022

Cincinnati City Council  
801 Plum Street  
Cincinnati, Ohio 45202

***Re: Petition for Zone Change (6010-6026 Montgomery Road & 5984-5988 Lester)***

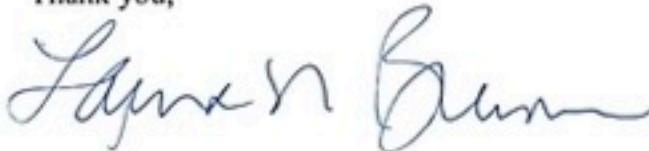
Honorable City Council of the City of Cincinnati:

The Hamilton County Land Reutilization Corporation (the Landbank) is currently the owner of the properties listed below. We are working in partnership with the Pleasant Ridge Development Corporation (PRDC). To facilitate PRDC's vision for the site, we are writing to you to authorize and support Towne Properties' pursuit of rezoning from CC-P and RMX, to PD – Planned Development. We believe the proposed zone change will give the Pleasant Ridge community an excellent opportunity for development.

- 6010 Montgomery Road (122-0004-0059-00)
- 6018 Montgomery Road (122-0004-0061-00)
- 6024 Montgomery Road (122-0004-0112-00)
- 6026 Montgomery Road (122-0004-0043-00)
- 5988 Lester Road (122-0004-0062-00)

We will continue to be available for any interactions and engagement, as well as any continued support required or requested by the City.

Thank you,

A handwritten signature in blue ink, appearing to read 'Laura Brunner', is written over a horizontal line.

***Laura Brunner, President/CEO***

Hamilton County Land Reutilization Corporation  
The Port  
3 East Fourth Street Suite 300  
Cincinnati, Ohio 45202





Pleasant Ridge Development Corporation  
PO Box 128705  
Cincinnati, OH 45212  
513-379-8301

6 June 2022

Cincinnati City Council  
801 Plum Street  
Cincinnati, Ohio 45202

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Thank you,

***Jason Chamlee***  
***President***  
***Pleasant Ridge Development Corporation***

”

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***“PRDC is a non-profit group that is to serve as a catalyst for economic and business growth through fostering and assisting in locating and expanding businesses in Pleasant Ridge.”***



Mayor and City Council

City Hall

8<sup>th</sup> and Plum St.

Cincinnati, Ohio 45202

Dear Mayor and Members of Council:

Towne Properties has done a very good job of informing the Pleasant Ridge business community of the plans for the long over due redevelopment of an important part of our business district. We support the elimination of the long vacant blighted buildings and their replacement with the proposed mixed use residential and commercial new building. The new businesses will be welcome as will the new residents and prospective customers.

It is for these reasons we are pleased to support Towne's petition to change the zoning on the property at 6010-6026 Montgomery Road and 5984-5988 Lester Rd. to a Planned Development and the approval of the Final Development for their project.

Sincerely,

Joe Peters

President

Pleasant Ridge Business Association



June 15, 2022

Cincinnati City Council  
801 Plum Street  
Cincinnati, Ohio 45202

***Re: Petition for Zone Change (6010-6026 Montgomery Road & 5984-5988 Lester)***

Honorable City Council of the City of Cincinnati:

As owners of the property listed below, we are writing to you to authorize and support Towne Properties' pursuit of rezoning from CC-P and RMX, to PD – Planned Development. We believe the proposed zone change will give the Pleasant Ridge community an excellent opportunity for development.

- 5984 Lester Road (123-0001-0022-00)

We will continue to be available for any interactions and engagement, as well as any continued support required or requested by the City.

Thank you,



***Adam Bortz***  
Manager

Lester and Montgomery Apartments LLC  
1055 St. Paul Place  
Cincinnati, Ohio 45202



# PROJECT OVERVIEW:

Pleasant Ridge @  
Montgomery and Lester



TOWNE  
PROPERTIES

E. Levental Companies





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# E. Levental Companies

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# PRDC

PLEASANT RIDGE DEVELOPMENT CORPORATION

Project Development Partners

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# ABOUT Towne and E Levental

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Creating Long-Term  
Value with Quality  
Development  
Projects





# OUR NICHE: Integrated Real Estate



PROPERTY DEVELOPMENT



CONSTRUCTION &  
RENOVATION



PROPERTY MANAGEMENT



# Towne's MISSION

To Contribute to a Better Community  
by Profitably Creating, Marketing, and  
Managing Great Places to Live, Work,  
Shop, & Play®.





# COMMUNITY PARTNERS



**A Kid Again®**

Giving illness a time out





# Towne Properties: 60 Years of Experience Creating Great Places to Live, Work, Shop, and Play®.

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160+ Developments

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15,000+ Apartments Managed in 4 States

---

130,000+ HOA/COA Units Managed

---

2,000,000+ Sq. Ft. of Commercial Property  
Developed







# OUR PROMISE

Being a good neighbor is very important to Towne Properties and E. Levental Companies, both during and after construction. We use higher quality building materials and methods. During construction representatives from our companies will be on site daily. After construction, we will be long term owner and operators.





# Pleasant Ridge

- Towne Properties and E. Levental Companies currently own and manage 203 well maintained apartments in the neighborhood.
  - 201 of the units are renting below 80% of Area Median Income (AMI) level, with most unit rents at 50-60% of AMI
  - No new apartments constructed in the neighborhood in over 60 years



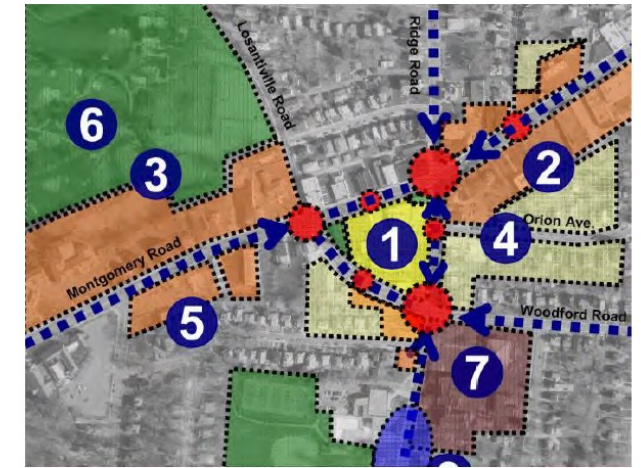


# Pleasant Ridge Plan

- The lack of a continuous street wall (of storefronts) limits the definition and recognition of a cohesive business district. Converted residential building sites adjacent to the "Triangle" and core district area could be redeveloped as new, mixed-use buildings which offer more modern apartment-style living spaces and better define the district boundaries.
- Properties along the western Montgomery Road corridor benefit from close proximity and potential views to open space. Future development should focus on higher density mixed-use residential uses versus single-story commercial uses. Lack of visibility and poor connectivity to Ridge & Montgomery core area limit current desirability of eastern Montgomery Road commercial sites. Current traffic flow patterns limit the viability of businesses due to narrow lanes.
- Future development should promote a higher density mixed-use in-fill where possible.



Final Report  
2016 Update



The above map illustrates key redevelopment parcels within the district. This map was used by the "Vision Committee" to set priorities and determine possible redevelopment targets.





# Pleasant Ridge Montgomery and Lester Development

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# THE PLAN

Towne Properties and E. Levental Companies are developing a new mixed-use market-rate multifamily rental apartment community in the City of Cincinnati neighborhood of Pleasant Ridge. Features of the project include:

- 5 stories tall building with 82 apartment units
  - 65 one-bedroom apartments (700 SF average)
  - 17 two-bedroom/two-bath apartments (1,100 SF average)
  - 6,000 Square Feet ground floor commercial space
  - 96 Parking Spaces (23 Garage and 55 Surface and 18 tandem) + additional parking agreement with Church
- Traditional Tudor style look and feel building
- Residential amenities: fitness center, community room with co-working spaces, roof-top community deck, dog walk, bike maintenance station, Electric Vehicle charging stations
- LEED Silver certification





E. Levental Companies



m-a architects

Terracon  
schæfer



THE PORT  
Making Real Estate Work

PRDC  
PLEASANT RIDGE DEVELOPMENT CORPORATION

Project Partners

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PLEASANT RIDGE  
MONTESSORI SCHOOL

MONTGOMERY ROAD

PLEASANT RIDGE  
CHILI

LESTER ROAD

PARKVIEW AVE















# Project Status

## In Process

- Finalizing construction financing
- Plans submitted to City for building permit (subject to zoning approval)

## Next Steps

- Apply for PD zoning based on city planning recommendations
- Request LEED CRA Tax abatement from City
- Construction could start by fall 2022 and will continue for approximately 16 months
- Receive a letter of support from the Pleasant Ridge Community Council to expedite city approval







# THANK YOU

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Scott Arentsen  
[ScottArentsen@TowneProperties.com](mailto:ScottArentsen@TowneProperties.com)



June 3, 2021

Mr. Chad Munitz  
Town Properties  
1055 St. Paul Place  
Cincinnati, Ohio 45202

Re: 6020 Montgomery Road (D) – **(CPRE210048)** Final Recommendations

Dear Mr. Munitz,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **6020 Montgomery Road** in the Community of Pleasant Ridge. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **June 8, 2021 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

### **City Planning Department**

#### **Immediate Requirements to move the project forward:**

1. Upon review and discussion with the Department of Buildings & Inspections - Zoning Division, a zone change is necessary for this project to move forward. The subject property is currently zoned CC-P and RMX, with one parcel being zoned the latter. The entire property should be rezoned CC-P.

#### **Requirements to obtain permits:**

1. The proposed development will need additional review by the ZHE - Zoning Hearing Examiner - after the zone change process, because the project is also in the UDOD - Urban Design Overlay District. Any new construction in a UDOD must be reviewed by the ZHE, which is a separate process.

#### **Recommendations:**

1. The Department of City Planning strongly urges that the development team engage with the Pleasant Ridge Community Council and adjacent property owners regarding the proposal.

#### **Contact:**

- **Caroline Kellam** | City Planning | 513-352-4842 | [caroline.kellam@cincinnati-oh.gov](mailto:caroline.kellam@cincinnati-oh.gov)
- **Jesse Urbancsik** | City Planning | 513-352-4843 | [jesse.urbancsik@cincinnati-oh.gov](mailto:jesse.urbancsik@cincinnati-oh.gov)

### **Buildings & Inspections – Zoning**

#### **Immediate Requirements to move the project forward:**

1. The RMX District does not allow surface parking as a permitted use- so the parking lot area at corner of Lester and Parkview (which is zoned RMX) would require a zone change via the planning commission.

#### **Requirements to obtain permits:**

(Comments below are based on the rezoning of the property)



1. An Urban Design Review is required for the proposed demolition of the existing buildings on the site; and also, for the proposed new building per Section 1437 of the zoning code.
2. A total of 94 parking spaces are required as per section 1425-19. Additional information is needed for the total restaurant square footage (both outdoor and indoor space) for a final calculation of the required parking. Required parking is estimated at 83 spaces for the 83 residential units (one per unit) plus 11 spaces for the restaurant space; the 1,314 SF retail space being exempt due to the 2,000 SF exemption. The required restaurant parking is based on the following: 3,283 SF of indoor space plus an estimated 360 SF of outdoor space equals 3,643 SF (minus 2,000 SF exemption) equals 1,643 SF and 11 spaces are required based on the one space per 150 SF. 78 parking spaces are provided so additional parking, or a variance is needed. Additional parking could be provided within 600' via a recorded covenant as allowed by section 1425-15 (note- a use variance may be needed for any parking in a SF zone). Other options include reducing the density or applying for Zoning Relief for 16 spaces. A parking variance would be difficult to get since there is no hardship in the case of a new building.
3. The Location of Parking to the side of the building adjacent to the Parkview Ave. right of way requires a Special Exception as per section 1409-25.
4. The building has a +/- 5' setback from Montgomery and Lester Roads, where the building is required to be built to the lot line with a zero setback as per section 1409-17-part B. A variance would be required.
5. Conditional Use approval is required for the location of the proposed Outdoor Area related to the Eating and Drinking Establishment as per section 1419-21-part B and possibly E. Clarify hours of operation and if entertainment will be provided.
6. Consolidation of parcels into one parcel is required.
7. More information is needed to determine the height of the building. What is the above sea level (ASL) height of the mid-point of the highest sloped roof or the TPO flat roof (whichever is higher)? The height is measured from the average grade at the building line on Lester- which is approximately 781 ASL. Zoning staff estimates the TPO flat roof at approx. 852 ASL which would make the height of the building 71 feet.
8. Provide more information or a drawing that shows the relationship between the elevated parking areas and the screen fence on the property line to confirm if car headlights facing the neighbors would be blocked by the screen fence or not. A taller screen fence or lowering the parking lot are possible options to reduce the impact of headlights shining on the abutting homes.

**Recommendations:**

1. Staff has concerns with the scale, massing, and height of the proposed new building, which appears to be out of scale with the surrounding urban design district patterns as far as building height, number of stories and neighboring properties. Applicant will need to demonstrate compliance with Chapter 1437, Urban Design Overlay District, and the Pleasant Ridge Urban Design Plan in their application to the Zoning Hearing Examiner. Stepping the massing left to right and front to back is suggested to be more compatible with the goals of the urban design plan and zoning code section 1437.



**Contact:**

- **Wes Munzel** | ZPE | 513-352-2442 | [weston.munzel@cincinnati-oh.gov](mailto:weston.munzel@cincinnati-oh.gov)

**Metropolitan Sewer District (MSD)**

**Immediate Requirements to move the project forward:**

- None at this time.

**Requirements to obtain permits:**

- None at this time.

**Recommendations**

- None at this time.

**Contact:**

- **Jim Wood** | MSD | 513-352-4311 | [jim.wood@cincinnati-oh.gov](mailto:jim.wood@cincinnati-oh.gov)

**Stormwater Management Utility (SMU)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. SMU public storm plan requirements - plan and profile views, 25-year HGL shown on profile.
2. Submit Storm Calculations.
3. Submit Grading and Erosion Control Plans.

**Recommendation:**

- None at this time

**Contact:**

- **Rob Goodpaster** | SMU | 513-581-0893 | [robert.goodpaster@cincinnati-oh.gov](mailto:robert.goodpaster@cincinnati-oh.gov)

**Water Works**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. A stamped and recorded consolidation plat will be required before any new branch(es), or meter(s) sold.
2. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size
5984 Lester Rd	H-103931	3/4"		Curb-only
5988 Lester Rd	H-76326	5/8"		FOD
5984 Lester Rd	H-57632	5/8"	51831	5/8" Lead service line
6010 Montgomery Rd	H-233557	1"	233557	3/4"
6018 Montgomery Rd	H-102761	3/4"	98665	3/4"
6018 Montgomery Rd	H-102761	3/4"	123261	5/8"
6024 Montgomery Rd	H-145487	3/4"	148653	3/4"



\*Please note that there are known health risk with lead service lines. Greater Cincinnati Water Works records indicate lead to be associated with the above listed water service lines, at this site. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if it is to remain. Please contact the GCWW Lead Service Line Replacement Coordinator Kathleen Frey at (513) 591-5068. Please call 513-651-5323 and/or refer to <http://www.cincinnati-oh.gov/water/lead-information/>.

3. Any existing water service branch not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of the existing water service branch before any new water service can be sold. Any questions contact 513-591-7837.

**Recommendations:**

1. It is the responsibility of the owner/developer to abandoned branches which will require a drawing showing which branches are to be physically removed from the main. Each branch will need to show the branch number. Submit to Shawn Wagner at [Shawn.Wagner@gcww.cincinnati-oh.gov](mailto:Shawn.Wagner@gcww.cincinnati-oh.gov)
2. Additional time will be needed for the approval of the branch application for the tapping of the existing 24" public water main.
3. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
4. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

**Contact:**

- **Rick Roell** | WaterWorks | 513-591-7858 | [richard.roellr@gcww.cincinnati-oh.gov](mailto:richard.roellr@gcww.cincinnati-oh.gov)

**Fire Department**

**Immediate Requirements to move the project forward:**

1. The minimum fire flow requirements for Commercial structures: 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
2. Sprinkler buildings:
  - Private hydrants shall be located at least 50 feet from the building.
  - The Fire Department Connection fitting should be 5-inch Storz type.
3. Hydrants closest to property:
  - 6024 Montgomery Rd.
  - 5945 Montgomery Rd. (Private hydrant located at Pleasant Ridge Elementary School)
  - 5975 Montgomery Rd.

**Requirements to obtain Permits:**

1. The Cincinnati Fire Department requires this project to install Bi-directional Antenna device within the building if it meets any of these criteria.
  - New or existing building 20,000 square feet or greater.
  - New and existing building with lower level extending 2 or more stories below grade plane.



- New or existing building with a total basement or parking area 10,000 square feet or greater.
- New and existing building 5 or more stories above grade plane.
- 2. Please see Ohio Fire Code Section (J) 510 Emergency responder radio coverage.
  - Administrative Code Rule 1301:7-7-11.

**Recommendations:**

1. No further recommendations needed at this time, as the project develops the Cincinnati Fire Department reserves the right to make additional recommendations per the Ohio Fire Code, NFPA, or the Cincinnati Fire Prevention Code.

**Contact:**

- **Maurice Byrd** | Fire Dept. | 513-806-9403 | [maurice.byrd@cincinnati-oh.gov](mailto:maurice.byrd@cincinnati-oh.gov)

**Office of Environment and Sustainability (OES)**

**Immediate Requirements to move forward with project:**

- None

**Requirements to obtain permits:**

1. Commercial waste, including construction and demolition debris, generated during the demolition of the existing site buildings and/or the new building construction as part of this development project must utilize a city franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Current franchise holders include Rumpke of Ohio, Republic Services of Ohio, Best Way of Indiana, and Bavarian Trucking Company.

**Recommendations:**

1. Due to the age of the existing site buildings, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable regulations prior to their demolition.
2. A Phase I ESA in 2018 and a Phase II ESA in 2019 were conducted of the site. A gas station was formerly located on site. Residual petroleum impacts were identified and the potential presence of two underground storage tanks was identified. These conditions should be appropriately managed during the development of the site.
3. The development goal should be to earn at a minimum the LEED Certified rating level.
4. Rooftop solar should be considered in the design as a renewable energy source.
5. Site parking should include electric vehicle charging stations.
6. Site areas designated for trash carts should also have at least equal space designated for recycling carts (or dumpster).
7. The use of trees in the landscape design should be included to enhance urban forestry.
8. The use of pervious surfaces should be maximized to the extent practical in the design.

**Contact:**

- **Howard Miller** | OES | 513-352-6999 | [howard.miller@cincinnati-oh.gov](mailto:howard.miller@cincinnati-oh.gov)



### **Parks Department (Urban Forestry)**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. If working withing 15' of a city street tree/s, or Project requires its removal Applicant must submit a Public Tree Work Permit (PTWP) application. City must be compensated prior to approval of any removals. Please contact Kurt Kastner.

#### **Recommendations:**

1. Please contact Kurt Kastner, Cincinnati Parks - Urban Forestry, to coordinate any streetscape revisions within this segment of Montgomery RD in conjunction with DOTE.

#### **Contact:**

- **Robin Hunt** | Urban Forestry. | 513-861-9070 | [robin.hunt@cincinnati-oh.gov](mailto:robin.hunt@cincinnati-oh.gov)

### **Department of Transportation & Engineering (DOTE)**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. Some level of a Traffic Impact Study is required. Work with DOTE to determine the scope of the analysis.
2. A loading zone is possible. Work with DOTE on location and signage needed.
3. The proposed driveway locations are acceptable.
  - a. Driveway aprons are to have 5' minimum clearance from all objects.
4. Driveway aprons are to be City standard.
5. The unused driveway aprons need to be removed and restored to match the existing streetscape.
6. Work with DOTE on the streetscape plans for Montgomery Rd. prior to submittal for permit.
7. Lester needs to be 5' tree lawn and 5' sidewalk south of the proposed driveway.
8. The rounded curb proposed along the back of walk on Montgomery needs to be out of the right of way.
9. A DOTE permit is required for all work in the right of way.
10. Addresses have been assigned as: 6020 Montgomery Rd (apartments), 6000 Montgomery Rd (retail), 6026 Montgomery Rd (restaurant). Contact DTEaddress@cincinnati-oh.gov for questions.

#### **Recommendations:**

- None

#### **Contact:**

- **Morgan Kolks** | DOTE | 513-335-7322 | [morgan.kolks@cincinnati-oh.gov](mailto:morgan.kolks@cincinnati-oh.gov)

### **Buildings & Inspections – Buildings**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. Please schedule a meeting to discuss code issues and permitting questions.
2. Separate permits can be utilized when constructing a podium building.

#### **Recommendations:**



- None

**Contact:**

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | [robert.martin@cincinnati-oh.gov](mailto:robert.martin@cincinnati-oh.gov)

**Law Department**

**Immediate Requirements to move the project forward:**

- No comments at this time.

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Charles Martinez** | Law | 513-352-3359 | [charles.martinez@cincinnati-oh.gov](mailto:charles.martinez@cincinnati-oh.gov)

**Department of Community & Economic Development (DCED)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Katrina Gragston** | DCED | 513-352-6250 | [katrina.gragston@cincinnati-oh.gov](mailto:katrina.gragston@cincinnati-oh.gov)

**Health Department**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project.

**Recommendations:**

1. Contact: For assistance in determining whether facility is licensable as an FSO/RFE or not, please contact me.

**Contact:**

- **Trisha Blake** | Health Dept. | 513-352-2447 | [trisha.blake@cincinnati-oh.gov](mailto:trisha.blake@cincinnati-oh.gov)



**Police Department**

**Immediate Requirements to move the project forward:**

- None currently.

**Requirements to obtain permits:**

- No comments.

**Recommendations:**

- None

**Contact:**

- **Katalin Howard** | Police Dept. | 513-352-3298 | [katalin.howard@cincinnati-oh.gov](mailto:katalin.howard@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | 513-564-1870 | [brandon.kyle@cincinnati-oh.gov](mailto:brandon.kyle@cincinnati-oh.gov)

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FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

  
\_\_\_\_\_  
Art Dahlberg,  
Director of Buildings and Inspections Department  
& CSPRO Committee Chair

  
\_\_\_\_\_  
Rodney D. Ringer,  
Development Manager

AD:RDR:



6  
Norbert A. Madel  
Hamilton County Recorder's Office  
Doc #: 2019-0015098 Type: MT  
Filed: 02/28/19 11:20:29 AM \$60.00  
Off.Rec.: 13864 00999 F C22 6 180



----- space above for recorder -----

**RESTRICTIVE COVENANT**  
(5988 Lester Road and 6010-26 Montgomery Road)

THIS RESTRICTIVE COVENANT is made this 14<sup>th</sup> day of February, 2019 by Pleasant Ridge Development Corporation, an Ohio nonprofit corporation, the address of which is Po Box 128705 Cincinnati OH 45212 ("Owner"), for the benefit of the City of Cincinnati, an Ohio municipal corporation, 801 Plum Street, Cincinnati, OH 45202 (the "City").

Recitals:

A. By virtue of a deed recorded on February 1, 2019 in Official Record 13846, Page 00969, Hamilton County, Ohio Records, Owner owns the real property located at 5988 Lester Road and 6010, 6016, 6018, 6024, and 6026 Montgomery Road (Auditor's Parcel Nos. 122-0004-0041-00, 122-0004-0043-00, 122-0004-0059-00, 122-0004-0060-00, 122-0004-0061-00, 122-0004-0062-00, and 122-0004-0112-00), described on Exhibit A (Legal Description) hereto (the "Property"):

B. Pursuant to a certain Funding Agreement for the Grant of City Capital Funds dated 30<sup>th</sup> January, 2019 between Owner and the City (the "Agreement"), the City provided a grant of \$850,000.00 (the "Grant") to Owner to help pay for acquisition of the Property.

C. As partial consideration for the City's grant of funds to Owner for the acquisition of the Property, Owner is required under the Agreement to execute and record this Covenant.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner does hereby declare that the Property shall be subject to the provisions of this Covenant as set forth below.

1. **Covenant to Clear and Maintain Property.** Owner agrees to demolish existing structures and clear the Property so that it is prepared for redevelopment. Owner agrees to keep the Property clear of trash, debris, weeds, and nuisances.

2. **Covenant not to Sell, Transfer, or Convey without the City's Prior Written Consent.** Neither the Property nor any interest therein shall be sold, transferred, or conveyed without the City's prior written consent. The City will release the Covenant only after the City approves a development plan for the Property and the developer commences construction work for the approved development of the Property.

3. **City's Purchase Option.** Beginning ninety (90) days after Owner closes on the purchase of the Property, the City shall have the right to require Owner to convey the Property to the City, by deed of general warranty, free and clear of all liens and encumbrances (except for utility easements, if any, and other encumbrances permitted by the City), for \$1.00, plus the cost of any property taxes paid by Owner to the Hamilton County Auditor during the period in which Owner owned the Property



subsequent to the Effective Date of the Agreement and prior to the City's exercise of its purchase option, and plus the reasonable direct costs of demolition and clearing the Property that can be properly itemized and invoiced to the City in a form sufficient to clearly document and prove such costs (the "**Purchase Option**"). The Purchase Option shall remain in effect until such time as a new development of the Property is identified, approved by the City, and commenced. The City will not exercise the Purchase Option if Owner meets certain Milestones towards successful development, as defined in detail in Section 7 of the Agreement. If the Purchase Option is exercised, such conveyance shall take place thirty (30) days after the City's written demand. The City shall not be required to pay for any work that was performed or for any improvements that were made to the Property by Owner prior to such conveyance, except for the properly itemized and invoiced costs of demolition and clearing the Property described herein. Notwithstanding any of the foregoing, the City reserves the right, in its sole discretion, to perform environmental testing on the Property prior to receiving it from Owner, and to extend the time frame for the conveyance of the Property by Owner to the City pending the results of such environmental testing, if the City so chooses, and Owner agrees to abide by such altered timeline as described in writing by the City at that time. Additionally, the City reserves the right to refuse receipt of the Property from Owner pursuant to this section if the City determines the environmental condition of the Property should preclude it from taking title, and notifies Owner of the same in writing, at which point the City's Purchase Option described in this section shall become null and void.

**4. Enforcement of the Covenants.** The City is the beneficiary of the covenants contained herein. Each and every provision of this Covenant shall apply to and be enforceable by an action at law or equity instituted by the City against Owner. Any failure of the City to enforce any provision of this Covenant shall not be deemed a waiver of the City's right to do so thereafter. This Covenant shall not be amended, released, extinguished, or otherwise modified without the prior written consent of the City, which consent may be withheld in its sole and absolute discretion.

**5. Covenants to Run with the Land.** Owner intends, declares, and covenants on behalf of itself and its successors-in-title that this Covenant and the provisions contained herein (i) shall be "covenants running with the land" and are binding upon Owner and its successors-in-title, (ii) are not merely personal covenants of Owner, and (iii) shall bind Owner and its successors and inure to the benefit of the City. Owner hereby agrees that any and all requirements of the laws of the State of Ohio to be satisfied in order for the provisions of this Covenant to constitute restrictions and covenants running with the land shall be deemed to be satisfied in full and that any requirements of privity of estate or privity of contract are also deemed to be satisfied in full.

**6. Severability.** Each provision of this Covenant and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Covenant. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Covenant.

Executed on the date of acknowledgement, effective as of the date first set forth above.

**Pleasant Ridge Development Corporation**

By: 

Printed name: Jason Chanlee

Title: President

NOTARY PAGE FOLLOWS.

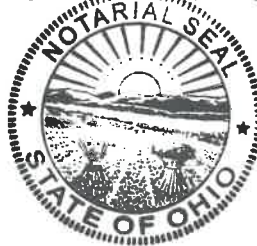


STATE OF OHIO                    )  
  ) ss:  
COUNTY OF HAMILTON        )

The foregoing instrument was acknowledged before me this 14 day of February, 2019  
by Jason Chamlee the President of **Pleasant Ridge Development Corporation**, an  
Ohio nonprofit corporation, on behalf of the corporation.

Karen E. Malone  
Notary Public

My commission expires: 7-23-21



**KAREN E. MALONE**  
Notary Public, State of Ohio  
My Commission Expires 07-23-2021

Approved by:

Philip M. Denning  
Philip M. Denning, Director  
Department of Community and Economic Development

Approved as to Form:

LD Markcity  
Assistant City Solicitor

This instrument prepared by:

City of Cincinnati Law Department  
801 Plum Street  
Cincinnati, OH 45202

Exhibits:

*Exhibit A – Legal Description (5988 Lester Road and 6010-26 Montgomery Road)*



**Exhibit A**  
to Restrictive Covenant

**LEGAL DESCRIPTION OF PROPERTY**

Property Address: 5988 Lester Road and 6010, 6016, 6018, 6024, and 6026 Montgomery Road,  
Cincinnati, OH 45213

Auditor's Parcel Nos.: 122-0004-0041-00, 122-0004-0043-00, 122-0004-0059-00, 122-0004-0060-00,  
122-0004-0061-00, 122-0004-0062-00, and 122-0004-0112-00

Legal Description:

**TRACT I:**

Situated in Sections 29 and 30, Town 4, Fractional Range 2, Miami Purchase, and further described as follows:

(122-0004-0041-00, 122-0004-0062-00:)

**Parcel 1:** BEGINNING in the east line of Lester Road (50 feet wide) South 0° 41' West a distance of 73.36 feet from its intersection with the southerly line of Montgomery Road (70 feet wide); thence continuing South 0° 41' West with said east line of Lester Road a distance of 53.00 feet; thence North 74° 20' East a distance of 105.00 feet; thence North 28° 10' 06" West a distance of 66.00 feet; thence South 64° 10' 34" West a distance of 77.00 feet to the point of beginning on the east line of Lester Road, containing 5,208.94 square feet, or 0.1196 Acre, more or less.

(122-0004-0060-00:)

**Parcel 2:** BEGINNING in the southerly line of Montgomery Road (70 feet wide) North 62° 42' East a distance of 155.22 feet from its intersection with the east line of Lester Road (50 feet wide), thence continuing North 62° 42' East with said southerly line of Montgomery Road a distance of 50.00 feet;

Thence leaving said right-of-way line, South 26° 02' East a distance of 60.00 feet;

Thence North 65° 12' East a distance of 20.00 feet;

Thence South 26° 02' East a distance of 4.0 feet;

Thence North 63° 46' East a distance of 1.0 feet;

Thence South 26° 02' East a distance of 89.43 feet;

Thence South 63° 46' West a distance of 70.00 feet;

Thence North 26° 23' 07" West to the point of beginning on the southerly line of Montgomery Road, a distance of 153.00 feet, containing 9,558.74 square feet, or 0.219 Acre, more or less.

Prior Deed Reference: Book 4331, Page 220 of the Records Office of Hamilton County, Ohio.

**TRACT II:**

Situated in Sections 29 and 30, Town 4, Fractional Range 2, Miami Purchase, in the City of Cincinnati, Hamilton County, Ohio, and further described as follows:

(122-0004-0059-00:)

Beginning at the intersection of the east line of Lester Road (50 feet wide) with the southerly line of Montgomery Road (70 feet wide); thence North 62° 42' East with the southerly line of Montgomery Road



a distance of 155.22 feet; thence South 26° 23' 07" East distance of 153.00 feet; thence South 63° 46' West a distance of 12.18 feet; thence South 74° 20' West a distance of 99.13 feet; thence North 28° 10' 06" West a distance of 66.00 feet; thence South 64° 10' 34" West a distance of 77.00 feet to the east line of Lester Road; thence North 0° 41' East with the east line of Lester Road a distance of 73.36 feet to the point of beginning on the southerly line of Montgomery Road. Containing 19,956 square feet, or 0.4581 acres, more or less.

Prior Deed Reference: Book 4849, Page 1355 of Hamilton County, Ohio Recorder's Office.

**TRACT 3:**

(122-0004-0112-00:)

**Parcel I:** All that parcel of real estate lying and being in Sections 29 and 30, Town 4, Fractional Range 2, in Columbia Township, in the City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point in the north line of Parkview Subdivision, as the same is recorded in Plat Book 29, page 76, of the Hamilton County, Ohio Recorder's Office, South 74° 06' West, 6.22 ft. from the northeast corner of Lot 17 of said Parkview Subdivision, the above mentioned 6.22 ft. being measured along the north line of said Lot 17, said point of beginning being also the southwest corner of the grantor's property; thence North 27° 42' West along the West line of grantor's property which is also the West line of Lot 74 of Pierson's Addition to Pleasant Ridge, for a distance of 153.40 ft. to the South line of Montgomery Pike which is also the Northwest corner of the grantor's property; thence North 64° 06½' East along the South line of Montgomery Pike for a distance of 40 ft.; thence South 26° 51' East, 116.22 ft.; thence South 15° 34' East, passing through the center of a firewall dividing the existing garages, for a distance of 43 ft. to a point in the North line of Lot 16 of said Parkview Subdivision, which is also the South line of grantor's property; thence South 74° 06' West along the North line of Lots 16 and 17 of said Parkview subdivision, for a distance of 29.84 ft. to the place of beginning.

(122-0004-0043-00:)

**Parcel II:** Lying and being in Sections 29 and 30, Town 4, Fractional Range: 2, in Columbia Township, in the City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point in the North line of Parkview Subdivision as the same is recorded in Plat Book 29, page 76, of the Hamilton County Recorder's records, South 74° 6' West, along the North line of Lot 16 of said subdivision 0.43 ft. from the Northeast corner of Lot 16 of said Parkview Subdivision, the above 0.43 ft. being measured along the North line of said Lot 16; thence from said beginning point, South 74° 6' West along the North line of said subdivision 0.43 ft. from the Northeast corner of Lot 16 of said Parkview Subdivision, the above 0.43 ft. being measured along the North line of said Lot 16; thence from said beginning point, South 74° 6' West along the North line of said Lot 16, 33.95 ft.; thence North 15° 34' West, passing through the center of a firewall dividing the existing garages for a distance of 43 ft.; thence North 26° 51' West, 116.22 ft. to a point in the Southerly line of Montgomery Road, a 70 ft. street; thence North 64° 06½' East along the Southerly line of Montgomery Road, 24.92 ft.; thence South 26° 51' East, 164.42 ft. to a point in the North line of Lot 16 of said Parkview Subdivision and the place of beginning, and all the estate, title and interest of said grantor in and to said premises.

Prior Deed Reference: Book 5248, Page 1566 of Hamilton County, Ohio Recorders Office.



TRACT 4:

(122-0004-0061-00:)

Being all of that parcel of land lying in Sections 29 and 30, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio, and being more particularly described as follows: Beginning at a point in the south line of Montgomery Avenue, 205.17 feet East of the southeast corner of Lester Road and Montgomery Avenue; thence north 60 degrees 52 minutes East, 29.48 feet to a point in the south line of Montgomery Avenue; thence North 63 degrees 30' East 31.70 feet to a point in the south line of Montgomery Road; thence south 27 degrees 52 minutes East, 153.50 feet to a point; thence South 61 degrees 56 minutes West, 41.17 feet to a point; thence North 27 degrees 52 minutes West, 89.50 feet to a point; thence South 61 degrees 56 minutes West, 1 ft. to a point; thence North 27 degrees 52 minutes West, 4 feet to a point; thence southwestwardly to a point which is 60 feet South 27 degrees 52 minutes East of the place of beginning; thence northwardly 60 feet to the place of beginning.

Prior Deed Reference: Book 4414, Page 899 of Hamilton County, Ohio Records Office.

All of the above-referenced Tracts are subject to mortgages, encumbrances, assessments, covenants, easements and restrictions of record, if any.



3015 PARKVIEW AVENUE LLC  
3015 PARKVIEW AVE  
CINCINNATI OH 45213

3020 PARKVIEW LLC  
3020 PARKVIEW AVE  
CINCINNATI OH 45213

6032 MONTGOMERY ROAD LLC  
6032 MONTGOMERY RD  
CINCINNATI OH 45213

6041 MONTGOMERY LLC  
6096 MONTGOMERY RD  
CINCINNATI OH 45213

ANGNER MEGHAN  
5954 LESTER RD  
CINCINNATI OH 45213

ASCO PARA SYSTEMS INC  
6624 WOOSTER RD  
CINCINNATI OH 45227

BEIDLEMAN JASON& CARRIE P  
8505 CRESTDALE CT  
CINCINNATI OH 45236

BENKERT MIKE  
3142 PARK VIEW AVE  
CINCINNATI OH 45213

BLAIR CHARLENE E  
3138 PARKVIEW AVE  
CINCINNATI OH 45213-1616

BOARD OF EDUCATION OF THE CITY  
SCHOOLDISTRICT OF THE CITY OF  
CINCINNATI OHIO  
PO BOX 5384  
CINCINNATI OH 45201-5384

BODART AARON M &LAURA D  
3108 PARKVIEW AVE  
CINCINNATI OH 45213-1616

CALDWELL CHRISTOPHER M  
5938 BEACRAFT AVE  
CINCINNATI OH 45213

CLARK ROBERT E & PAMELA J  
546 GINNIE LANE  
CINCINNATI OH 45244

COLE SARA E  
4408 VERNE AVE APT 2  
CINCINNATI OH 45209

COX PAUL & WILRETHA W  
6025 MONTGOMERY RD  
CINCINNATI OH 45213

CUNNINGHAM JAMES B JR  
5974 LESTER RD  
CINCINNATI OH 45213-1608

DAVIS GABRIEL A  
5962 LESTER RD  
CINCINNATI OH 45213

DAVIS SARAH  
3114 PARKVIEW AVE  
CINCINNATI OH 45213

DAY DEBORAH R  
3130 PARKVIEW AVE  
CINCINNATI OH 45213-1616

DIEHL DREW S & SUSAN L  
5930 BEACRAFT AVE  
CINCINNATI OH 45213-1606

DUKE ENERGY OHIO INCC/O TAX  
DEPARTMENT  
550 TRYON ST P O BOX 1321  
CHARLOTTE NC 28201

DUMBAULD MICHAEL S  
5950 LESTER RD  
CINCINNATI OH 45213

FIFTH THIRD BANK  
38 FOUNTAIN SQUARE PLAZA  
DEPARTMENT 858  
CINCINNATI OH 45263

FRENCH KAREN Y  
7440 WHISPERING WAY  
CINCINNATI OH 45241

GLENN THOMAS P& BLANCHE M  
5923 BEACRAFT AVE  
CINCINNATI OH 45213-1605

HAMILTON COUNTY LAND REUTILIZATION  
CORPORATION  
3 EAST FOURTH ST SUITE 300  
CINCINNATI OH 45202

HART MICHAEL & MEGAN ELKUS  
3122 PARKVIEW AVE  
CINCINNATI OH 45213

HICKEY TIMOTHY ANDREW JR & EMILY LAO  
3115 PARKVIEW AVE  
CINCINNATI OH 45213

HUSTON CLAYTON J & ELIZABETH P  
PARKHOUSE  
5944 BEARCRAFT AVE  
CINCINNATI OH 45213

IVERSON JAMES RUSSELL &CLARE  
FAZACKERLEY IVERSON  
5931 BEACRAFT AVE  
CINCINNATI OH 45213-1605



JOHNSON DONALD W  
5955 LESTER RD  
CINCINNATI OH 45213-1607

JONES FRANK K  
3118 PARKVIEW AVE  
CINCINNATI OH 45213-1616

KALSEY TODD & KIMBERLY  
5947 BEACRAFT AVE  
CINCINNATI OH 45213

KENNEDY ANDREW E & MICHELLE F  
3126 PARKVIEW AVE  
CINCINNATI OH 45213

KVM6303 PROPERTY LLC  
P O BOX 8183  
CINCINNATI OH 45208

LATHAN YVONNE  
3102 PARKVIEW AVE  
CINCINNATI OH 45213-1616

LESTER AND MONTGOMERY APARTMENTS  
LLC  
1055 ST PAUL PLACE  
CINCINNATI OH 45202

LEWIS WILLIAM B  
3131 PARKVIEW  
CINCINNATI OH 45213

LI THOMAS ZOUN LIN  
4051 CLIFTON AVE  
CINCINNATI OH 45220

LIEBMAN STACEY N  
5935 BEARCRAFT AVE  
CINCINNATI OH 45213

LOSACKER BRANDON JUSTIN  
5980 LESTER ROAD  
CINCINNATI OH 45213

LOSANTIVILLE COUNTRY CLUB  
3097 LOSANTIVILLE AVE  
CINCINNATI OH 45213

MAJESTIC ON THE SQUARE LLC  
3163 WOODFORD RD  
CINCINNATI OH 45213

MALY TIMOTHY PAUL  
5951 LESTER RD  
CINCINNATI OH 45213-1607

MATRE JOHN E  
5940 BEACRAFT AVE  
CINCINNATI OH 45213-1606

MCCONNELL JOAN & DOUGLAS  
MCCONNELL  
3146 PARKVIEW AVE  
CINCINNATI OH 45213

MCGRATH CHRISTOPHER  
5934 BEACRAFT AVE  
CINCINNATI OH 45213

NEISS TIFFANY R & DANIEL P  
5958 LESTER RD  
CINCINNATI OH 45213-1608

NELSON MARTIN H& APRIL ANN PANDORA  
3134 PARKVIEW AVE  
CINCINNATI OH 45213

OPPORTUNITY VILLAGE INC  
2261 VICTORY PKY  
CINCINNATI OH 45206

OSTEHEIMER BIRAN  
3127 PARKVIEW AVE  
CINCINNATI OH 45213-1615

PLEASANT RIDGE PRESBYTERIAN CHURCH  
5950 MONTGOMERY RD  
CINCINNATI OH 45213

PRESBYTERIAN CHURCH & CEMETERY  
5942 MONTGOMERY RD  
CINCINNATI OH 45213

ROHDE VALERIE A & RICHARD J  
5927 BEACRAFT AVE  
CINCINNATI OH 45213

ROLING ISAAC J  
5970 LESTER RD  
CINCINNATI OH 45213

ROSS-LANTZ ALLISON L TR  
5934-5945 BEARCRAFT AVE  
CINCINNATI OH 45213

RUSSELL DENNIS E TR PATRICIA ANN TR  
6326 RIDGE RD  
CINCINNATI OH 45213

SCHMIDT JOHN DERRIK  
3317 E WOODMONT AVE  
CINCINNATI OH 45213

SEVEN DAYS THREE THIRTYSIX LLC  
7552 MONTGOMERY RD  
CINCINNATI OH 45242

SHIELDS WILLIAM S  
3137 PARKVIEW AVE  
CINCINNATI OH 45213-1615



SMITH JEREMY D  
6221 KINCAID RD  
CINCINNATI OH 45213

VENTUS CHARLES O& COURTNEY M  
KNUDSEN  
5966 LESTER RD  
CINCINNATI OH 45213-1608

VIERS BRETT D  
3110 PARKVIEW AVE  
CINCINNATI OH 45213-1616

WELLS ANTHONY D & ELIZABETH H  
5963 LESTER RD  
CINCINNATI OH 45213

WILKEY JUSTIN A  
3134 BELLEWOOD AVE  
CINCINNATI OH 45213

WRIGHT LEO G & MARTHA I SIMMONS  
3111 PARKVIEW AVE  
CINCINNATI OH 45213-1615

Pleasant Ridge Community Council  
P.O. Box 128705  
Cincinnati, OH 45212

Towne Properties ATTN: Adam Bortz  
1055 St. Paul Place  
Cincinnati, OH 45202

Pleasant Ridge Development Corporation  
P.O. 128705  
Cincinnati, OH 45212