

September 13, 2022

**To:** Mayor and Members of City Council

**From:** John P. Curp, Interim City Manager *JPC*

202201706

**Subject:** Ordinance for the Zone Change at 6010-6026 Montgomery Road and 5984-5988 Lester Road in Pleasant Ridge

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Transmitted is an Ordinance captioned:

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

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

**Summary:**

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

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

**ACCEPT** the Concept Plan and Development Program Statement as submitted;


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

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

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

September 13, 2022

To: Chelsey Pettyjohn, Office of the Clerk of Council

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

Copies to: Jesse Urbancsik, Senior City Planner, Department of City Planning and Engagement

Subject: Scheduling of Ordinance – Zone Change at 6010-6026 Montgomery Road and 5984-5988 Lester Road in Pleasant Ridge

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The above referenced Ordinance is requested to be scheduled for the Equitable Growth and Housing Committee on September 13, 2022. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated August 19, 2022;
- 3) The Ordinance (Transmitted by Law);
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.