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December 21, 2016

Board of Trustees
Sycamore Township
8540 Kenwood Road
Cincinnati, Ohio 45236

via Hand Delivery

*Re: 8760, 8784, 8800, 8810, and 8812 Montgomery Road
East side of Montgomery Road (US 22, SR 3)
Approximately midway between Miami Avenue to the South and
Finley Lane to the North*

Dear Members of the Board of Trustees:

This letter constitutes the "Letter of Intent" which is submitted in support of the Application of NorthPoint Development LLC d/b/a Stonecrest Senior Living, for the requested zoning amendment concerning the above referenced real property.

A. Description of the Proposed Rezoning of the Premises.

The subject property is located in the Montgomery Road Corridor, on the east side of Montgomery Road approximately midway between the intersection of Montgomery Road and Miami Avenue to the south and the intersection of Montgomery Road and Finley Lane to the north. The southerly portion of the subject property is zoned "B" Residence District. The balance of the property to the north, which is the bulk of the property, is zoned "OO" Planned Office District. Immediately south of the subject property is a commercial strip center zoned "E" Retail. On the west side of Montgomery Road opposite the southerly portion of the subject property is a large area zoned "EE" Planned Retail Business District where the Mercedes Benz automobile dealership is located.

As indicated above, most of the subject site is zoned "OO" Planned Office District. To the north and to the west of the subject property on both sides of Montgomery Road, there is substantial property zoned "DD" Planned Multi-Family Residential. Further to the north, there is property zoned "B" Residence, which includes the large institutional uses on the west side of Montgomery Road consisting of All Saints Church and Parish School and Archbishop Moeller High School. Further to the north, there are office developments on both sides of the street, extending to the City of Montgomery Municipal Corporation Line which is south of the Ronald Reagan Cross County Highway (SR 126).

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In order to accommodate the proposed senior living facility on the subject property, the professional public zoning officials have recommended that the entire site be "OO" Planned Office District. This will involve approving a major adjustment to the PUD for the existing "OO" portion of the site, and a Zoning Amendment from "B" to "OO" for the southern portion of the site.

The subject property has been long sensitive to the potential for rezoning and the potential for more intensive uses because of its frontage along Montgomery Road and because of the more intensive uses generally throughout the Montgomery Road Corridor. The Land Use Plan for the vast majority of the property recommends "Transitional Mixed Use with Office". Hence, the proposed low intensity senior living use to be developed under "OO" zoning should actually be ideal for this site.

B. Size of the Area Involved.

The entire site consists of 5.11 acres.

The adjoining buildings comprising the senior living facility on this site will contain a total of 75,600 +/- square feet.

C. Description of the Proposed Use.

The proposed senior living is a retirement community that would be classified as "Assisted Living". There will be 86 units and a total of 98 beds. Peak staff hours will involve 28 employees. Assisted Living would fall below the level of a nursing home but above elderly apartments. The north portion of the building would be 1-story, while the portion of the building at the south end of the site, where the land falls off toward the creek, would be 2-stories in height. The height of the roof on the 2-story structure will be approximately equal to the height of the 1-story structure. This type of use provides the proper transition between the single-family residences further to the east and the Montgomery Corridor abutting on the west.

D. Character of Development (Architectural Treatment, Density, Intensity).

As indicated above, the northerly portion of the senior living is 1-story in height, and the southerly portion of the senior living is 2-stories in height, with the upper level of the southerly building aligned with the northerly building and the lower level of the southerly building consistent with the grade of the land which slopes southerly toward the creek area. With the residential design and architectural treatment of these adjoining buildings, the visual impact is

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minimal. The proposed use conveys a concept of compatibility with the area, reflects a residential appearance, and involves only low intensity activity.

E. Description of Surrounding Land Uses.

As noted above, there is a retail strip center immediately to the south, on the east side of Montgomery Road. On the west and opposite side of Montgomery Road there is the Mercedes Benz automobile dealership. There are multi-family developments to the north, on both sides of Montgomery Road, and a number of office uses on both sides of Montgomery Road extending all the way to the City of Montgomery Corporation Line, in the vicinity of Ronald Reagan Cross County Highway (SR 126). There are also large institutional uses on the west side of Montgomery Road, located opposite Finley Lane, consisting of All Saints Church and Parish School and Archbishop Moeller High School, both of which have large parking lots.

F. The Specific Changes in the Character and Conditions of the area which have occurred to make the property no longer suitable and appropriate for the existing zoning classification or to make the property appropriate for the proposed use.

These properties have long been susceptible to rezoning, and the potential for more intensive development has always been a concern. Now, there is the opportunity to have a relatively quiet, low scale, attractively designed development which provides the proper transitional use between the single-family residential properties to the east and the Montgomery Road Corridor abutting on the west. The zoning of the southerly portion of the property as "B" Residence District is no longer reasonable or practical at this location. The northerly portion of the property is already zoned "OO" Planned Office District, such that most of the property need not be rezoned to accommodate the proposed use.

G. The Effect on (1) Community Objections and Plans, (2) Character of the Immediate Area, (3) Adjacent Property, and (4) Public Facilities and Services.

It is difficult to conceive of any proposed use that would be more appropriate for the subject property and more consistent with the community goals for this area. By having the property developed in this fashion, it will eliminate the long-standing uncertainty that has existed with respect to these parcels, including the potential for more intensive developments. In terms of visual appearance and aesthetics, the proposed use will blend in very attractively. The impact of the Montgomery Road Corridor on these frontage properties can now be mitigated in a manner that allows for reasonable use of the property on the one hand, while preserving and protecting all neighboring residential properties on the other hand. In summary, the proposed

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use appears to be consistent with what the Township, the community, and neighboring property owners would most desire.

- H. Other Information the Applicant feels may be pertinent and would be helpful to the Zoning Commission and Board of Trustees in their review.

The Applicant has made extensive efforts to reach out to and meet with the owners of the residential properties to the east. As a result of these meetings and discussions, modifications and improvements have been made to the site planning which will provide for the proper separation, screening, landscaping, and visual appearance.

Respectively submitted,

BARRETT & WEBER



C. Francis Barrett
Attorney for the Applicant