

| ZONING COMMISSION APPLICATION  |        |                            |        |
|--|--------|----------------------------|--------|
| ZONE CHANGE  | \$1000 | MINOR ADJUSTMENT TO A PUD  | \$200  |
| PUD I  | \$1000 | MAJOR ADJUSTMENT TO A PUD  | \$1000 |
| PUD II   | \$1000 | MINOR ADJUSTMENT TO A LASR | \$200  |
| LASR   | \$1000 | MAJOR ADJUSTMENT TO A LASR | \$1000 |
| THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN |        |                            |        |

| APPLICATION NUMBER         |
|----------------------------|
| 2023-17MA                  |
| DO NOT WRITE IN THIS SPACE |

SycamoreTownship.org



Planning & Zoning Department  
8540 Kenwood Road  
Sycamore Township, Ohio 45236  
Phone: (513) 792-7250

PROJECT ADDRESS: 4751 Luxe Blvd Cincinnati OH

ZIP CODE: 45236

| NAME                                       | STREET ADDRESS                   | ZIP   | EMAIL                      | PHONE NUMBER   |
|--|----------------------------------|-------|----------------------------|----------------|
| APPLICANT<br>Kenwood SCA II, LLC           | 525 Vine Street<br>Cincinnati OH | 45202 | dbastos@cigcommunities.com | 513-246-1980   |
| PROPERTY OWNER<br>Kenwood SCA II, LLC      | 525 Vine Street<br>Cincinnati OH | 45202 | dbastos@cigcommunities.com | 513-246-1980   |
| DESIGN PROFESSIONAL<br>Elevar Design Group | 555 Car St<br>Cincinnati OH      | 45203 | jgeers@elevar.com          | (513) 744-2947 |
| CONTRACTOR<br>TBD                          |                                  |       |                            |                |

**ZONING COMMISSION ACTION REQUESTED:**

- ☐ ZONE CHANGE FROM ZONE \_\_\_\_\_ TO ZONE \_\_\_\_\_  
☐ PUD ☐ PUD 2 ☐ LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)  
☒ MAJOR ADJUSTMENT TO A PUD ☐ MINOR ADJUSTMENT TO A PUD  
☐ MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR

**STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:**

Please see LOI:

Existing: Retail/Restaurant and office

Proposed: Retail/Restaurant, Office, multifamily and parking

SQUARE FEET: 183,829 USE: above HEIGHT: 146' from Happine

ESTIMATED START DATE: 11/1/2024 ESTIMATED FINISH DATE: 10/31/2026 NUMBER OF SIGN(S): 8 on Building  
2 Monuments  
Modified from original

**THE PLANNING & ZONING DEPARTMENT IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. THROUGH THE ZONING RESOLUTION, THE TOWNSHIP PROMOTES A HIGH STANDARD FOR RESIDENTIAL AND COMMERCIAL LAND USE AND DEVELOPMENT. WE LOOK FORWARD TO SERVING OUR RESIDENTS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.**

*The owner of this project and undersigned do hereby certify* that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission public notice has been given.

APPLICANT'S SIGNATURE *[Signature]* DATE 11/8/23

PROPERTY OWNER'S SIGNATURE *[Signature]* DATE 11/8/23

**PLEASE NOTE:**

**SUBMITTING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.**

**November 8, 2023**

**Sycamore Township Ohio  
Department of Planning and Zoning  
8540 Kenwood Road  
Cincinnati, OH 45236**

**RE: Major PUD Adjustment**

The following narrative responds to Item 2 on the PUD Adjustment Application Checklist

**A. General description of change in the premises**

Gallery at Kenwood is an approved PUD in Sycamore Township that was approved in September 2019. The PUD allowed the following uses:

- 248 apartment units in a building that varied from 3 – 5 stories
- 801 parking garage
- 90 surface parking spaces
- Office – six story office building with 121,904 net square feet
- Hotel – 130 Keys – 112,600 square feet
- Retail – Hotel Building – 4,105
- Retail – Office Building – 8,941

Both the apartments and parking garage have been completed and have their final certificate of occupancy from Hamilton County. The hotel is under construction and should be completed in January or February of 2024. The Retail in the hotel building is under construction and should be completed in the first quarter of 2024.

Unfortunately, the six story office building and associated retail space in the office building did not move forward when the office developer decided to cancel the project in early 2020 due to the COVID-19 pandemic. Since COVID, the office market has collapsed. That fact, combined with the interest rate environment make it impossible to do a speculative office building in the foreseeable future. Based on these facts, we are submitting a major PUD Modification that would remove the 121,904 square feet of office and 8,941 retail space and substitute a new mixed use building that would include the following:

- 128 residential apartments – 105,511 net square feet
- 2 floors of office space, approximately 37,000 net square feet total
- First floor destination restaurant/retail space, approximately 15,700 net square feet
- 34 partially underground parking spaces (square footage N/A)

The aforementioned uses are a total of 183,829 net square feet (lease able), which is 61,925 net leasable square feet more than what was approved in 2019 but in a taller eleven story building.

This modification will accomplish three things. First, the remaining undeveloped pad will get built out , versus remaining an eyesore for our development and the Township. Second, additional office space of approximately 37,000 SF will be created, thus insuring that the Township will generate new payroll

taxes. Third, new restaurant offerings and apartments will create new customers and shoppers, further increasing the viability of the entire Kenwood area of the Township.

## **B. The size of the area involved**

The PUD Major Modification applies to Unit 1 and Unit 5 of the Gallery at Kenwood Condominium. Unit 1 is 26,735 square feet and Unit 5 is 8,941 square feet.

## **C. Description of proposed use (for land or building)**

The proposed change of the PUD for Encore@Kenwood will allow for the construction of an amazing mixed use building that fits very well on the high traffic Kenwood Road corridor and completes the Gallery at Kenwood neighborhood. This project will allow for the continued success for the Kenwood submarket, and continue the leadership that Sycamore Township has shown since it allowed Kenwood Town Centre construction.

The lower level of the building is a partially underground basement level. The basement level includes a secure 34 car parking garage that is accessible for vehicular traffic only from Happiness Road in approximately the same location as the original PUD envisioned the service entrance to the old SandStone office building. The parking garage is smaller than the foot print of the building due to the existing grading on the site and fire truck weight requirements that are required for the portion of the building that overhangs the building's main covered entrance. The parking would be for the office and residential tenants since residential parkers usually park after offices are closed. The trash for the building and retail areas are also located at this garage level as are the restaurant grease containment systems.

The ground level of the Encore@Kenwood is focused around the two destination restaurant / retail spaces, one of which wraps Aspire Blvd – to Kenwood Road and Happiness Rd to Kenwood Rd with balconies at the two respective corners. The ground level will be at the same elevation as the adjacent restaurant space, Residence Inn by Marriott entrance and existing Aspire Apartments. The area will be above Kenwood Road and not accessible from Kenwood Road to the east, but only accessible from the already constructed Aspire Blvd. We have designed the restaurant / retail space to maximize the visibility on Kenwood Road. The apartment lobby and office lobby will also be at this level and both of those are not visible from Kenwood Road so we need enough wayfinding and signage to ensure the many different users of this mixed use development will be able to efficiently access the site. We are also designing valet access to the site by widening the turnaround and adjacent sidewalk.

The second and third floors of the building are designed as suite offices. Each floor plate will have three office suites that are approximately 6,000 SF each. The floors will have dedicated elevator and stairwell access to the office lobby located on the ground level. The office elevator will also access the basement garage. Each floor will also have a common corridor so each office suite can access stairwells, elevators, bathrooms and service areas. The suites can also be combined to accommodate larger Tenant requirements.

The final portion of the mixed-use building will include seven floors of luxury residential units with a total of 128 apartments. The typical residential floor will consist of 18 apartments, made up of 52%

Efficiency and One Bedroom units, 15% Two Bedroom units and 11% Three Bedroom units. The Penthouse floor of the building will include an approximately 2,000 square foot amenity space and a 1,000 square foot roof deck. The amenity space will not be visible from Kenwood Road and will mostly face the adjacent Marriot Residence Inn.

The apartment residences will incorporate all the features today's renter expects in their active lifestyle. Additionally, the residences will have access to the adjacent Aspire Kenwood amenities such as large clubhouse, coffee bar, game room, personal work stations, fitness center, a golf simulator, pet spa, dog walking area and pool. Residences will range in size from just under 600 square feet to over 1,500 square feet for a three bedroom suite. This residential component of Encore@Kenwood is integral to allow for the financing and construction of the other portions of the mixed use development.

#### **D. Character of development (architectural treatment, density, intensity)**

A successful mixed use development should offer a balanced mix of residential, commercial and retail spaces. It is imperative that it is well designed and programmed so that it creates a self-sustaining ecosystem where each element supports and aids the other. We took this to heart when we reimagined the project after the 121,000 square foot SandStone office building was cancelled.

The elevation at the corner of Happiness and Kenwood is twenty one feet lower (elevation at the corner is 829 feet) than the entrance to the rear access drive of Aspire Kenwood at the top of Happiness Road (elevation is 850 feet). Therefore, the placement of Encore@Kenwood at the corner of Happiness and Kenwood Road allows the introduction of a taller element without negatively impacting the surrounding uses. Additionally, a switch from office to primarily residential reduces the traffic impact on Kenwood Road.

From a material standpoint, the building's lower parking garage is clad with a similar stone element as the Aspire Kenwood, so that the materials are consistent as users travel along Happiness Road. The corner of the building at Aspire Blvd (between the hotel and Encore@Kenwood) is the same Stonewood material from the Aspire Kenwood. The other corner elements are differentiated with metal panels while the middle elevations have hardie panels that are similar to Aspire Kenwood. The office floors of the buildings are store front windows and the apartment units have punched windows. Balconies on the ground level (corners of the buildings) have glass railings and the apartment levels have aluminum railings that are similar to Aspire Kenwood.

#### **E. Description of surrounding land uses**

One of the reasons this site was designated for Mixed-Use development by Sycamore Township is its relationship to surrounding uses on the Kenwood Road Corridor.

Directly across Kenwood Road is Kenwood Towne Center – a very dominant regional shopping mall that has been refreshed in several ways, including an outward facing collection of lifestyle tenants to the south, and other mixed use development within its vast parking field. Directly south of the development site is Kenwood Place, a shopping center that includes several retailers and restaurants, along with office space on its upper levels. These two centers along with others offer an abundant supply of fashion and specialty retail; making it more desirable to pursue other retail categories on this site (more tailored to the immediate community.)



The Jewish Hospital – Mercy Health lies directly north of the site, across Happiness Way, and they have been an active strategic partner in discussing synergistic relationships, including parking supply and other unmet needs (i.e. walkable additional office, hotel, and food offerings.) Both the hospital and this site form a gateway to the residential neighborhood to the west. To the south is the Marriott Residence Inn and Aspire Kenwood is to the west.

**F. The specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing zoning classification or to make the property appropriate for the proposed use**

We are requesting this change since it is impossible to fund and construct new office buildings which were part of the original PD. According to CoStar analytics, the Kenwood Class A vacancy rate was 4.1% in Q4 2019, however, as of Q1 2023, that vacancy rate increased to 14.1%. For example, The RedStone is currently 21.8% vacant and The Kenwood Collection (office building) is 18.8% vacant while historically that building had minimal vacancy in 2019, 2020 and 2021. In general, more companies are shifting their workspace requirements due to the advent of remote or hybrid work. All office transactions in the City of Cincinnati in 2023 were office buildings that are being converted into apartments, including Macy's old headquarters building.

In addition to the employer reduction of office space due to the office trends, there has been a significant reduction of investment by all participants in the office capital markets. According to data provider Trepp, \$1.5 trillion in commercial mortgages are coming due over the next three years with only a few lenders able to renew them. Most regional banks have stopped lending on office buildings and generally are looking to reduce any exposure to office within their lending portfolio. Investors have also shifted their capital to other real estate sectors like residential, industrial and even neighborhood retail.

However, a mixed use development like Encore@Kenwood in a strong submarket like Kenwood can be financed due to the different uses and especially the apartment component. We have had preliminary talks with a few larger regional lenders and they are looking forward to offering a term sheet on the project.

**G. The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services**

With respect to community objectives and plans, this development aligns perfectly with the Township objectives. First, it provides a mixed use development which is called for in the comprehensive land use plan. Second, this mixed use plan will allow the project to deliver some new office space in an era of difficult office absorption thereby helping the Township's existing JED. Third, it will provide additional luxury residential units where those residents will spend more of their discretionary funds in Sycamore Township, creating the synergistic network effect associated with mixed use developments.

The effect on the character of the immediate area and adjacent property will generally be quite positive. This PUD modification will allow for the completion of the PUD and complete a major private

investment in Sycamore Township. On three sides of this site there are very intense existing commercial uses and this development will complement those existing uses.

This development will have minimal impact on public facilities and services and significantly less than the office building that was originally approved.

#### Traffic:

Hamilton County originally required that a traffic study be completed based on the original PUD submission. Woolpert Engineering submitted its final Traffic Impact Study in 2018 and that study's conclusions are shown below.

| Previous Proposed Development (from 2018 Study) |                                     |            |            |    |            |     |            |     |            |     |
|---|-------------------------------------|------------|------------|----|------------|-----|------------|-----|------------|-----|
| 220   | Multifamily Housing (Low-Rise)      | 163 Units  | 18         | 58 | 41         | 24  | 57         | 34  | 90         | 53  |
| 310   | Hotel                               | 120 Rooms  | 32         | 23 | 25         | 20  | 33         | 31  | 49         | 38  |
| 710   | General Office Building             | 108,000 SF | 110        | 18 | 64         | 55  | 20         | 102 | 31         | 26  |
| 814   | Variety Store                       | 3,250 SF   | 6          | 4  | 9          | 9   | 11         | 11  | 11         | 11  |
| 932   | High-Turnover (Sit-Down) Restaurant | 19,122 SF  | 104        | 86 | 134        | 128 | 116        | 71  | 109        | 105 |
| <b>Total Trips (Existing Development)</b>       |                                     |            | <b>459</b> |    | <b>509</b> |     | <b>486</b> |     | <b>523</b> |     |
| <b>Total Internal Capture</b>                   |                                     |            | <b>101</b> |    | <b>107</b> |     | <b>102</b> |     | <b>109</b> |     |
| <b>Total Pass By Trips</b>                      |                                     |            | <b>0</b>   |    | <b>118</b> |     | <b>87</b>  |     | <b>100</b> |     |
| <b>Total Primary Site Trips</b>                 |                                     |            | <b>358</b> |    | <b>284</b> |     | <b>297</b> |     | <b>314</b> |     |
| <b>Trip Increase (+) or Decrease (-)</b>        |                                     |            | <b>-25</b> |    | <b>-2</b>  |     | <b>49</b>  |     | <b>70</b>  |     |

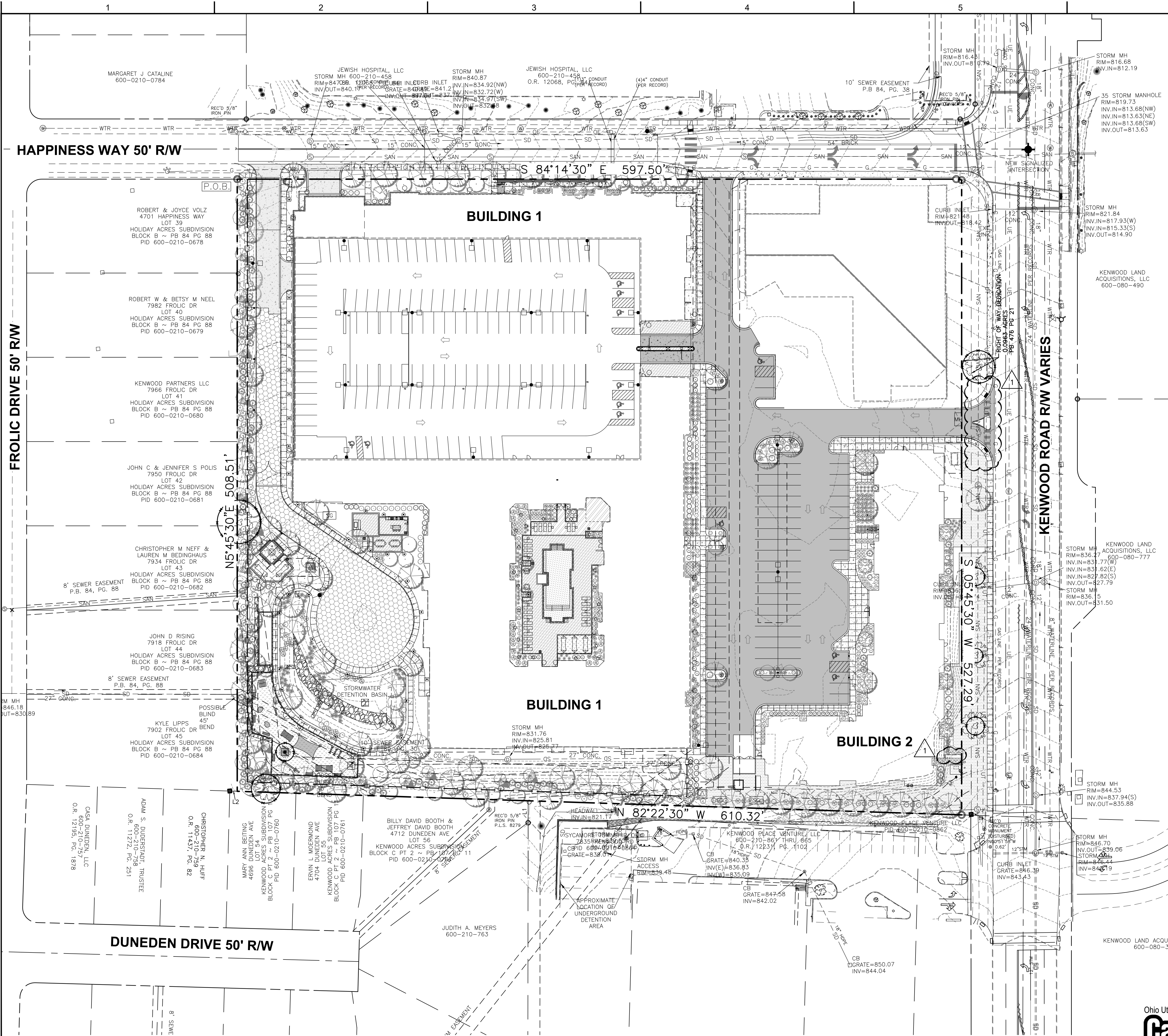
We had Woolpert Engineering update the their calculations based on the new Encore@Kenwood Mixed uses development's uses which are different from the original SandStone office building. Below is a summary table showing the changes.

| ITE Trip Generation                |                                     | Unit      | Weekday Trip Ends |     |                   |    |                  |    | SAT Trip Ends     |    |
|------------------------------------|-------------------------------------|-----------|-------------------|-----|-------------------|----|------------------|----|-------------------|----|
| ITE Code                           | Description                         |           | AM Peak (In/Out)  |     | MID Peak (In/Out) |    | PM Peak (In/Out) |    | SAT Peak (In/Out) |    |
| Modified Proposed Development      |                                     |           |                   |     |                   |    |                  |    |                   |    |
| 220                                | Multifamily Housing (Low-Rise)      | 360 Units | 33                | 101 | 81                | 48 | 110              | 65 | 159               | 93 |
| 310                                | Hotel                               | 132 Rooms | 33                | 26  | 27                | 21 | 36               | 34 | 54                | 43 |
| 710                                | General Office Building             | 58,100 SF | 92                | 13  | 41                | 34 | 18               | 87 | 17                | 14 |
| 932                                | High-Turnover (Sit-Down) Restaurant | 11,561 SF | 61                | 50  | 77                | 75 | 64               | 41 | 66                | 64 |
| Total Trips (Proposed Development) |                                     |           | 409               |     | 404               |    | 455              |    | 510               |    |
| Total Internal Capture             |                                     |           | 86                |     | 57                |    | 64               |    | 71                |    |
| Total Pass By Trips                |                                     |           | 0                 |     | 65                |    | 45               |    | 55                |    |
| Total Primary Site Trips           |                                     |           | 323               |     | 282               |    | 346              |    | 384               |    |

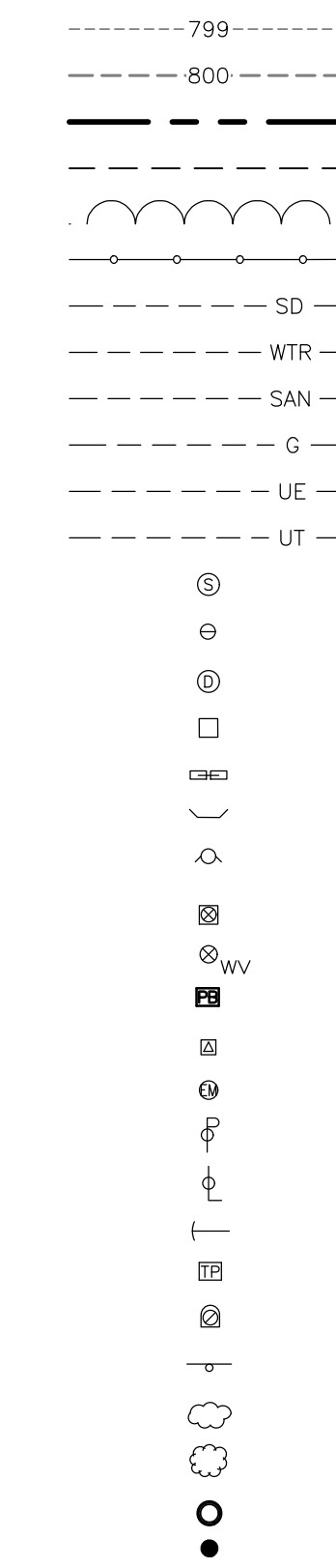
First, our development will add new vehicular traffic to Kenwood Road and connecting streets. However, of the approximately 1,200 vehicles projected to use the new development, 500 of those are already there. That includes 350+ vehicles that Jewish Hospital employees bring to the Mall parking lots and the approximately 150 vehicles that the existing apartments contribute. With respect to the school system, the residential portion of the development will not create a burden for the Deer Park school system, as the type of residential product we build does not attract families with school age children. With respect to public services, all of the improvements in the development will be fully sprinklered, thus making it less likely that fire services will be needed. Also, based on the quality and character of the proposed improvements to be built, it is reasonable to believe that burglary and drug arrests at this site will decrease. Another impact that this development will have relates to pedestrian traffic moving east-west at the intersection of Kenwood and Galbraith Road. Currently, approximately 350 Jewish Hospital employees park in the Kenwood Towne Center northwest lot. These employees then cross Kenwood Road at Galbraith to get to the hospital. While this intersection is signalized, the traffic turning right from Galbraith onto Kenwood has created a very unsafe pedestrian situation. Our development will relocate this parking to the west side of Kenwood Road, thus eliminating this concern.

**H. The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services**

We are confident that this development can be transformational for the Kenwood area for several reasons. First, while limited, there is an interest in small amounts of office space in this sub-market. Although not nearly the amount of office space that was originally approved, including office space in this building will provide added payroll taxes for the Township. Second, a hotel proximate to the hospital and the Towne Center respond to additional current demand and add to the vibrancy of the area. Most important, this new mixed use building will add 128 new apartments to the Kenwood inventory. Based on the success of Aspire at Kenwood, lease-up of the new units will be extremely fast. This means more people shopping, dining, working and playing in the area, thus ensuring the long term success of both Kenwood and Sycamore Township. Rooftops are what make commercial establishments and businesses successful and the addition of these new residents to the market place will have a significant positive impact.



## LEGEND



1' CONTOUR  
5' CONTOUR  
PROPERTY BOUNDARY  
EASEMENT  
TREE/SHRUB LINE  
CHAIN FENCE  
STORM & SIZE IF INDICATED  
WATER & SIZE IF INDICATED  
SANITARY & SIZE IF INDICATED  
GAS & SIZE IF INDICATED  
UNDERGROUND ELECTRIC  
UNDERGROUND TELEPHONE  
SANITARY MANHOLE  
SANITARY CLEANOUT  
STORM MANHOLE  
CATCH BASIN  
CURB INLET  
HEADWALL  
FIRE HYDRANT  
WATER METER PIT  
WATER VALVE  
ELECTRIC PULLBOX  
TRANSFORMER  
ELECTRIC METER  
POWER POLE  
LIGHT POLE  
TELEPHONE PEDESTAL  
GAS METER  
SIGN  
BRUSH  
TREE  
EVERGREEN TREE  
FOUND IRON PIN  
SET IRON PIN

| ISSUANCE SCHEDULE |          |                  |
|-------------------|----------|------------------|
| △<br>NUMBER       | DATE     | DESCRIPTION      |
| 1                 | 11/06/23 | CLIENT REVISIONS |

## CAPITAL INVESTMENT GROUP, INC. THE ENCORE AT KENWOOD MAJOR PUD AMENDMENT

7901 KENWOOD ROAD, CINCINNATI, OH  
CINCINNATI, OH 45236

|              |            |
|--------------|------------|
| PROJECT NO:  | 10016886   |
| DATE ISSUED: | 06/06/2023 |
| DESIGNED BY: | WCM        |
| DRAWN BY:    | MTF        |
| CHECKED BY:  | JJJ        |

SHEET NAME:  
EXISTING CONDITIONS

SHEET NO:

C-101



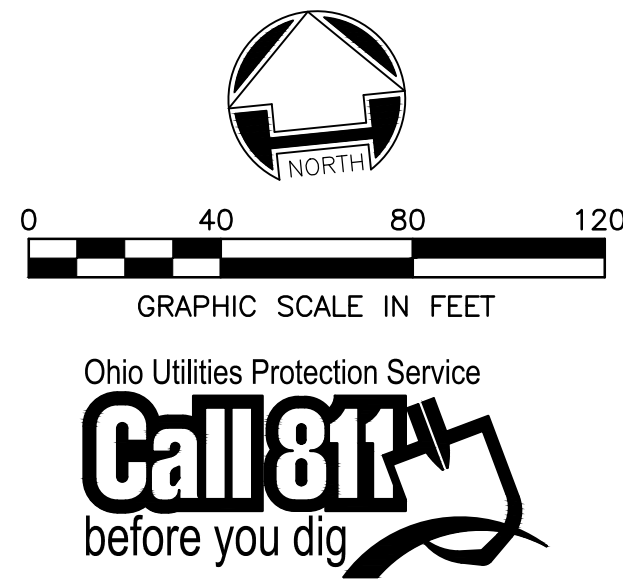
1. THE APPLICANT SHALL ERECT A TEN-FOOT HIGH PRIVACY FENCE APPROXIMATELY EIGHT FEET INTO THE REAL PROPERTY ADJACENT TO THE TEN DIRECTLY ABUTTING SINGLE FAMILY PROPERTIES.
2. A COMPLETE LANDSCAPING PLAN MEETING THE FOLLOWING MINIMUM REQUIREMENTS MUST BE APPROVED BY STAFF PRIOR TO THE ISSUANCE OF ANY ZONING CERTIFICATE. THE APPLICANT MUST PROVIDE AND INSTALL PLANTINGS ON BOTH SIDES OF THE TEN-FOOT HIGH PRIVACY FENCE ON THE REAL PROPERTY. THE APPLICANT WILL BE RESPONSIBLE FOR THEIR MAINTENANCE, UPKEEP, AND REPLACEMENT SHOULD THEY NOT SURVIVE. EVERGREEN TREES MUST BE A MINIMUM OF FIFTEEN FEET HIGH IN HEIGHT AT PLANTING AND DECIDUOUS TREES MUST HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF INCHES AT PLANTING. THE TOTAL NUMBER OF TREE PLANTINGS ON THE SITE MUST BE EQUAL OR EXCEED 178 AND MUST BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THIS EXHIBIT A.
3. APPLICANT IS REQUIRED TO PROPERLY MAINTAIN AND PROPERLY FERTILIZE ALL NEWLY PLANTED TREES ON THE SITE.
4. PORTIONS OF THE PROPOSED APARTMENT BUILDING THAT ARE WITHIN FIFTY FEET OF ABUTTING PROPERTY LINES ON FROLIC DRIVE AND DUNEDEN AVENUE SHALL NOT EXCEED THREE STORIES IN HEIGHT PLUS REQUIRED MECHANICAL EQUIPMENT AND SCREENING.
5. THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 248.
6. ALL BALCONIES FACING DUNEDEN AVENUE WITHIN ONE HUNDRED FEET OF THE PROPERTY LINE ARE TO BE REMOVED FROM THE PLAN AS SUBMITTED ON SEPTEMBER 6, 2018 TO SYCAMORE TOWNSHIP AND SHALL NOT BE CONSTRUCTED.

7. A CERTIFIED REPORT OR OTHER DOCUMENTATION FROM A LICENSED ARBORIST IS REQUIRED TO ENSURE THAT BEST PRACTICES FOR PRESERVING AND PROTECTING EXISTING TREES DURING CONSTRUCTION WILL BE FOLLOWED. AFTER CONSTRUCTION A CERTIFIED REPORT MUST BE SUBMITTED TO SYCAMORE TOWNSHIP STAFF THAT EVIDENCES THOSE PRACTICES WERE FOLLOWED DURING CONSTRUCTION. THE SAME PROCESS SHALL BE FOLLOWED FOR ALL NEW PROPOSED PLANT MATERIAL AS WELL.
8. A REPORT FROM A CERTIFIED ARBORIST ON THE CONDITION OF ALL REMAINING TREES ON THE SITE IS REQUIRED TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO THE ISSUANCE OF A ZONING CERTIFICATE. IN ADDITION, THIS REPORT MUST ALSO INCLUDE ALL TREES WITHIN 20 FEET OF A COMMON PROPERTY BOUNDARY LOCATED ON AN ADJACENT PROPERTY. THE REPORT MUST INDICATE THE TREE AND LOCATION AS WELL AS ITS CONDITION. THE CONDITION IS REQUIRED TO BE REPORTED AS GOOD, FAIR, OR POOR.
9. THE APPLICANT WILL ENGAGE RESIDENT LIZ RISING IN THE PROCESS IDENTIFIED IN CONDITION #7. SHOULD MS. RISING CHOOSE NOT TO PARTICIPATE, THEN APPLICANT SHALL ENDEAVOR TO ENGAGE ANOTHER SURROUNDING PROPERTY OWNER FOR SUCH PURPOSES.
10. ALL ABOVE-GROUND STORM WATER DETENTION FACILITIES MUST BE DRY UNDER NORMAL CONDITIONS. NO ABOVE-GROUND RETENTION OR LONG-TERM WATER STORAGE BASINS OR STRUCTURES ARE PERMITTED.
11. FRENCH DRAINS OR OTHER APPROPRIATE DRAINAGE SYSTEMS SHALL BE INSTALLED ON THE COMMON PROPERTY BOUNDARY WITH DUNEDEN AVENUE ABUTTING PROPERTIES TO FACILITATE WATER RUNOFF BACK ONTO THE REAL PROPERTY INSTEAD OF THE SOUTH AND WEST.

12. THE APPLICANT SHALL ENDEAVOR TO ENGAGE A SURROUNDING PROPERTY OWNER IN THE CREATION OF A PET POLICY FOR THE DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, A PRIVATE DOG PARK ON THE REAL PROPERTY.
13. THE APPLICANT HAS VOLUNTARILY AGREED TO CONTRIBUTE \$25,000 TO SYCAMORE TOWNSHIP TO PERFORM NEIGHBORHOOD TRAFFIC CALMING STUDIES.
14. FOR A PERIOD OF FOUR YEARS FROM COMPLETION OF CONSTRUCTION, THE APPLICANT MUST REMOVE AND REPLACE ANY TREE THAT IS CURRENTLY CITED IN THE REPORT REQUIRE IN CONDITION #8 AS FAIR OR GOOD SHOULD IT DIE AS A RESULT OF THE CONSTRUCTION. THE NEWLY PLANTED TREE MUST MEET THE CRITERIA OUTLINED IN CONDITION #2.
15. THE APPLICANT WILL WORK COOPERATIVELY WITH THE FORMER OWNERS OF THE EXISTING STRUCTURES TO ESTABLISH A MEMORIAL TO THOSE PERSONS WHO BUILT THE EXISTING STRUCTURES.
16. THE APPLICANT SHALL DEDICATE AN ADDITIONAL EIGHT FEET OF RIGHT-OF-WAY ALONG THE KENWOOD ROAD FRONTAGE RUNNING THE ENTIRE LENGTH OF THE DEVELOPMENT.
17. THE APPLICANT MUST CONSTRUCT AND IMPLEMENT THE RECOMMENDATIONS OF THE TRAFFIC STUDY AS APPROVED BY THE HAMILTON COUNTY ENGINEER'S OFFICE FOR THE 2020 BUILD YEAR.
18. THE APPLICANT MUST INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF HAPPINESS WAY AND KENWOOD ROAD.
19. THE APPLICANT MUST INSTALL A CROSS WALK ON KENWOOD ROAD AT THE INTERSECTION OF HAPPINESS WAY TO FACILITATE PEDESTRIAN FLOW

20. ALL SITE AND BUILDING LIGHTING MUST HAVE 0 FOOT CANDLES OF LIGHT SPILL AT ALL SURROUNDING RESIDENTIALLY ZONED PROPERTIES, AS CERTIFIED BY A PHOTOMETRIC PLAN.
21. THE APPLICANT AGREES TO SUBMIT EVIDENCE TO THE TOWNSHIP THAT IT HAS OR HAS ENDEAVORED TO ENTER INTO AGREEMENTS WITH THE OWNERS OF THE TEN CONTIGUOUS RESIDENTIAL PROPERTIES TO THE REAL PROPERTY TO PURCHASE THOSE PROPERTIES WITHIN THREE YEARS FROM THE DATE OF THIS RESOLUTION AT A PRICE NOT LESS THAN THE TRUE VALUE ESTABLISHED BY THE HAMILTON COUNTY, OHIO AUDITOR ON JANUARY 1, 2019.
22. HAPPINESS WAY IS TO BE TEMPORARILY CLOSED WEST OF THE PROPOSED ACCESS POINT TO HAPPINESS WAY FROM THE DEVELOPMENT. THE TOWNSHIP WILL DETERMINE IF THE CLOSURE IS TO REMAIN PERMANENTLY.
23. THERE SHALL BE NO CONSTRUCTION TRAFFIC OF ANY MANNER ON FROLIC DRIVE, HAPPINESS WAY WEST OF THE REAL PROPERTY BOUNDARY, OR ANY OTHER SURROUNDING RESIDENTIAL STREET THAT CONNECTS TO OR THROUGH FROLIC DRIVE OR HAPPINESS WAY. THIS SHALL INCLUDE NO STANDING, STOPPING, PARKING, OR TRAVEL ON SAID ROADS. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE REAL PROPERTY ONLY FROM KENWOOD ROAD.
24. ALL SIGNAGE SHALL BE COMPLIANT WITH SYCAMORE TOWNSHIP ZONING RESOLUTION AND NO SIGNAGE SHALL BE PERMITTED TO FACE WEST TOWARDS THE SINGLE FAMILY RESIDENTIAL PROPERTIES.
25. THERE SHALL BE NO EXTERIOR CONSTRUCTION OR OUTSIDE WORK BETWEEN THE HOURS OF 9:00PM AND 7:00AM.

26. ALL MECHANICAL EQUIPMENT MUST BE SCREENED BOTH VISUALLY AND ACOUSTICALLY. THE DETERMINATION FOR COMPLIANCE WILL BE MADE FROM 100 FEET OUTSIDE THE PROPERTY LINE. TOWNSHIP STAFF WILL MONITOR SOUND LEVELS BOTH BEFORE, DURING AND AFTER CONSTRUCTION USING A SOUND PRESSURE LEVEL METER TO DETERMINE DECIBEL LEVELS. SHOULD THE TEST INDICATE DECIBEL LEVELS IN EXCESS OF THOSE ALLOWED UNDER SECTION 5-1.2 OF THE SYCAMORE TOWNSHIP ZONING RESOLUTION MORE THAN FIVE TIMES IN ANY SIX MONTH PERIOD, THEN NEW SOUND ATTENUATION TECHNIQUES SHALL BE REQUIRED FOR ALL MECHANICAL UNITS UNTIL SUCH LEVELS ARE MET.
27. THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT IS CONTINGENT UPON THE SUCCESSFUL CREATION OF A JOINT ECONOMIC DEVELOPMENT DISTRICT PURSUANT TO SECTION 715.57 OF THE OHIO REVISED CODE, AS AMENDED FROM TIME TO TIME, IN ORDER TO FACILITATE ECONOMIC DEVELOPMENT, CREATE AND PRESERVE JOBS AND EMPLOYMENT OPPORTUNITIES, AND TO IMPROVE THE ECONOMIC WELFARE OF THE PEOPLE OF SYCAMORE TOWNSHIP. THE APPLICANT SHALL SUPPORT AND COOPERATE IN THE DISTRICT CREATION.
28. THE APPLICANT WILL EXPLORE THE UTILIZATION OF GREEN ROOF CONSTRUCTION TECHNIQUES ON THE PROPOSED OFFICE AND HOTEL BUILDINGS AND SUBMIT A REPORT TO SYCAMORE TOWNSHIP AS TO THE VIABILITY OF THEIR CONSTRUCTION. IF SUCH REPORT INDICATES THE VIABILITY AT A REASONABLE COST, THE APPLICANT SHALL INSTALL SUCH CONSTRUCTION.



PROJECT NO: 10016886  
DATE ISSUED: 06/06/2023  
DESIGNED BY: JJJ  
DRAWN BY: WCM  
CHECKED BY: MTF

SHEET NAME:  
ZONING PLAT

SHEET NO:

C-201

CAPITAL INVESTMENT GROUP, INC.  
**THE ENCORE AT KENWOOD**  
MAJOR PUD AMENDMENT

7901 KENWOOD ROAD, CINCINNATI, OH  
CINCINNATI, OH 45226

ISSUANCE SCHEDULE  
NUMBER DATE DESCRIPTION  
1 11/06/23 CLIENT REVISIONS

E

D

C

B

A

**WOOLPERT**  
ARCHITECTURE | ENGINEERING | GEOSPATIAL  
1203 Walnut Street, 2nd Floor  
Cincinnati, OH 45202  
513.272.8300

AREA OF  
PROPOSED  
REZONING

PLANNED BUSINESS DISTRICT 'EE'

KENWOOD ROAD RW VARIES

PLANNED OFFICE DISTRICT 'OO'

RESIDENTIAL, MULTIFAMILY 'D';  
SPECIAL PUBLIC INTEREST -  
SUBURBAN CENTER/CORRIDOR 'SPI-SC'  
KENWOOD/MONTGOMERY ROAD  
CORRIDOR OVERLAY  
PARCEL ID: 600-0210-0891-00

RESIDENTIAL 'B'

RESIDENTIAL 'C'

PLANNED BUSINESS DISTRICT 'EE'

BUILDING 1

BUILDING 3

BUILDING 1

BUILDING 2

HAPPINESS WAY 50' R/W

FROLIC DRIVE 50' R/W

MARGARET J CATALINE  
600-0210-0784

JEWISH HOSPITAL, LLC  
600-210-458  
O.R. 12068, PG. 841

JEWISH HOSPITAL, LLC  
600-210-458  
O.R. 12068, PG. 841

ROBERT & JOYCE VOLZ  
4701 HAPPINESS WAY  
LOT 39  
HOLIDAY ACRES SUBDIVISION  
BLOCK B ~ PB 84 PG 88  
PID 600-0210-0678

ROBERT W & BETSY M NEEL  
7982 FROLIC DR  
LOT 40  
HOLIDAY ACRES SUBDIVISION  
BLOCK B ~ PB 84 PG 88  
PID 600-0210-0679

KENWOOD PARTNERS, LLC  
7966 FROLIC DR  
LOT 41  
HOLIDAY ACRES SUBDIVISION  
BLOCK B ~ PB 8 PG 8  
PID 600-0210-

JOHN C & JENNIFE  
7950 FROLIC  
LOT 42  
HOLIDAY ACRES SUBDIVISION  
BLOCK B ~ PB 84 PG 88  
PID 600-0210

CHRISTOPHER M  
LAUREN M BEDI  
7934 FROLIC  
LOT 43  
HOLIDAY ACRES SUBDIVISION  
BLOCK B ~ PB 84 PG 88  
PID 600-0210-0682

JOHN D RISING  
7918 FROLIC DR  
LOT 44  
HOLIDAY ACRES SUBDIVISION  
BLOCK B ~ PB 84 PG 88  
PID 600-0210-0683

KYLE LIPPS  
7902 FROLIC DR  
LOT 45  
HOLIDAY ACRES SUBDIVISION  
BLOCK B ~ PB 84 PG 88  
PID 600-0210-0684

CASA DUNEDEN, LLC  
600-0210-0787  
O.R. 12068, PG. 1878

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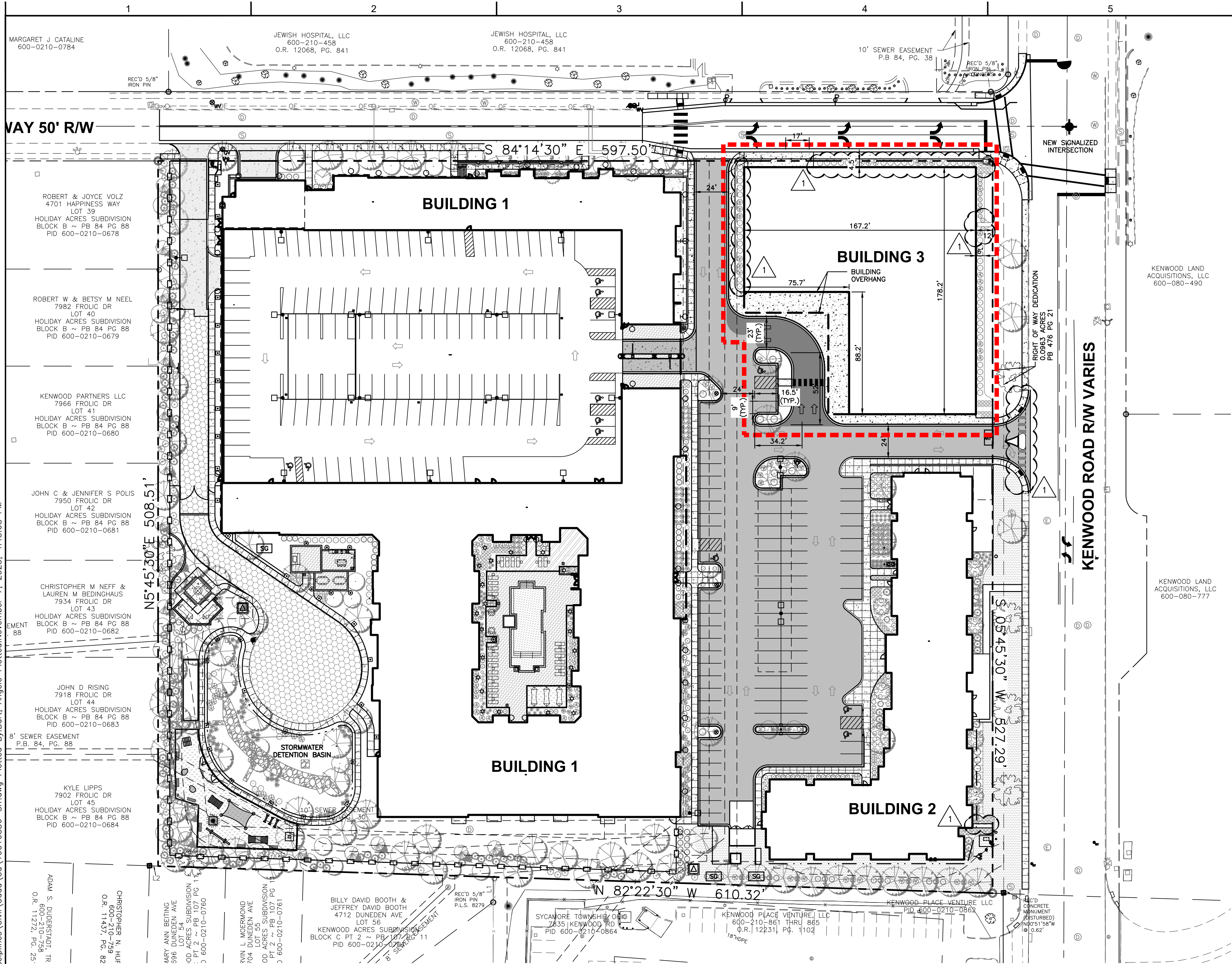
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### LEGEND

|  |  |
|--|--|
|  | EXISTING PARKING SPACE   |
|  | EXISTING CHAIN LINK FENCE  |
|  | EXISTING PROPERTY LINE   |
|  | EXISTING RIGHT-OF-WAY  |
|  | LIMITS OF EARTHWORK  |
|  | PROPOSED PROPERTY BOUNDARY   |
|  | PROPOSED CHAIN LINK FENCE  |
|  | PROPOSED VINYL PRIVACY FENCE-10' TALL  |
|  | ASPHALT PAVEMENT   |
|  | CONCRETE PAVEMENT  |
|  | CONCRETE SIDEWALK  |
|  | PEA GRAVEL   |
|  | TUFFTRACK GRASS PAVERS   |
|  | DECOMPOSED GRANITE   |
|  | STAMPED CONCRETE - ROMAN SLATE PATTERN, COLOR TO BE LIGHT GRAY                               |
|  | PAVERS - UNLOCK UMBRIANO, MOTTLED COLOR TO INCLUDE MATCH OF LIGHT GRAY FROM STAMPED CONCRETE |
|  | CONCRETE BANDING   |
|  | POOL COPING  |
|  | POOL FINISH  |
|  | SYNTHETIC TURF   |

### BUILDING DATA

|                                     | EXISTING       | PROPOSED       |
|-------------------------------------|----------------|----------------|
| <b>BUILDING 1 FLOOR AREA (NET):</b> |                |                |
| <b>APARTMENTS:</b>                  |                |                |
| 1st FLOOR (SF):                     | 59,452         | 59,452         |
| 2nd FLOOR (SF):                     | 63,125         | 63,125         |
| 3rd FLOOR (SF):                     | 63,115         | 63,115         |
| 4th FLOOR (SF):                     | 57,292         | 57,292         |
| 5th FLOOR (SF):                     | 44,773         | 44,773         |
| <b>TOTAL</b>                        | <b>287,757</b> | <b>287,757</b> |
| <b>PARKING GARAGE:</b>              |                |                |
| 1st FLOOR (SF):                     | 53,019         | 53,019         |
| 2nd FLOOR (SF):                     | 53,019         | 53,019         |
| 3rd FLOOR (SF):                     | 53,019         | 53,019         |
| 4th FLOOR (SF):                     | 53,019         | 53,019         |
| 5th FLOOR (SF):                     | 47,229         | 47,229         |
| <b>TOTAL</b>                        | <b>259,305</b> | <b>259,305</b> |
| <b>BUILDING 2 FLOOR AREA (NET):</b> |                |                |
| <b>HOTEL:</b>                       |                |                |
| 1st FLOOR (SF/KEYS):                | 20,021/6       | 15,953/6       |
| 2nd FLOOR (SF/KEYS):                | 19,856/32      | 19,856/32      |
| 3rd FLOOR (SF/KEYS):                | 19,856/32      | 19,856/32      |
| 4th FLOOR (SF/KEYS):                | 19,856/32      | 19,856/32      |
| 5th FLOOR (SF/KEYS):                | 19,856/32      | 19,856/32      |
| <b>TOTAL</b>                        | <b>99,445</b>  | <b>95,377</b>  |
| <b>RETAIL:</b>                      |                |                |
| 1st FLOOR (SF):                     | 4,068          | 4,068          |
| <b>BUILDING 3 FLOOR AREA (NET):</b> |                |                |
| <b>OFFICE:</b>                      |                |                |
| 1st FLOOR (SF):                     | 7,084          | 0              |
| 2nd FLOOR (SF):                     | 22,319         | 18,671         |
| 3rd FLOOR (SF):                     | 22,319         | 18,671         |
| 4th FLOOR (SF):                     | 22,319         | 0              |
| 5th FLOOR (SF):                     | 22,319         | 0              |
| 6th FLOOR (SF):                     | N/A            | 0              |
| 7th FLOOR (SF):                     | N/A            | 0              |
| 8th FLOOR (SF):                     | N/A            | 0              |
| 9th FLOOR (SF):                     | N/A            | 0              |
| 10th FLOOR (SF):                    | N/A            | 0              |
| <b>TOTAL</b>                        | <b>96,360</b>  | <b>37,342</b>  |
| <b>RETAIL:</b>                      |                |                |
| 1st FLOOR (SF):                     | 8,941          | 15,679         |
| 2nd FLOOR (SF):                     | 0              | 0              |
| 3rd FLOOR (SF):                     | 0              | 0              |
| 4th FLOOR (SF):                     | 0              | 0              |
| 5th FLOOR (SF):                     | 0              | 0              |
| 6th FLOOR (SF):                     | N/A            | 0              |
| 7th FLOOR (SF):                     | N/A            | 0              |
| 8th FLOOR (SF):                     | N/A            | 0              |
| 9th FLOOR (SF):                     | N/A            | 0              |
| 10th FLOOR (SF):                    | N/A            | 0              |
| <b>TOTAL</b>                        | <b>8,941</b>   | <b>15,679</b>  |
| <b>APARTMENTS:</b>                  |                |                |
| 1st FLOOR (SF):                     | 0              | 0              |
| 2nd FLOOR (SF):                     | 0              | 0              |
| 3rd FLOOR (SF):                     | 0              | 0              |
| 4th FLOOR (SF):                     | 0              | 18,698         |
| 5th FLOOR (SF):                     | 0              | 18,698         |
| 6th FLOOR (SF):                     | N/A            | 18,698         |
| 7th FLOOR (SF):                     | N/A            | 18,698         |
| 8th FLOOR (SF):                     | N/A            | 18,698         |
| 9th FLOOR (SF):                     | N/A            | 18,698         |
| 10th FLOOR (SF):                    | N/A            | 18,620         |
| <b>TOTAL</b>                        | <b>0</b>       | <b>130,808</b> |

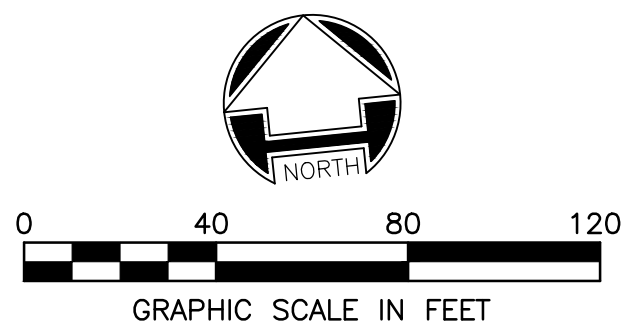
### SITE DATA

| ZONING:                           | EXISTING PUD<br>D-MULTI-FAMILY<br>RESIDENTIAL/SPI-SC<br>KENWOOD/MONTGOMERY<br>ROAD CORRIDOR OVERLAY | PROPOSED AMENDMENT<br>D-MULTI-FAMILY<br>RESIDENTIAL/SPI-SC<br>KENWOOD/MONTGOMERY<br>ROAD CORRIDOR OVERLAY |
|-----------------------------------|---|---|
| SITE AREA (NET):                  | 7.26 AC   | 7.16 AC   |
| SITE AREA (GROSS):                | 8.16 AC   | 7.16 AC   |
| LAND USE:                         |   |   |
| BUILDING 1:                       | APARTMENTS<br>PARKING GARAGE  | APARTMENTS (BUILT)<br>PARKING GARAGE (BUILT)  |
| BUILDING 2:                       | HOTEL<br>RETAIL   | HOTEL (BUILT)<br>RETAIL (BUILT)   |
| BUILDING 3:                       | OFFICE<br>RETAIL<br>PARKING GARAGE  | OFFICE<br>RETAIL<br>APARTMENTS<br>PARKING GARAGE  |
| IMPERVIOUS SURFACE:<br>AREA (AC): | 5.39  | 5.57  |
| %:                                | 74%   | 78%   |

### PARKING DATA

|   | REQUIRED   | SURFACE   | PROPOSED<br>BLDG 1 | BLDG 3    |
|---|------------|-----------|--------------------|-----------|
| <b>BUILDING 1:</b>                        |            |           |                    |           |
| <b>APARTMENTS:</b>                        |            |           |                    |           |
| 1.5 SPC/1 BED UNIT x 167 UNITS:           | 251        |           |                    |           |
| 2.0 SPC/2 BED UNIT x 81 UNITS:            | 162        |           |                    |           |
| <b>BUILDING 2:</b>                        |            |           |                    |           |
| <b>HOTEL:</b>                             |            |           |                    |           |
| 1.0 SPC/1 KEY x 134 KEYS:                 | 134        |           |                    |           |
| <b>RETAIL:</b>                            |            |           |                    |           |
| 1.0 SPC/200 SF x 4,068 SF:                | 21         |           |                    |           |
| <b>BUILDING 3:</b>                        |            |           |                    |           |
| <b>OFFICE:</b>                            |            |           |                    |           |
| 4.0 SPC/1,000 SF x 37,342 SF:             | 150        |           |                    |           |
| <b>RETAIL:</b>                            |            |           |                    |           |
| 1.0 SPC/200 SF x 15,679 SF:               | 79         |           |                    |           |
| <b>APARTMENTS:</b>                        |            |           |                    |           |
| 1.5 SPC/1 BED UNIT x 98 UNITS:            | 147        |           |                    |           |
| 2.0 SPC/2 BED UNIT x 21 UNITS:            | 42         |           |                    |           |
| 2.0 SPC/3 BED UNIT x 14 UNITS:            | 28         |           |                    |           |
| <b>TOTAL (ASSUME 25% SHARED PARKING):</b> | <b>761</b> | <b>90</b> | <b>801</b>         | <b>43</b> |

Ohio Utilities Protection Service  
**Call 811**  
before you dig



| ISSUANCE SCHEDULE | DESCRIPTION      |
|-------------------|------------------|
| NUMBER            | DATE             |
| 1                 | 11/06/23         |
|                   | CLIENT REVISIONS |

## CAPITAL INVESTMENT GROUP, INC. THE ENCORE AT KENWOOD MAJOR PUD AMENDMENT

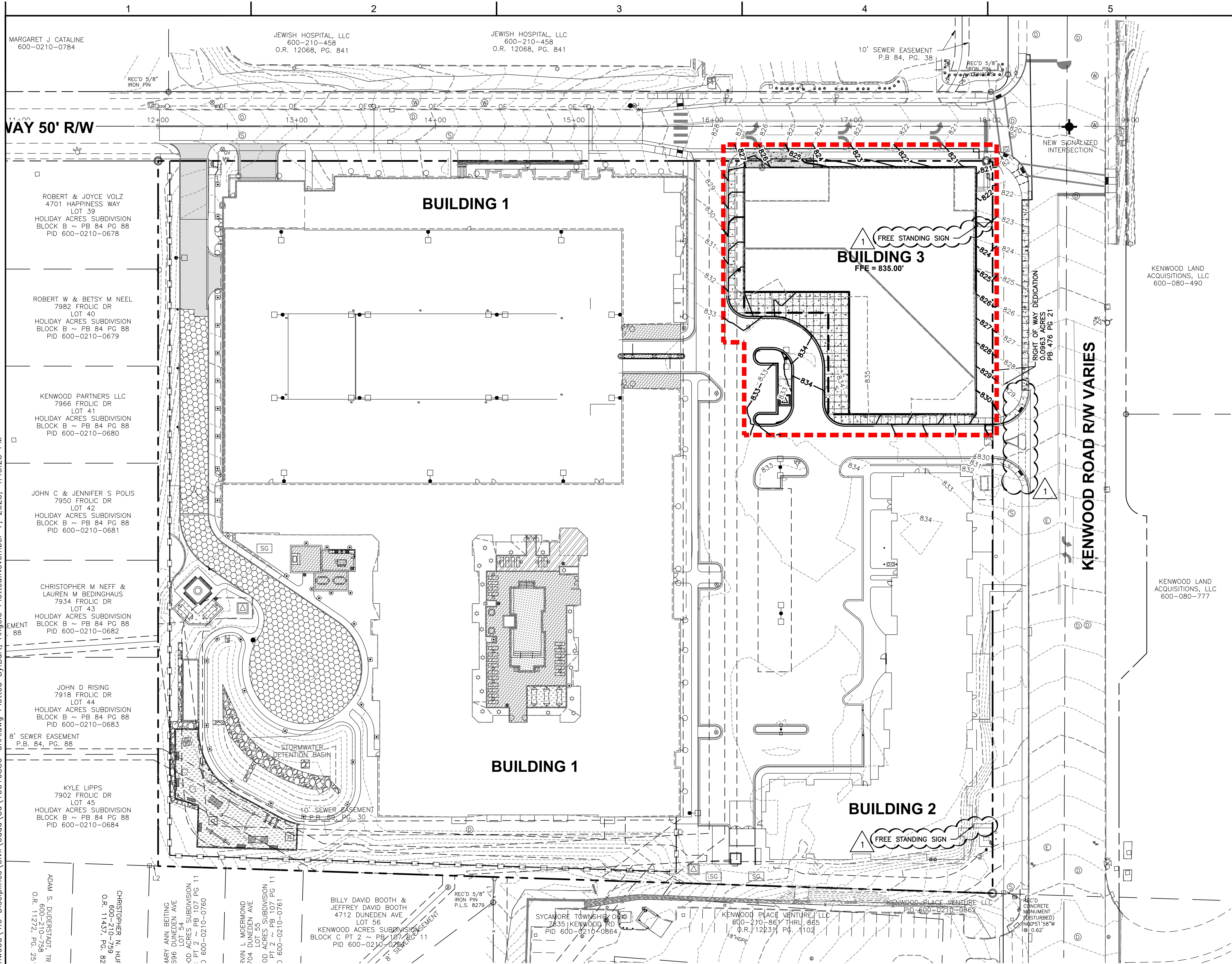
7901 KENWOOD ROAD, CINCINNATI, OH  
CINCINNATI, OH 45236

|              |            |
|--------------|------------|
| PROJECT NO:  | 10016886   |
| DATE ISSUED: | 06/06/2023 |
| DESIGNED BY: | JJJ        |
| DRAWN BY:    | WCM        |
| CHECKED BY:  | MTF        |

SHEET NAME:  
SITE PLAN

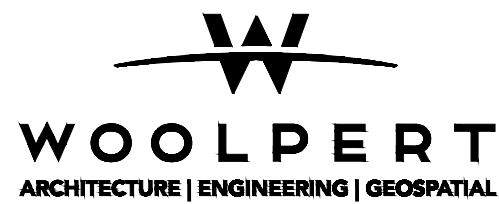
SHEET NO:





LEGEND

|     |     |                     |
|-----|-----|---------------------|
| --- | 799 | EXISTING 1' CONTOUR |
| --- | 800 | EXISTING 5' CONTOUR |
| --- | 799 | 1' CONTOUR          |
| --- | 800 | 5' CONTOUR          |
| --- | --- | CONSTRUCTION LIMITS |



1203 Walnut Street, 2nd Floor  
Cincinnati, OH 45202  
513.272.8300

| ISSUANCE SCHEDULE | DESCRIPTION      |
|-------------------|------------------|
| NUMBER            | DATE             |
| 1                 | 11/06/23         |
|                   | CLIENT REVISIONS |

CAPITAL INVESTMENT GROUP, INC.  
**THE ENCORE AT KENWOOD**  
MAJOR PUD AMENDMENT

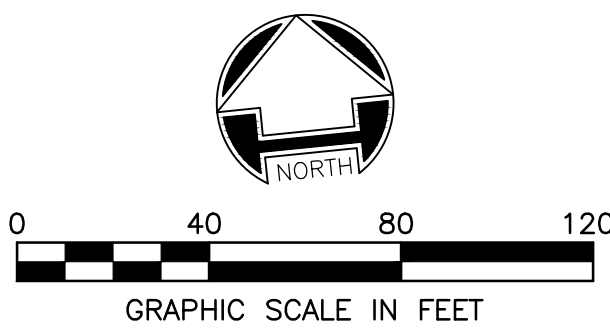
7901 KENWOOD ROAD, CINCINNATI, OH  
CINCINNATI, OH 45236

|              |            |
|--------------|------------|
| PROJECT NO:  | 10016886   |
| DATE ISSUED: | 06/06/2023 |
| DESIGNED BY: | JJJ        |
| DRAWN BY:    | JJJ        |
| CHECKED BY:  | MTF        |

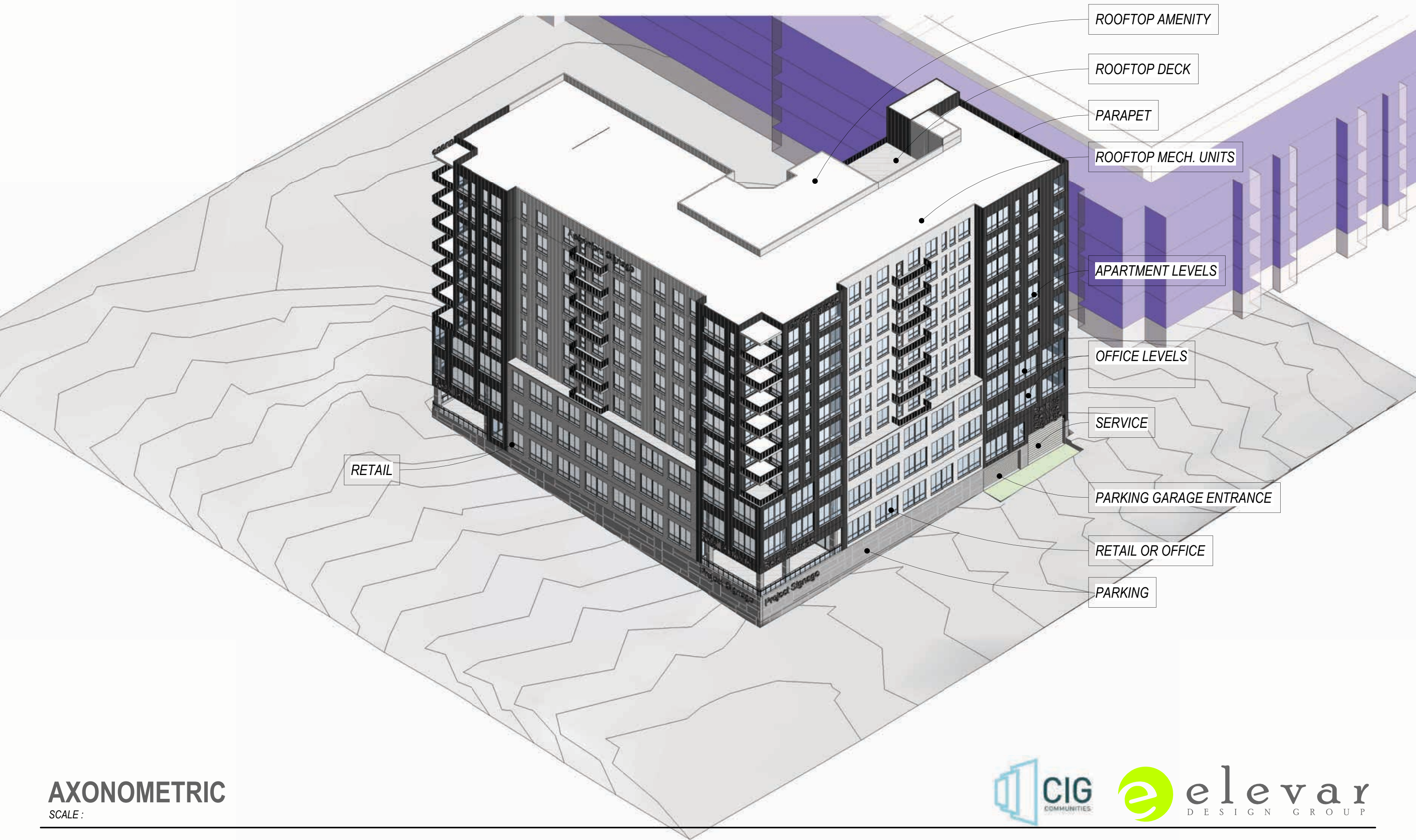
SHEET NAME:  
GRADING PLAN

SHEET NO:

C-301







RETAIL

ROOFTOP AMENITY

ROOFTOP DECK

PARAPET

ROOFTOP MECH. UNITS

APARTMENT LEVELS

OFFICE LEVELS

SERVICE

PARKING GARAGE ENTRANCE

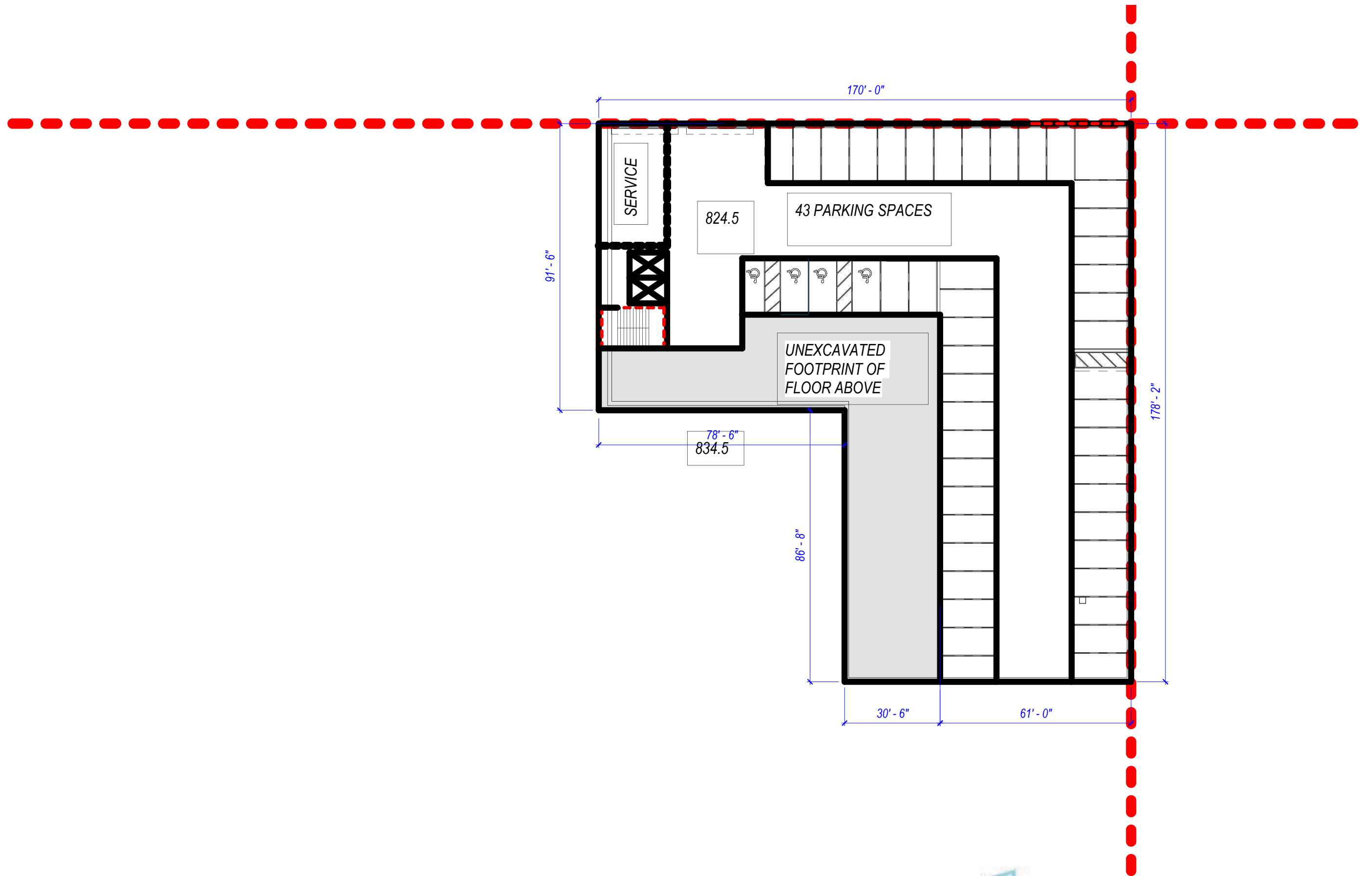
RETAIL OR OFFICE

PARKING

AXONOMETRIC

SCALE :

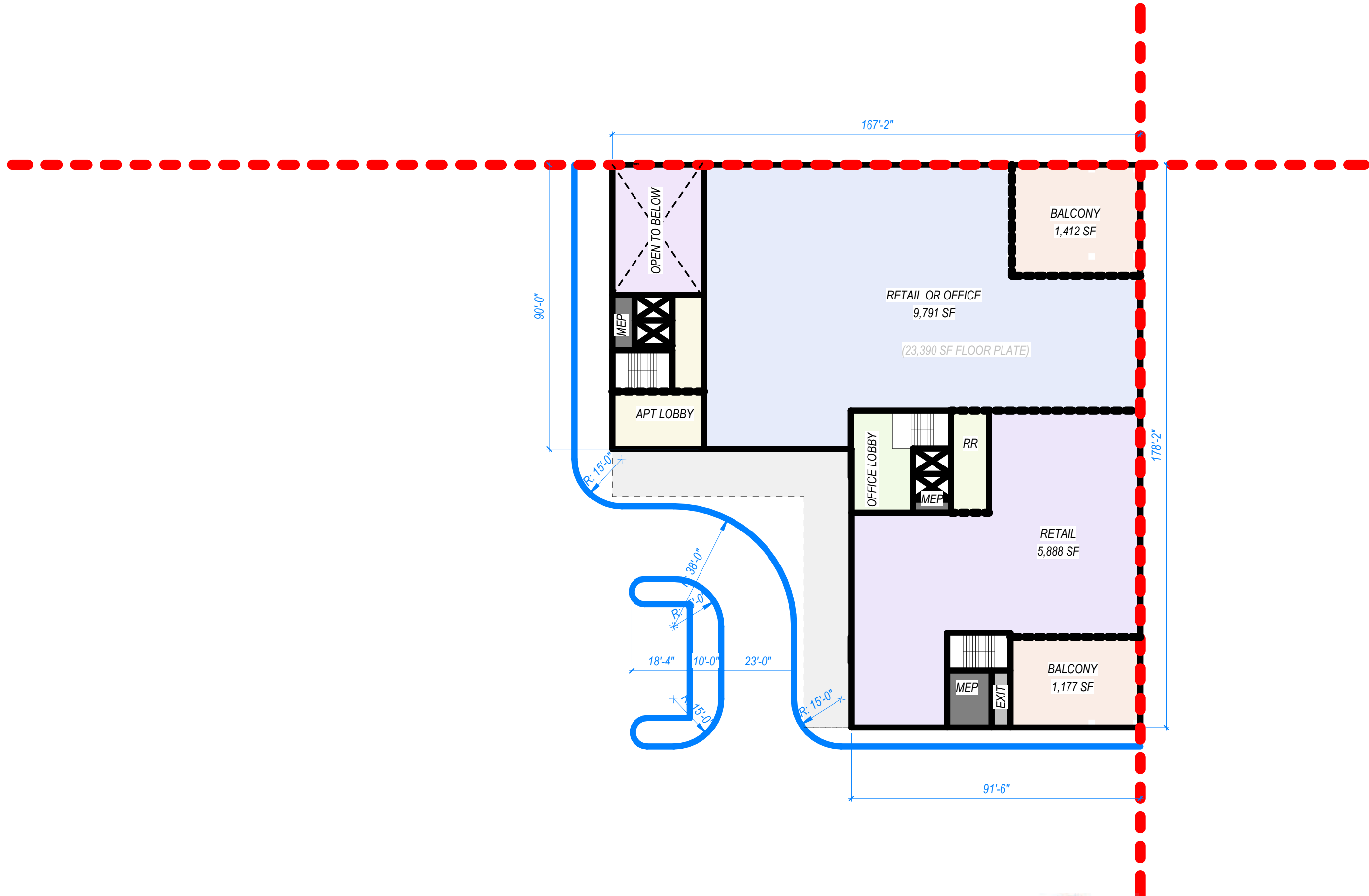




## PARKING LEVEL

SCALE: 1" = 30'-0"



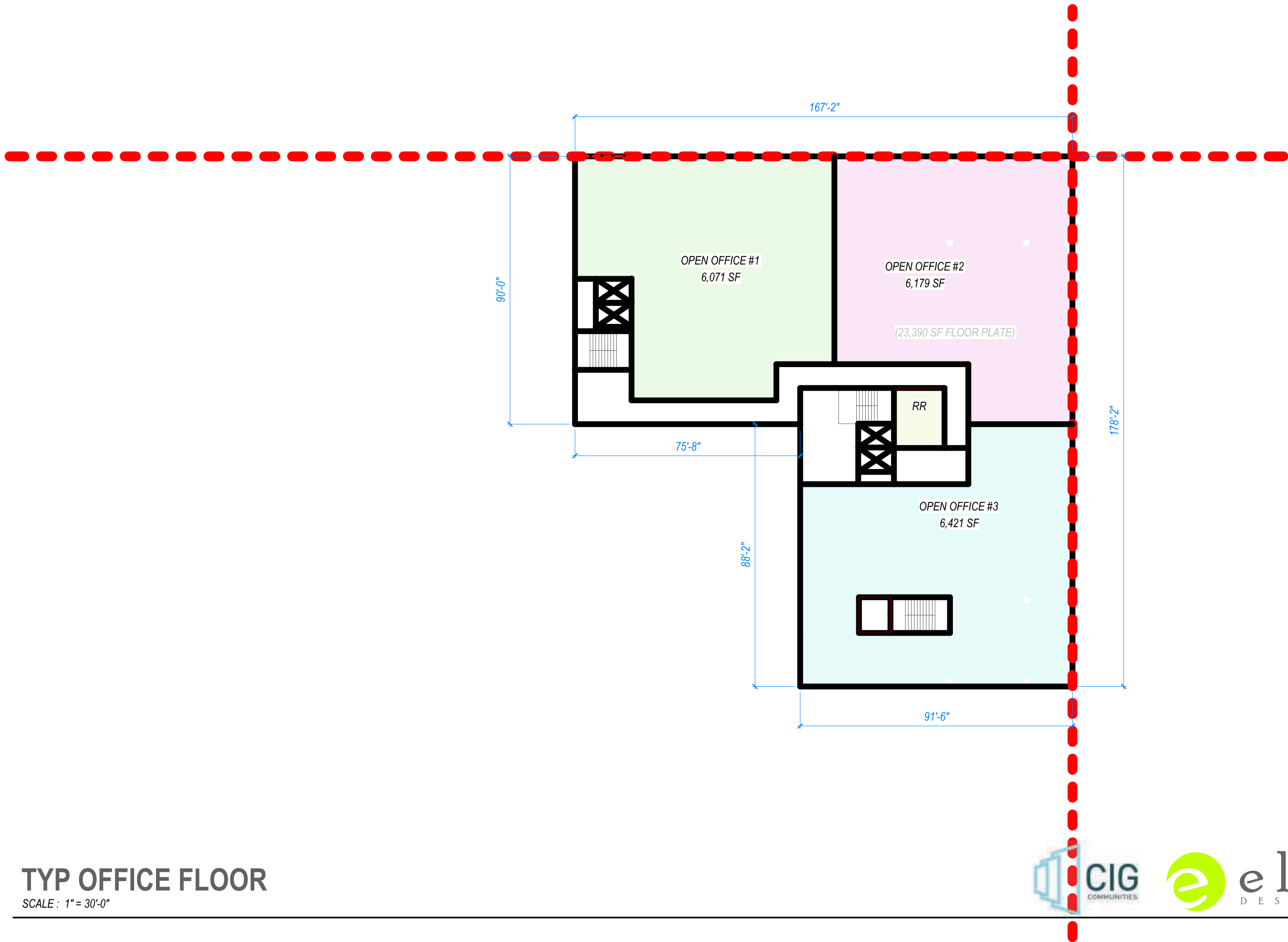


RETAIL LEVEL

SCALE : 1" = 30'-0"







# TYP OFFICE FLOOR

SCALE: 1" = 30'-0"





# TYP APARTMENT FLOOR 2B

SCALE : 1" = 30'-0"





## AMENITY / PENTHOUSE FLOOR

SCALE: 1" = 30'-0"







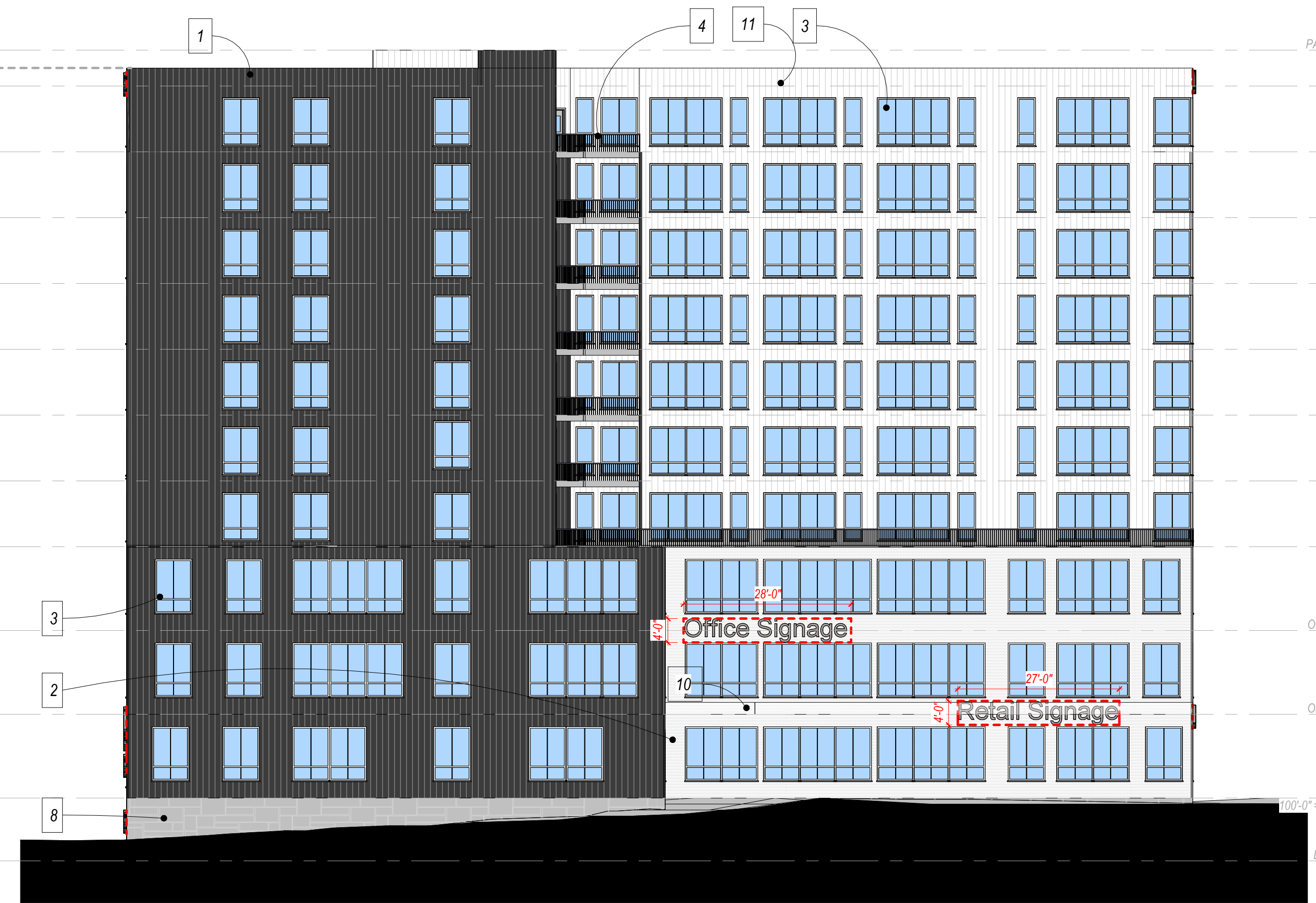
NORTH ELEV. (HAPPINESS WAY)  
SCALE: 1/16" = 1'-0"



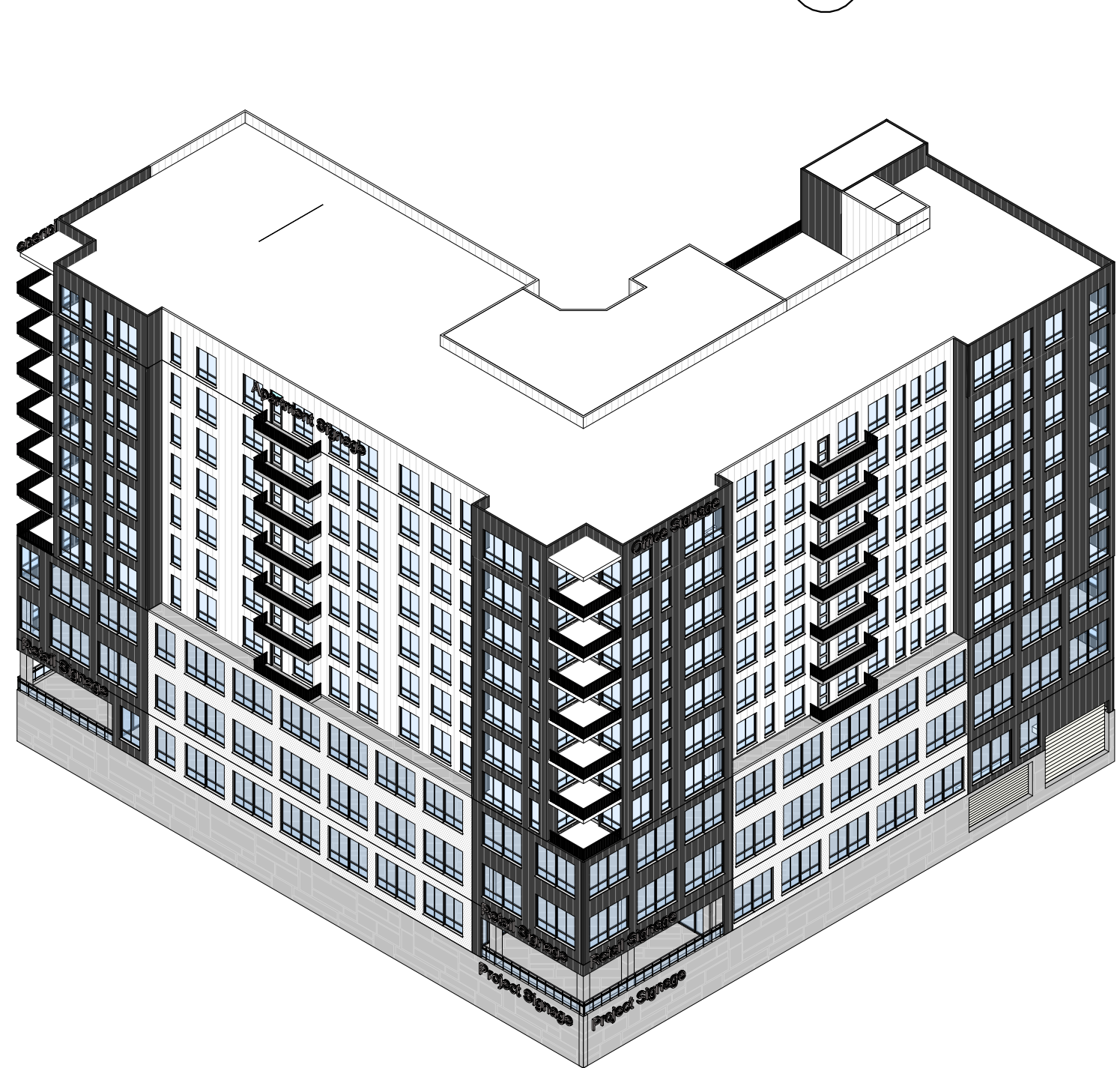
EAST ELEV. (KENWOOD ROAD)  
SCALE: 1/16" = 1'-0"



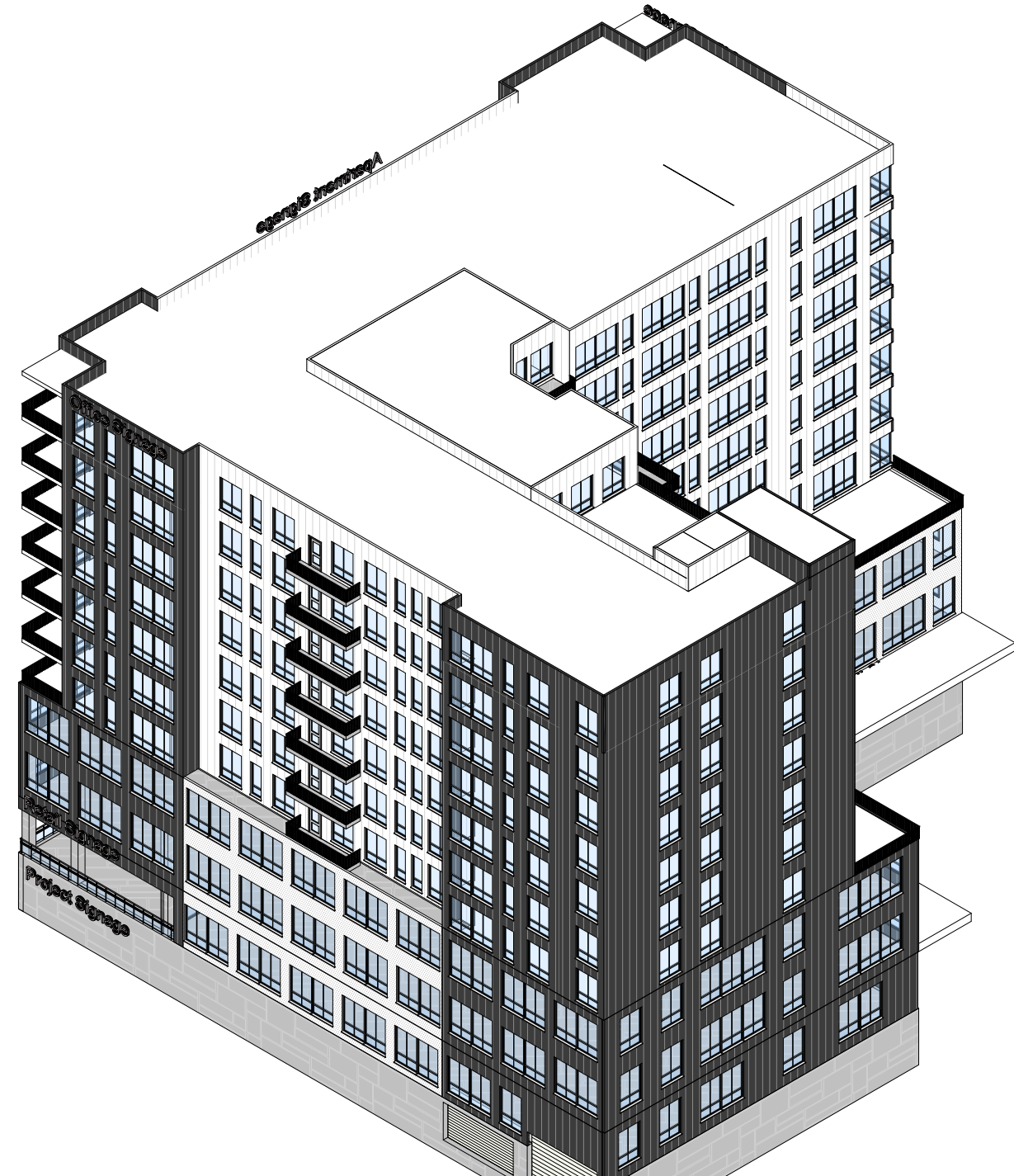
SOUTH ELEV.  
SCALE: 1/16" = 1'-0"



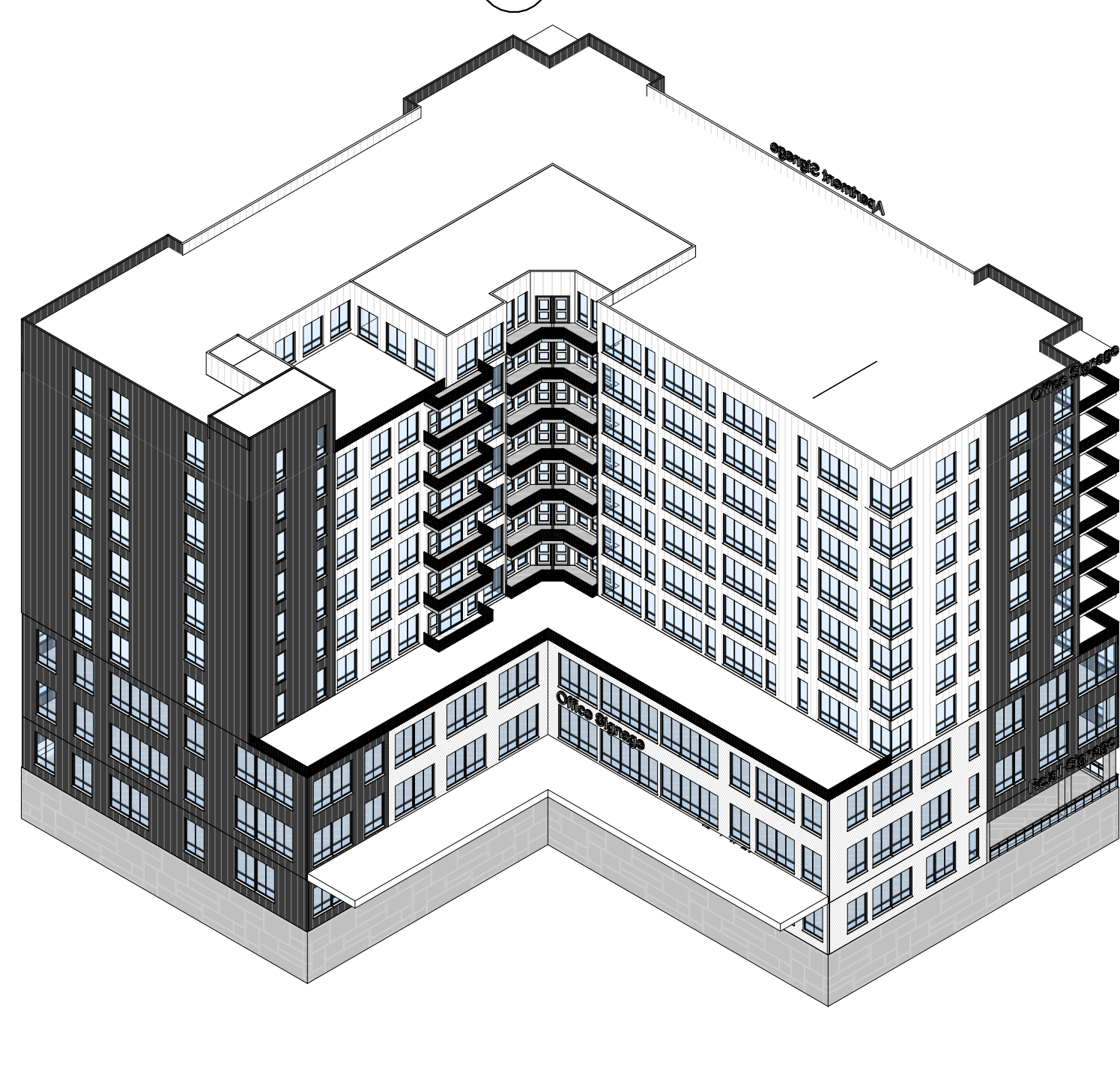
WEST ELEV.  
SCALE: 1/16" = 1'-0"



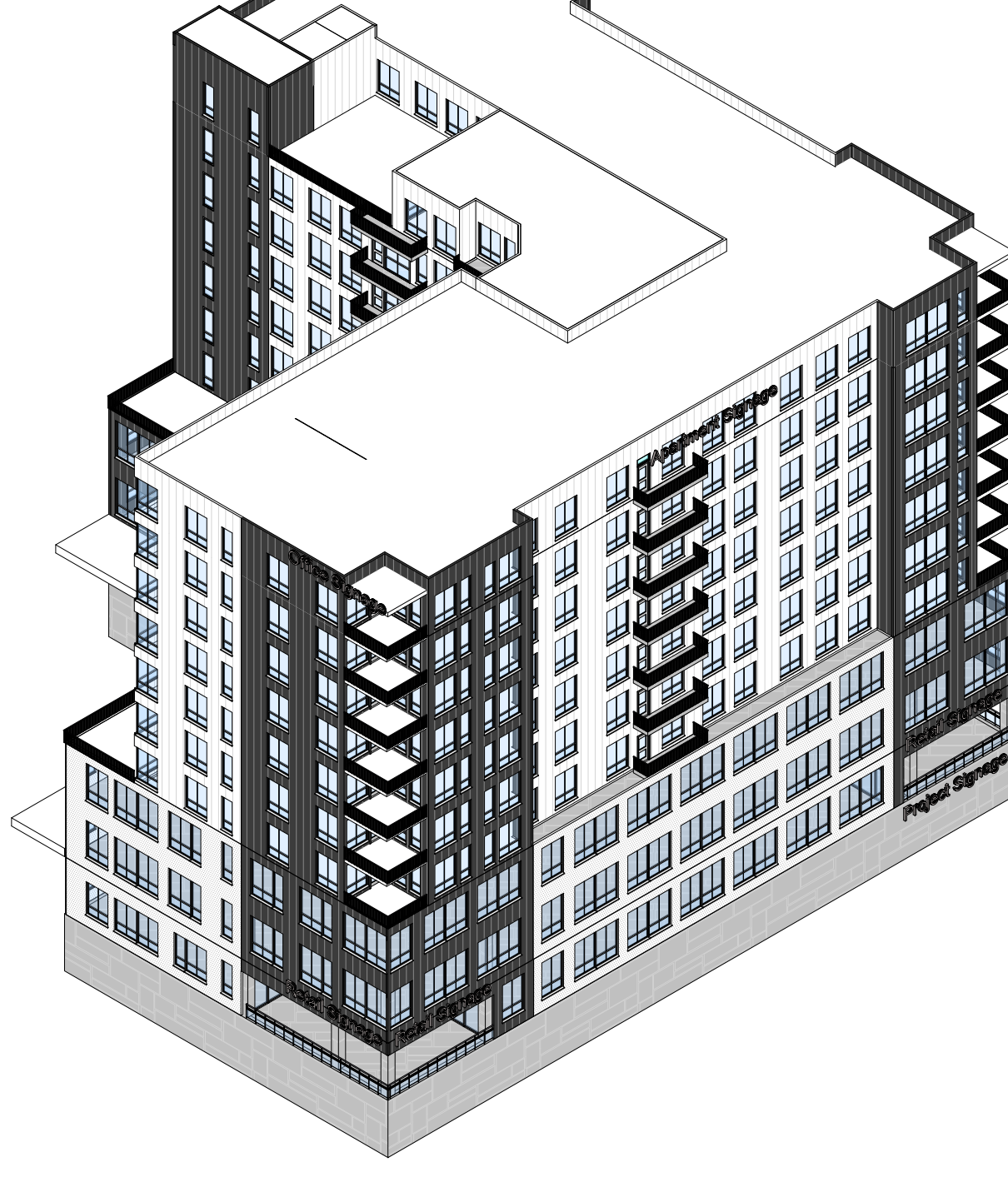
NORTHEAST AXON  
SCALE: 1/16" = 1'-0"



NORTHWEST AXON  
SCALE: 1/16" = 1'-0"



SOUTHWEST AXON  
SCALE: 1/16" = 1'-0"



SOUTHEAST AXON  
SCALE: 1/16" = 1'-0"

GENERAL NOTES

MATERIAL NOTES

1. METAL PANEL, COLOR 1
2. COMPOSITE CLADDING, COLOR 2
3. METAL / GLASS WINDOW SYSTEM
4. VERTICAL ALUMINUM RAILING
5. STONE TO MATCH APARTMENT
6. METAL / GLASS CURTAIN WALL
7. METAL / GLASS RAILING
8. PRECAST STONE TO MATCH APARTMENT
9. ROLLUP METAL DOOR
10. CANOPY
11. HARDIE PANEL, COLOR 2

LEGEND





6 Individual Letters w/Raceway  
A353 SCALE: N/A



5 Individual Letters w/Raceway  
A353 SCALE: N/A



4 Monument Signage  
A353 SCALE: N/A



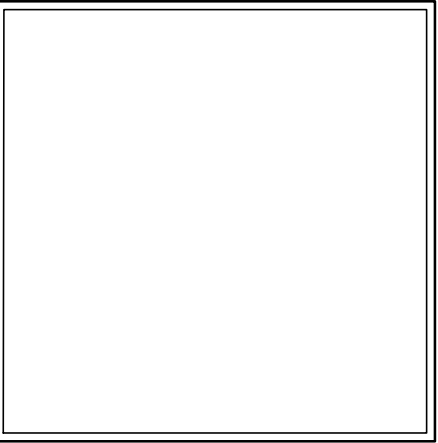
3 Individual Letters w/Raceway  
A353 SCALE: N/A



2 Letters Pin Mounted on Canopy  
A353 SCALE: N/A



1 Monument Signage  
A353 SCALE: N/A



PROJECT:  
THE GALLERY  
AT KENWOOD  
CINCINNATI, OH

Scope Drawings:  
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract.  
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

| Revisions: |  |  |
|------------|--|--|
|            |  |  |

| Issue Date | Drawn By | Checked By |
|------------|----------|------------|
| 09/04/18   | -        | -          |

Drawing Title:  
  
SIGNAGE  
EXAMPLES

Certified By:

Drawing Number:  
A353

Project Number:  
18082