

Planning Commission

Application for General Development Plan and Modification of the Vintage Club Planned Development List of Conditions and Exceptions

July 19, 2023

Applicant: McNair Living
824 Bull Lea Run, Suite 215
Lexington, Kentucky 40511

Property Owner: Traditions VC Developer LLC
4000 Executive Park Dr
Cincinnati, Ohio 45241

VICINITY MAP:



Background:

The City approved the establishment of the Vintage Club Planned Development in 2006. The process included rezoning approximately 15 acres along Montgomery Road from 'A' - Single Family Residential to 'LB' - Limited Business to allow the creation of a commercial mixed-use village which would be an attractive place for the residents of the Vintage Club, employees of the businesses located there and surrounding residents of Montgomery, Symmes and Sycamore Townships to shop and dine. At the time of the approval the developer, Great Traditions (now Traditions Development Group) had a set plan of how the residential portion of the PD would develop with 40 estate homes in the far eastern portion of the property, courtyard and club homes abutting the estate homes to the west and three condominium buildings between the clubhouse and commercial village.

At that time, the exact layout of the commercial section was not settled; however, it was agreed that the commercial section would be a mix of office, retail and restaurant uses. It was also agreed that the City would create a Tax Increment Financing district to fund development of two underground parking garages, which would allow greater density in the commercial section and provide for a more walkable commercial area without large fields of surface parking. The original concept was to build two parking garages, one of the north side (340 spaces below grade, 80 spaces on deck at grade) of the entrance drive (Vintage Club Boulevard) and one on the south side (250 spaces below grade, 115 spaces on deck at grade). Great Traditions submitted a concept layout of the village using these principles and the City approved the Planned Development with a set of special conditions and exceptions. A set of parameters for the number and types of uses was spelled out, and due to a concern with overall density, the total maximum square footages for office, retail and restaurant uses was established. The maximum square footage for all three uses was limited to 285,000 square feet with a distribution that was similar to what was being proposed: 72,000 square feet of retail, 165,000 square feet of office and 22,500 square feet of restaurant. There was no limitation placed on the number of residential units that could be provided in the village section. Additionally, one of the special conditions for the 'LB' village section was an acknowledgement that the approved site plan was flexible and could be amended without the need to go through the entire major modification process, which would require an ordinance change.

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layout of the village using these principles and the City approved the Planned Development with a set of special conditions and exceptions. A set of parameters for the number and types of uses was spelled out, and due to a concern with overall density, the total maximum square footages for office, retail and restaurant uses was established. The maximum square footage for all three uses was limited to 285,000 square feet with a distribution that was similar to what was being proposed: 72,000 square feet of retail, 165,000 square feet of office and 22,500 square feet of restaurant. There was no limitation placed on the number of residential units that could be provided in the 'LB' section. Additionally, one of the special conditions for the 'LB' village section was an acknowledgement that the approved site plan was flexible and could be amended without the need to go through the entire major modification process, which would require an ordinance change.

Using this framework, the Planning Commission approved Sections 1-5 of the Vintage Club which included the residential sections and the clubhouse (Three Chimneys). The commercial section did not develop as anticipated due to the downturn in the economy. In 2012, Great Traditions approached the City about a potential large medical office user for the southwest corner of the Village Section along Montgomery Road. In order to jump start the development of the Village Section and entice a significant employer to the City, Council and Staff worked with a number of interested parties in getting The Christ Hospital to commit to this project. This included the City's pledge to build a public parking garage on the south side per the original TIF concept and also use TIF funds for other public infrastructure needs for the village, including the construction of Vintage Club Boulevard, assuming responsibility for the roundabout in front of the Clubhouse and installing a traffic signal at Montgomery Road and Vintage Club Boulevard. The size of the new garage and the costs of the other public improvements made it impractical to consider a second garage on the north side of Vintage Club Boulevard.

In January of 2013, the first Final Development Site Plan for Section 6, The Christ Hospital development, was processed and approved. It was determined that the 80,000 square foot medical office building met the parameters of the General Development Plan and did not require a major modification. Shortly after the approval of the medical office building, The Christ Hospital and the developer indicated that The Christ Hospital would like to expand into the adjacent 20,000 square foot building. This created concern that the Village was becoming a medical office complex with the loss of the commercial village feel. The Planning Commission approved the expansion of The Christ Hospital into the adjacent 20,000 square foot building; however, told the developer that no more Final Development Plans would be reviewed before reconfirming a village design for the remaining 'LB' portion of the project.

In November of 2013, the developer submitted for a revised General Development Plan along with the application to allow for the 20,000 building to become a medical office building for The Christ Hospital. The Planning Commission had the following concerns during their review of the application:

- 1) *Parking:* The orientation of the parking in large expanses of surface parking that was not broken up into smaller areas.
- 2) *Vehicular Circulation:* There was also concern regarding the overall circulation pattern and pedestrian connectivity for the revised site plan.
- 3) *Lack of Mixed Uses:* With the north side of the development being comprised of a large office building (17,000 square feet), Planning Commission was concerned that the overall development would lose the village feel that was desired and feel more like an office park when combined with the medical office buildings on the north portion of the site.

Based on these concerns at that time, the Planning Commission voted to table the application.

The developer revised the General Development Plan in early 2016 to reflect the reality that a second garage on the north side of Vintage Club Boulevard could not be supported by TIF funding, which necessitated a decrease in total square footage and an increase in surface parking. The revised proposal also reduced the amount of retail and included more residential condominium buildings on the back portion of the north site than originally projected, which reflected the market demand. The revised General Development Plan was approved by the Planning Commission in April of 2016.

In May of 2018, the Planning Commission approved Phase 7 of the Vintage Club, which included the LB portion of the undeveloped area of the Village Section, as well as for the construction of condo buildings H1 and H3 and the associated residential parking garage. The site development and building design and architecture for Buildings A and B were not included in Phase 7.

In December 2018, the Planning Commission approved Phase 8 of the Vintage Club, which included the site work for Buildings A and B, as well as the building design and architecture for Building B.

In March of 2019, the Planning Commission approved Phase 9 of the Vintage Club, which included the building design and architecture for Building B.

In November of 2019, the Planning Commission approved Phase 10 of the Vintage Club which included building design and architecture for Building C as well as site improvements, including the outdoor dining/plaza on the east side of the building.

In June of 2023, a Concept Plan discussion occurred with the Planning Commission. Further information was requested regarding the parking analysis, proposed changes to the List of Conditions and Exceptions and building elevations to help understand the massing, scale, and height of the proposed building.

Nature of Request:

The property owner is working with McNair Living to explore the possibility of constructing a boutique independent living community within The Vintage Club Development. The development would be located on the last remaining parcel of undeveloped land that is approximately 4.5 acres. The proposal requires amending the General Development Plan as well as the Planned Unit Development List of Conditions and Exceptions to clarify permitted uses, maximum number of units, building height, setbacks, signage, and other references to the proposed building, known as Building L. The List of Conditions and Exceptions also includes minor updates to identify responsible city and applicant parties.

Findings:

1. The property is approximately 4.5 acres.
2. The overall concept would be for a mixed used residential building with underground and surface parking in one main building with restaurant amenities facing outward toward the street.
3. The proposed structure would contain approximately 144 units and is approximately 200,000 square feet with 31,000 square feet of common space. The PUD proposed changes reflect limiting the number of units to 144.
4. Parking: The applicant is proposing shared parking utilizing the Shared Parking format from the Urban Land Institute (ULI). A shared parking arrangement for the project is a key ingredient in creating the 'village within a village' feel and Staff believes that the developer has done a very nice job accomplishing a viable shared parking arrangement. Section 151.3205 allows for The Planning Commission and/or City Council to accept a development plan that satisfies the off-street parking requirements by use of off-site shared parking with the City or another non-residential user. In determining whether to accept such proposed plan, Planning Commission and/or City Council may consider the proximity and accessibility of the off-site location to the proposed development site, the hours of operation of the two users, the number of spaces available and required for each business and the compatibility of uses. The applicant has provided a detailed shared parking analysis explaining the methodology and the assumptions that were made in completing the calculations.

Multiple scenarios were examined using the format from The Urban Land Institute, projections of actual usage rates at various times of the year and the month as well as projections for captive rate. The captive rate is an estimation of the number of users who live or work within the project area and therefore require no additional parking. Captive rate also applies to customers of other businesses within the project that will walk to other uses,

therefore lower the need for additional parking spaces. The analysis found that the peak demand for parking at The Vintage Club will be in the early afternoon. This is because restaurants and retail are expected to be busy and the office buildings would be operating at close to 100%. This analysis shows that the site balances regarding parking though it may take a user a little more time to find a parking space during peak hours in the early afternoon. During non-peak hours of the day, the parking provided by the site is more than adequate.

For the independent living units, the applicant is proposing a parking ratio of one space per unit (144 spaces), which is less than Code requirements of two spaces per unit, but the applicant has indicated are in line with national standards for senior living. For reference, the condominiums were approved with a blended ratio of 1.5 parking spaces per unit. The Montgomery Zoning Code states that two parking spaces per dwelling unit are required and does not differentiate between homes, condominiums, apartments or independent living units. The Zoning Code also does not take into consideration the number of bedrooms in a dwelling unit. The developer has stated that they are comfortable with the number of parking spaces being provided for project based on market research for independent living units, availability of shared parking and because transportation will be provided to the residents as part of their amenity package. An additional 6 spaces are proposed to accommodate the retail.

5. The applicant has proposed changes to the Planned Development's List of Conditions and Exceptions to accommodate the proposed development that will warrant discussion.
6. Further proposals to the list Planned Unit Development List of Conditions and Exceptions are also proposed to clarify the City Engineer and/the Development Team to review or meet requirements versus independent private entities or past City Consultants.
7. Massing and scale: The proposed layout of the building is significantly different than the previously approved GDP because it is one large building versus several smaller residential and commercial buildings. The applicant understands the importance of studying the massing and scale of the building to ensure that the existing buildings in the development are not overwhelmed. As such, the team is designing the building to be shorter where it fronts Vintage Club Boulevard to match the elevation of surrounding buildings and to increase in height as the topography drops off to the south of the site.
8. Staff has proposed that since this site has two different zoning districts overlaying the one parcel that the base zoning also be rezoned to clarify any confusion regarding the development on a split zoning parcel.

9. As proposed the setbacks, open space requirements etc. are shown to be in compliance with the PUD regulations.
10. Signage and wayfinding PUD regulations have been updated to reflect reference to the structure now referred to as Building L.

Staff Comments:

Since the General Development Plan for the Vintage Club was last amended in 2016, a new economic culture exists because of the effects of the pandemic, work from home and changing office and housing environment. The applicant has proposed a distinctive senior living concept that is not currently offered in Montgomery and is a unique approach to a type of independent living facility that is also intended to appeal to residents that want a community lifestyle, convenient and upscale dining while still having the ability to contract care with vetted medical personnel when necessary.

Staff understands the nature of changes to the General Development Plan as well as the request for the reduction in parking which recognizes the demographic which the development is marketed to. The applicant has proposed a maximum number of units that the site can support, while adding to the vitality of the overall mixed use development and meeting market demands. Staff is of the opinion that the current submittal matches the original submission quite nicely regarding use, with restaurant and retail uses along Vintage Club Boulevard and residential behind Christ Hospital. Staff understands that the overall number of units has increased; however, believes that the applicant has shown that the site can support the proposed number of units and the density will add foot traffic for the entire development to increase the village feel.

Staff, including the City Engineer, Public Works Director, and Fire Chief, have been working with the applicants engineer regarding the proximity of the first access point to the proposed project and the adjacent Christ Hospital access. After preliminary conversations, Staff is confident that a safe and viable solution will be designed. A few options may require the structure or parking to be shifted south which could impact the potential setback and open space buffer adjacent to the Gate of Heaven Cemetery. Accordingly, Staff is recommending below that the List of Conditions and Exceptions be modified to allow a potential extension into this area as required for safe intersection alignment as it will have minimal effect on the adjacent property' use, if necessary.

As stated above, the applicant has provided a detailed shared parking analysis explaining the methodology behind the shared parking analysis and the assumptions that were made in completing the calculations. The analysis shows that at the peak demand for parking during the afternoons in December prior to the holidays, the site provides adequate parking. During non-peak hours the site

provides an excess of parking and in the evening provides ample opportunity for an increased demand for residential and/or restaurant uses, which have their peak demand in the evening hours.

It is recognized that Final Development Plans will address the final building design, lighting, stormwater, and landscaping details; however, the applicant has stated that they intend on meeting these regulations.

The applicant will submit architectural design and building materials during the Final Development Site Plan approval process; however, the applicant has indicated that the building materials and construction will comply with the Montgomery Road Commercial Corridor Design Guidelines, as required during the Planned Development approval process, and compatible with the existing architecture for the community. Preliminary renderings of the architecture are promising; however, it will be important to study the architecture at the Final Development Plan stage to ensure that the buildings will be distinctive from one another while remaining compatible with the architecture of the village.

If Planning Commission approves the General Development Plan and recommends approval of the proposed Planning Unit Development List of Conditions and Exceptions Amendments, Staff would suggest it is based on the following conditions:

- Acceptance of the ULI parking analysis provided by the applicant.
- Further discussions with the City regarding appropriate access configuration with the condition to be reviewed and refined as necessary during Final Development Plan approval. Further, if access relocation necessitates a shifting of the existing structure location, Planning Commission via the Planned Unit Development Conditions can permit an extension into the setback, green space, or perimeter buffer adjacent to the Gate of Heaven Cemetery.
- Review current pedestrian access options and make enhancements where possible to the public parking garage.
- The stormwater management, utility and grading plans be reviewed and approved by the City Engineer.
- A copy of the NPDES permit from the Ohio EPA be supplied to the Community Development Director.
- A copy of the Post Construction Best Management Plan Inspection and Maintenance Plan (I & M Plan) be properly recorded after completion of the stormwater improvements.

June 29, 2023

Kevin Chesar

Community Development Director
Montgomery City Hall
10101 Montgomery Road
Montgomery, Ohio 45242

Re: Bespoke at Vintage Club
General Development Plan
Proposed Zoning Amendment
Vintage Club Boulevard
City of Montgomery, Ohio
MSP No. 04308.25

Dear Mr. Chesar:

On behalf of the developer McNair Living we are pleased to submit the documentation pertaining to the proposed Zoning Amendment for 3.4616 acres and a General Development Plan.

Enclosed herewith are 14 copies of the following documents-

- Letter by McNair Living including project narrative.
- Application Form.
- Consent of Owner(s) to Inspect the Premises.
- Proposed Zone Change Plat.
- Legal Description of Zoning Amendment area.
- List of property owners with 300 feet of the Zoning Amendment area.
- Revised Statement of Conditions and Exceptions.
- Community Open Space Exhibit including various tables.
- General Development Overall Plan.
- Bespoke at Vintage Club preliminary layout, utility and grading plans.
- Perspectives from concept plan presentation including landscaping.
- ULI Parking Analysis and Associated Narrative.
- Sanitary Sewer Availability letter by MSDGC.
- Fire Truck Autoturn Exhibit.

We request the Planning Commission's consideration of this request at their July 17, 2023 meeting. After your review of the proposed use, please inform us the amount of the applicable fees as determined by City Council. Please call or email Rob Wolf at Rob.Wolf@McNair.com or me at rarnold@mspdesign.com when we may further discuss the project.

Sincerely,

McGill Smith Punshon, Inc.



Richard Arnold, LEED AP
Executive Vice President

cc: Tracy Henao, City of Montgomery
cc: Ryan Haller, McNair Living
cc: Rob Wolf, McNair Living
cc: Les Strech, McNair Living
cc: Alan Knox, Reach Architects
cc: Andrew Dodds, MSP Design
cc: Randy Merrill, MSP Design
cc: Tom Humes, Traditions VC Developer, LLC
cc: James E. Kiefer, Traditions VC Developer, LLC

June 29, 2023

SENT VIA ELECTRONIC MAIL

City of Montgomery Planning Commission
Kevin Chesar, Community Development Director
10101 Montgomery Road
Montgomery, Ohio 45242

WITH COPY TO

Traditions Building and Development
Tom Humes, President
4000 Executive Park Road, Suite 250
Sharonville, Ohio 45241

RE: General Development Plan Submission

Project Description

McNair Living (“McNair”) proposes to build a boutique independent living community within The Vintage Club PUD shown within **Exhibit A** to be part of their Bespoke product line.

1. The project would include between approximately 144 units.
2. Square footages:
 - a. Leasable space for residential units: 168,375 SF
 - b. Common space: 30,960 SF
 - c. Total: 199,375 SF
3. The project is designed such that the various building amenities are located along the street at ground level in order to create a retail type of environment that is open and accessible to the surrounding community.
4. Covered resident drop off will be located along an extension of Vintage Club Drive, internal to the site. The entire ground floor along Vintage Club Blvd. is reserved for the public facing program amenity program with direct access from the sidewalk along Vintage Club Blvd., similar to any retail type of environment.

Intent

It is our intention in meeting with Montgomery to present McNair’s proposed independent living community, which is not a right of use in the current PUD. In working with city officials in an initial meeting, we understand the proposed project hinges on the support of the community, an alteration to the current development plan, and potentially a map amendment. In addition, per the direction of Tracy Henao (Assistant City Manager), we request a zone change from D-3 to LB for the proposed project.

Project Information

1. Parking Count
 - a. We propose 150 parking spaces for our development.
 - b. To achieve this request, we’d need an alteration to the current PUD requirements.
 - c. See attached parking analysis prepared by MSP.





2. Building Height

- a. The project requests an amendment to the PUD zoning to allow for a five-story building that will look like a four-story building from Vintage Club Blvd.
- b. As the grade slopes down, away from the street, the building will pick up an additional basement level for parking and units that open toward the creek.
- c. The height of buildings that front along Montgomery Road shall meet the standard three story or 45' height limitation. For buildings in the interior of the LB section that are north of Vintage Club Blvd., a maximum of four stories or 52' shall be allowed. For buildings in the interior of the LB section that are south of Vintage Club Blvd., a maximum of five stories or 65' shall be permitted. Height shall be defined as the average of the top of the parapet walls and/or the mean of the pitched roof structures to average grade. No pitched roof element shall exceed 75' in height.

3. Building Setback

- a. The front-yard setback for buildings fronting Vintage Club Blvd. shall be no more than 20' from Vintage Club Blvd. with the exception of buildings C & L. The front-yard setback for building L fronting Vintage Club Blvd. shall be no more than 30'.

4. Tree Buffer

- a. Project will exceed the minimum required 30 foot tree buffer.

5. Open Space Requirements

- a. Project will meet or exceed the existing opens space requirements.
- b. Plans to be submitted at a later phase.

6. Anticipated Schedule

- a. We anticipate commencing construction in the first half of 2025. We anticipate a certificate of occupancy by the last half of 2027.

We look forward to the opportunity to dialogue with you about the aforementioned items in pursuit of building a first to market development addressing a large void in the Montgomery community.

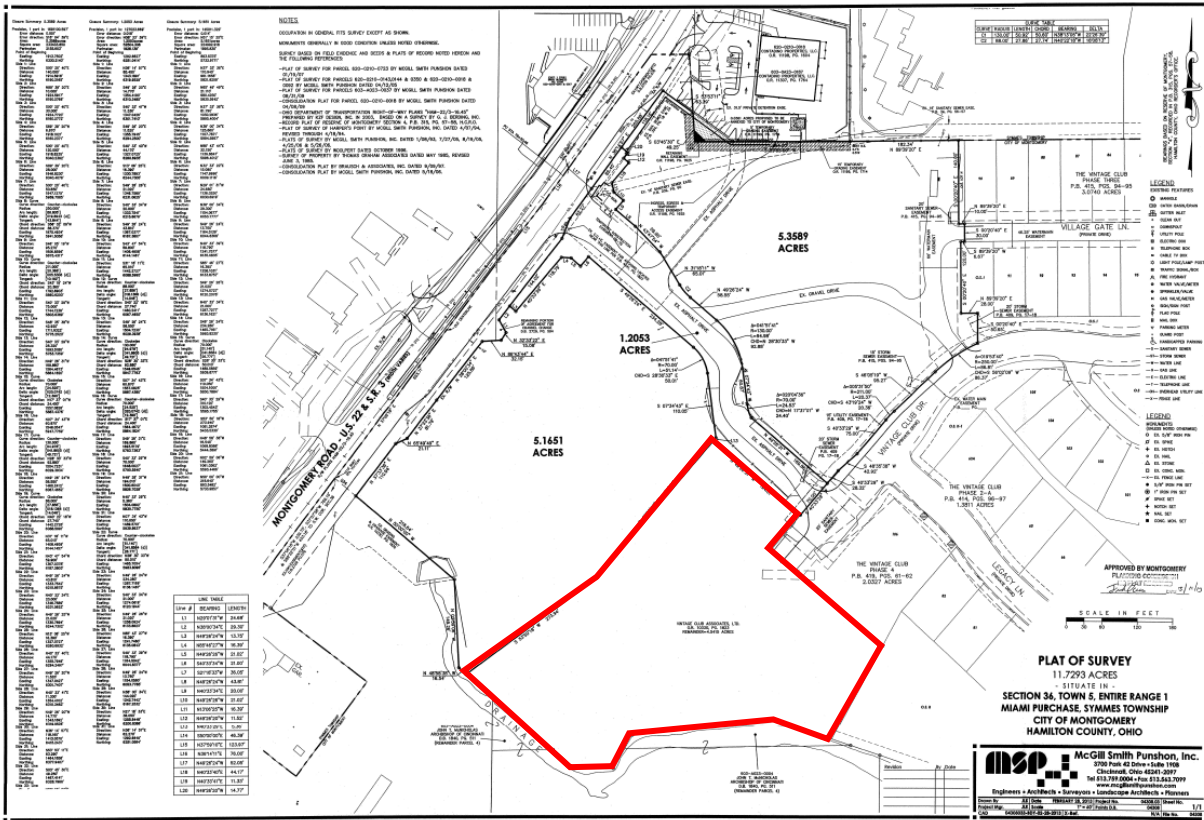
Should you have any questions, please do not hesitate to reach out to me at 503.729.6486 or rh@mcnair.com.

Grateful,

Ryan Haller
Managing Principal



Exhibit A – Location of Development



Annotations

1. Parcel is measured at approximately 4.5415 acres.
2. A 30 foot wide tree buffer along the south edge of the Property is not developable, yielding only 3.15 usable acres for the Project.

DESCRIPTION FOR: Traditions VC Developer, LLC
City of Montgomery

LOCATION: The Vintage Club Subdivision
3.4616
Area Zoned:
Existing Zone: D-3 Residential District
Proposed Zone: LB Limited Business

Situate in Section 36, Town 5, Entire Range 1, City of Montgomery, Hamilton County, Ohio and being part of lands as conveyed to Traditions VC Developer, LLC by deed recorded in O.R. Volume 13645, Page 447, Hamilton County, Ohio Recorder's Office and land as conveyed to City of Montgomery by deed recorded in O.R. Volume 13824, Page 1672, Hamilton County, Ohio Recorder's Office (parcel No. 603-0A23-0231, 603-0A23-0219) and being more particularly described as follows:

Beginning at the southwest corner of The Vintage Club, Phase Two as recorded in Plat Book 409, Page 17, Hamilton County, Ohio Recorder's Office and a point in the east line of land as conveyed to John T. McNicholas, Archbishop of Cincinnati by deed recorded in Deed Book 1840, Page 511 and Deed Book 1959, Page 550, Hamilton County, Ohio Recorder's Office;

Thence with existing zoning lines and north lines of said McNicholas lands for the following five (5) courses and distances:

- 1) North 71°26'44" West, 98.23 feet to a point;
- 2) South 84°13'14" West, 246.49 feet to a point;
- 3) South 29°56'33" West, 64.52 feet to a point;
- 4) North 90°00'00" West, 67.45 feet to a point;
- 5) North 48°58'38" West, 243.27 feet to the southeast corner of a 2.3754 acre tract as conveyed to City of Montgomery by deed recorded in O.R. Volume 12315, Page 659, Hamilton County, Ohio Recorder's Office;

Thence with existing zoning lines and the east line of said 2.3754 acre tract, North 53°50'18" East, 246.24 feet to a point;

Thence with existing zoning lines and through said Traditions VC Developer, LLC lands and through said City of Montgomery lands for the following two (2) courses and distances:

- 1) North 89°38'29" East, 265.17 feet to a point;
- 2) North 40°33'26" East, 82.88 feet to the southwest corner of The Vintage Club, Phase 4 as recorded in Plat Book 419, Page 61, Hamilton County, Ohio Recorder's Office;

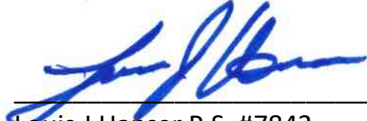
Thence with proposed zoning lines and the south line of said The Vintage Club, Phase 4, South 49°26'31" East, 249.54 feet to a point in the west line of said Vintage Club, Phase Two;

Thence with proposed zoning lines and the west line of said Vintage Club, Phase Two, South 28°32'49" West, 179.72 feet to the POINT of BEGINNING.

Containing 3.4616 acres of land more or less.

The above description was prepared from a Zoning Plat by McGill Smith Punshon, Inc. dated June 27, 2023. Bearings are based on Reserve of Montgomery, Section 4 as recorded in Plat Book 315, Page 57, Hamilton County, Ohio Recorder's Office

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.



Louis J Hanser P.S. #7843

Prepared by: McGill Smith Punshon, Inc.
Date: June 27, 2023
MSP No.: 04308.25





CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks Commission

Project Address (Location): Not Assigned - See Auditors Parcel Number

Project Name (if applicable): Bespoke at The Vintage Club

Auditors Parcel Number: 603-0A23-0231 603-0A23-0230
603-0A23-0218 603-0A23-0219

Gross Acres: Approx. 4.5415 acres Lots/Units 144 Commercial Square Footage _____

Additional Information: _____

PROPERTY OWNER(S) TRADITIONS VC DEVELOPER LLC Contact JAMES E. KIEFER
TRADITIONS VC-K LLC

Address 4000 EXECUTIVE PARK DR. Phone: (513) 477-7001
SUITE 250

City CINCINNATI State OHIO Zip 45241

E-mail address JKIEFER@TRADITIONSGROUP.COM

APPLICANT McNair Living, LLC Contact Ryan Haller

Address P.O. Box 22198 Phone: 503.729.6486

City Lexington State Kentucky Zip 40522

E-mail address ryan.haller@mcnair.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature
James E. Kiefer
ONLY AS TO PARCELS 0231 AND 0230

FOR DEPARTMENT USE

Print Name JAMES E. KIEFER
EXEC. VP TRADITIONS DEVELOPMENT
Date _____ GROUP LLC

Meeting Date:
Total Fee:
Date Received:
Received By:



CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Planning Commission and Staff
City Hall
10101 Montgomery Road
Montgomery, Ohio 45242

TRADITIONS VC DEVELOPER LLC
603-0A23-0231

Re: Review Subject Site

TRADITIONS VC-K LLC
603-0A23-0230

Dear Members and Staff:

As owner(s) of the property located at VINTAGE CLUB BLVD., we hereby grant permission to Members of the Planning Commission and City of Montgomery Staff to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application as filed to the Planning Commission.

Property Owner(s) Signature James E. Kiefer

Print Name JAMES E. KIEFER

Date JUNE 13, 2023

EXEC. VICE PRESIDENT
TRADITIONS DEVELOPMENT GROUP LLC
MANAGING MEMBER FOR BOTH
LIMITED LIABILITY COMPANIES

Planning Commission Members:

- Vince Dong
- Peter Fossett
- Dennis Hirotsu
- Darrel Leibson
- Barbara Steinebrey
- Patrick Stull

EXHIBIT D

VINTAGE CLUB OF MONTGOMERY STATEMENT OF CONDITIONS & EXCEPTIONS ESTABLISHED AS THE STANDARDS IN THE PLANNED UNIT DEVELOPMENT DISTRICT

~~REVISED~~ Proposed June 29, 2023

General Conditions for the PUD

1. Streets shown on the general development plan will be private streets, with street widths of 25' from back of curb to back of curb along roads B,C,D; 22' along road F and the drives, and 22'-25' for road E. Streets will be built to City subdivision standards, with the exception of the street plazas. The main access drive from the commercial section to the connection with the Kemper Road access drive will have chair back curbs, or ODOT Type 6 vertical curb, all other curbs at discretion of applicant.
2. The width of linear open space reserved for walking paths will be a minimum of 15'. The path itself may be of mulch, wood chips, or limestone. The open space for the tree line that runs north to south through the east side of the property in the estate section will be 25' wide. There will be a physical delineation of the borders of the hiker/biker trails.
3. Street lights will be provided throughout the residential neighborhoods.
4. Street trees will be provided at intervals of 65' or less along all of the streets.
5. 5' wide sidewalks will be provided along Road B and the Kemper Road entry road. Four foot wide (minimum width) will be provided throughout the other residential neighborhoods.
6. The side of all the roads and drives which have fire hydrants will be marked as 'no parking, fire lane'.
7. The gates used to block Road B and Road C will meet the emergency access requirements specified by the Montgomery police and fire chiefs.
8. There will be 13.95262 acres of open space and 11,540 sq. ft. of bonus area open space as designated on the open space plan submitted by ~~Great Traditions~~the development team.
9. ~~Great Traditions~~The development team will provide an addition 4,100 square feet of open space in a later section of the development, subject to the final development plan of that section.

10. In addition to standard Hamilton County storm water management plans, the applicant will adhere to the following:
 - a. Will adhere to Ohio EPA post construction runoff guidelines as indicated in permit OHC0000062;
 - b. Develop storm water pollution prevention plans as indicated in Ohio EPA permit;
 - c. Adhere to Section 404 of the Clean Water Act as administered by the Army Corps of Engineers;
 - d. Adhere to Section 401 of the Clean Water Act as administered by OEPA.
 - e. ~~Great Traditions~~The development team will work with ~~CDS-Associate~~the City Engineer to determine the best management practices that will be used to address NPDES Phase II regulations, including the following methods which the applicant has indicated could be acceptable to them: fore bay in the central detention area, modifications of the detention basins to delay release and allow settling of pollutants in the basin, and various pretreatment options in the proposed greenspace areas. It is acknowledged that surface drainage from property to the north of the site would not be subject to any water quality bmp's.

11. As part of Phase I, the intersection of Road C and Kemper Road will be improved. A left turn lane, both eastbound and west bound, will be constructed. A cross walk will be provided on the east side of the intersection. A right turn lane onto Road C from east bound Kemper will be provided if it is determined to be necessary for the permanent long term safety and efficiency of Kemper Road travel by ~~CDS~~the City Engineer and the Public Works Director.

12. The Christ Hospital shall be considered an adjacent property owner for notification purposes.

13. The Christ Hospital shall be considered an adjacent property owner to entitle the Hospital to have standing to appeal or take other legal actions with regard to decisions of the Montgomery Planning Commission and City regarding modifications to the Plan or approval of Final Development Plans.

Residential 'A' Estate Section

The regulations for the 'A' zoning district will apply with the following conditions and variations:

1. Lots will be on private streets; therefore they will not be required to have frontage on a public right of way.
2. All of the lots abutting the Reserve will be at least 20,000 sq. ft.
3. All other lots will be a minimum of 16,000 sq. ft, except the lot at the end of the cul-de-sac of Road C (lot #22 on grading plan) which will be a minimum of 15,000 sq. ft.

4. Front yard setbacks are established at 30' from the 50' wide private right of way.
5. The side yard setback is established at 10'.
6. The rear yard setback for lots abutting the Reserve of Montgomery is 35'
7. The rear yard setback for lots abutting Weller Park or Good Shepherd is 30'
8. The rear yard setback for lots abutting internal green space is 30'.
9. Public pedestrian access will be maintained between Kemper Road and the path to Weller Park, with appropriate signage.
10. Accessory structures will maintain a 10' side and rear yard setback.
11. There will be no additional encroachments permitted in the side or front yards for attached structures.
12. Uncovered porches, terraces, decks, patios may encroach to within 10' from the rear property line.
13. Landscape plans for all the open space will be provided as part of the final development plan. A landscape buffer will be provided along the south edge of the storm water detention basin abutting the Reserve.
14. The additional requirements for panhandle lots will not apply.
15. The side yard setback for the portion of the driveway behind the front elevation of the dwelling unit and adjacent to the side-entry garage shall be 3'.
16. The portion of the driveway beyond 10' of the front elevation must be 5' from the side lot line and no driveway can exceed 12' in width, for any portion in front of that 10'.

Residential D-3: Club Section

The regulations for the D-3 zoning district will apply, with the following conditions and variations:

1. The lots will be on private streets and will not be required to have frontage on a public right of way.
2. The front yard setback will be established at 20' from the private right of way.
3. The side yard setbacks will be set at seven feet.
4. The rear yard setbacks will be set at 20'

5. The open space surrounding the club lots will be left primarily as is. A plan for the walking paths will be provided with the final development plan, and will demonstrate connections between the lake, the clubhouse, and all of the residential components.
6. The cul-de-sac for the club homes will exceed the 800' standard of the subdivision regulations.
7. The private drive at the end of Road E will be a minimum of 22' wide, and have one side designated as "No parking, fire lane" posted.
8. Driveways shall maintain a 3' setback from the side property lines.
9. Decorative fences up to 3' in height and associated with a landscape trellis or arbor are allowed in the front yard. The trellis or arbor can be up to 8'-0" in height and no section of the fence may be longer than 18'-0". Any portion of fence which exceeds 2' in height shall be parallel to the street.
10. Paving, patios, and terraces, located in the rear yard may be placed up to the rear property line; however, this exception is not granted to Lot Numbers 72, 73, 74, and 75.

Residential D-3: Courtyard Section

The regulations for the D-3 zoning district will apply, with the following conditions and variations:

1. The lots will be on private streets and will not be required to have frontage on a public right of way.
2. The minimum lot size will be 6250 sq. ft.
3. The minimum lot width will be 50'
4. The front yard setback will be 25' from back of pavement.
5. The side yard setback will be 5'.
6. The rear yard setback will be 20'.
7. The access driveway at the end of Drive B will be a minimum of 22' wide.
8. Porches, trellis', bay windows (including foundation and not to exceed 7' in width), roof overhangs, decks, stairs, chimneys, and architectural features can extend to 3' into the side yard setback.
9. Fireplaces, with or without chimneys and a maximum of 7', TV/Entertainment Centers, associated with a Fireplace and a maximum width of 7', and bay windows

may extend 3' into one front yard on a corner lot and 3' into the rear-yard setback on any lot.

10. Decorative fences up to 3' in height and associated with a landscape trellis or arbor are allowed in the front yard. The trellis or arbor can be up to 8'-0" in height and no section of the fence may be longer than 12'-0". Any portion of fence which exceeds 2' in height shall be parallel to the street.
11. Impervious surface to be no more than 50% in the front-yard for a home with a courtyard entry garage. The number of lots where the impervious surface exceeds 40%, but is less than 50% may be no more than 15 of the approved 46 Courtyard homes.
12. Below grade window wells with guardrails can extend into the side yard setback up to 4' where there is a use easement.
13. Driveways shall maintain a three foot setback for the edge of the use easement.

~~Residential D-3: Condominiums~~

~~The regulations for the D-3 zoning district will apply, with the following conditions and variations:~~

- ~~1. The height of the buildings will be sufficient to allow four stories, not to exceed 50'.~~
- ~~2. The design standards shall be those established for the condominiums in the LB section.~~

Commercial LB:

The LB section will be treated as a mixed use project and treated as a permitted use. The requirements for the LB district shall apply, with the following variations and conditions:

1. Uses: All of the uses permitted in the LB district as of the date of the enactment of the PUD will be considered permitted uses. Bars and taverns will also be considered a permitted uses. Hotels/motel may be permitted by the Planning Commission as a permitted use.
2. Density: The final development plan is limited to a maximum of 285,000 sq. ft to be distributed between office, retail, and restaurant. There will be a mix of all three uses, consistent with the attached document dated 2/24/06, 'commercial square footage analysis' by ~~Great Traditions~~the development team. A total of 144 independent living units are permitted. There is no restriction ~~to-on~~ the number of condominiums that will be permitted provided the height and parking regulations are met.

3. Building Heights: The height of buildings that front along Montgomery Road shall meet the standard three story or 45' height limitation. For buildings in the interior of the LB section that are north of Vintage Club Boulevard, a maximum of four stories or 52' shall be allowed. For buildings in the interior of the LB section that are south of Vintage Club Boulevard, a maximum of five stories or 57' shall be permitted. Height shall be defined as the average of the top of the parapet walls and/or the mean of the pitched roof structures to average grade along Vintage Club Boulevard with associated exceptions as specified in Section 150.0204 of the Planning and Zoning Code.
4. The parking requirements for the LB district will be flexible, and will be based on computations derived from Urban Land Institute methodology for mixed use, shared use projects. The computations will be presented to the Planning Commission for review.
5. The following guidelines established for the Montgomery Road Corridor for the area from the Heritage District to Schoolhouse will apply:
 - a. Access and circulation requirements
 - b. Screening of loading areas
 - c. Pedestrian features
 - d. Building design in relation to scale and massing.
 - e. Architectural details for facades, entrances, windows and doors, and roof types
 - f. Building materials, with the exception that accent materials may compose up to 35% of the exterior wall surface of any individual elevation.
 - g. Colors
6. Perimeter parking lot and front yard landscaping for properties fronting Montgomery Road shall meet the standards established in the Zoning Code. All other landscaping shall be in compliance with the approved General Development Plan.
7. The front-yard setback for buildings fronting Montgomery Road shall be 25' measured from the Montgomery Road right-of-way.
- ~~8. The front yard setback for buildings fronting Vintage Club Boulevard shall be no more than 20' from Vintage Club Boulevard with the exception of building C. The front-yard setback for buildings fronting Vintage Club Boulevard shall be no more than 20' from Vintage Club Boulevard with the exception of buildings C & L. The front-yard setback for building L fronting Vintage Club Boulevard shall be no more than 30'~~
8.
9. The setbacks of the buildings in the LB section from the D-3 section is at the discretion of the applicant.

10. There shall be no front, side and rear yard setbacks for buildings within the Village Section other than the project perimeters as established in conditions 7 and 8.
11. The setback of the condominiums and/or offices from Harpers will be 25', with a minimum of 6' set aside for a landscape buffer along the frontage of the LB with Harpers.
12. There shall be no front, side or rear yard parking setbacks in the Village Section except from the project boundary line; however, properties fronting Montgomery Road are required to meet front yard parking setback as established in the Zoning Code.
13. Parking lot lighting shall be consistent with standards established with the Zoning Code.
14. One multi-tenant monument sign shall be permitted for the Village Section along Montgomery Road that shall not exceed 11.25' or 9' in width. Each tenant panel on the monument sign shall not exceed 11 square feet in area. The monument sign shall be located out the right-of-way and shall be a minimum of 20' from the back of curb.
15. Sandwich board signs shall be permitted for tenants in buildings ~~1,2,C~~, K,L and J in compliance with Section 151.3012(H) of the Montgomery Zoning Code which specifies sandwich board regulations for the Old Montgomery District.
16. For buildings ~~1,2,C~~, K,L and J the maximum area permitted for signs attached to the building for each tenant unit or space shall be 1.5 square feet per lineal foot of building frontage, up to a maximum of 60 square feet. In no case shall a single tenant have more than three signs on a single façade.
17. For building ~~1,2,C~~, K,L and J one additional wall sign per frontage with a secondary customer entrance facing a side or rear parking area shall be permitted. Such signs shall not exceed 0.75 square feet per lineal foot of building frontage based on the length of the secondary building frontage, up to 30 square feet. Permitted sign area may be distributed on any building frontage provided that the maximum sign allowance for the building is not exceeded and no individual sign exceeds 60 square feet in size.
18. Window signs for Buildings ~~1,2,C~~, K,L and J shall not exceed 10 square feet in area. Window signs shall not be counted towards the total sign allowance.
19. When windows are located above or below a projection sign, they shall be at least 6" from the lintel or other trim of the window above or below it. Staff would recommend a slight modification to read 'When windows are located above or

below a projecting or wall sign, the sign shall be mounted at least 6" front the lintel or other trim of the window above or below it'.

20. A maximum of two art placemaking elements are permitted per building for buildings ~~1, 2, C~~, K, L and J provided that they do not include a commercial message or corporate logo. Such elements can be mounted on the building between 15' and 45' above grade and shall not exceed 60 square feet in area. Art placemaking elements may be externally illuminated; however, internal illumination is prohibited.
21. Multi-tenant vehicular directional signs shall not exceed 16 square feet in area or 5.5' in height. Business identification signs shall not be permitted on directional signs.
22. Pedestrian informational kiosks which provide a directory and map of businesses within the Village Section shall be permitted provided that they do not exceed 9' in height or 8 square feet in size. Additional commercial messages shall not be permitted. A maximum of 3 pedestrian informational kiosks shall be permitted for the development.
23. All regulations in Section 151.3014 of the Zoning Code Design and Construction of Permanent Signs shall apply.

Vintage Club - Parking Analysis for South, North and Southeast Parcels

The South Parcel has a Parking Garage that has **321 parking spaces** and the surface parking has **120 parking space** for a total of **447 total parking spaces**.

The North Parcel includes **165 surface parking spaces**. Buildings H1, H2 & H3 will have garage parking below the buildings that will satisfy the parking needs for the Condominiums so these buildings are not included in the parking demand for the commercial uses.

There are **15 surface parking spaces** on Vintage Club Boulevard.

The Southeast Parcel will include a total of **150 parking spaces** (surface parking and garage parking). The Senior Living facility will be 199,375 s.f. and includes 144 dwelling units. There will also be approximately 3,000 s.f. included in the overall area that will dedicated to dining facilities. It is anticipated that portions of these dining facilities may be open to the public and 15% of the parking demand will be used in determining the additional parking demands for the public use of the dining facilities.

Combined Parking for all parcels would be **771 parking spaces**.

On the South Parcel, The Christ Hospital has anticipated parking needs as follows:

Required Parking

Building 1

139 exam Rooms x 1.5 spaces per exam room -	209 spaces
95 employees @ 1 space per employee -	95 spaces

Building #2

20,182 GSF @ 5 spaces/1000 GSF -	101 spaces
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TOTAL SPACES REQUIRED 405 spaces

North Parcel Totals: (Using ULI Shared Parking Requirements)

Office Space:	13,000 s.f.	49 spaces
Bank:	3,922 s.f.	27 spaces
Health/Fitness:	3,085 s.f.	22 spaces
Retail Space:	10,056 s.f.	36 spaces
Service Areas (Bld C)	1,723 s.f.	0 spaces
Restaurant:	12,740 s.f.	210 spaces
Total Commercial:	44,527 g.s.f. 42,803 net s.f.	344 spaces

Residential: 92,403 s.f. – 45 units +/-

The required parking demand for the 44 units will be provided in the Garages below the buildings.

South Parcel Totals: (Using Christ Hospital parking requirements)

Medical Office Space:	MOB I – 82,966 gsf	405 spaces
	MOB II – 20, 182 gsf	
	Total - 103,148 gsf	

Southeast Parcel Totals: (Using ULI shared Parking Requirements)

Senior Living Facility: 199,375 g.s.f. (144 Dwelling Units) 132 spaces

SHARED PARKING ANALYSIS:

The City of Montgomery has recognized the need to allow “Shared Parking” to help analyze the Peak Demands for the land uses that make up this Mixed Use development at the Vintage Club. Allowing for shared parking can greatly reduce inefficiencies in parking supply and increase flexibility for parking requirements to be met through on-site parking and off-site parking facilities. There are generally two means of implementing share parking: through the local zoning ordinance or through agreements between individual property owners. Two or more different land uses that share a single lot are typically required to account for the entirety of their individual parking requirements so that a total number of parking spaces within that lot is equal to the sum of spaces required for each individual use. This often results in a significant amount of unused parking spaces. Those municipalities that have adopted shared parking provisions in their ordinances experience relatively little additional regulatory procedure, yet gain significantly more efficiency in their parking supply.

The first two items to consider when implementing shared parking are the metric for determining the time-needs of different uses and the limit on the distance shared off-site parking facilities can be from the use. One frequently used method to determine the amount of parking required by use of the following calculation: 1) determine the minimum amount of parking required for each land use by time period; 2) calculate the total parking required across uses for each time period; and 3) set the requirement at the maximum total across time periods.

If we take the parking requirements (From ULI formulas) for each use individually and added them together, we would need to provide 881 parking spaces. This is 112 parking spaces more than we are able to provide – (12.71% difference). By using Shared Parking Principles, as noted herein and shown on the attached analysis, the Peak Time Parking Need (in the 1:00 p.m. time slot) is 802 spaces. This is 33 spaces more that we are planning to provide on all the parcels.

An important aspect of a Mixed-Use development is the “Captive Parking Reductions” that can be applied to reduce the parking needs. ULI has determined in the various studies that an 8% to 10% captive parking reduction may be used. We are recommending a more conservative approach and use 5% to 7% captive reduction percentages for this development. At the Peak Demand Period of (1:00 to 2:00 pm) this reduction of parking will result **in reduction of 40 to 56 parking spaces. As shown on the Vintage Club – Commercial Village Parking Analysis – December, using the Captive Parking reductions, the provided 771 parking spaces will be between 9 to 25 parking spaces more the peak demand total range (746 to 762)**

NET RESULT: The Parking needs for the North, South and Southeast Parcels **are met by the overall parking provided.** A key issue is the proximity of parking for the high uses at these peak times. The South Parcel will have significant parking available during the evening hours and the majority of available parking is within between 150 to 200 feet of the North Parcel buildings. We have provided enough overall parking to serve the needs of this mixed use development and have the flexibility for future growth or adjustments.

VINTAGE CLUB - COMMERCIAL VILLAGE PARKING ANALYSIS - DECEMBER

All Vintage Club Commercial Parcels (North, South & Southeast) - Shared Parking Analysis: BASED ON URBAN LAND INSTITUTE (ULI) RECOMMENDED PARKING RATIOS - (Based on ULI's Shared Parking 3rd Edition - 2020 and Proposed GDP 06-28-2023)

Use	Gross Square Footage or Units	User Type	Weekday		Weekend		10:00 AM			12:00 NOON			1:00 PM			2:00 PM			4:00 PM			7:00 PM		
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces Required	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Hourly Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
			Dec.	10:00 AM	Dec.	12:00 PM	Dec.	1:00 PM	Dec.	2:00 PM	Dec.	4:00 PM	Dec.	7:00 PM										
RETAIL - 10056 s.f. North Parcel Building C and J	10,056	Customer	2.9	29	3.2	32	100%	55%	16	100%	90%	26	100%	100%	29	100%	100%	29	100%	100%	29	100%	90%	26
		Employee	0.7	7	0.8	8	100%	75%	5	100%	100%	7	100%	100%	7	100%	100%	7	100%	100%	7	100%	100%	7
RESTAURANT - Fast Casual North Parcel	1,500	Customer	12.4	19	12.7	19	96%	55%	10	96%	100%	18	96%	100%	18	96%	90%	16	96%	55%	10	96%	80%	14
		Employee	2	3	2	3	100%	75%	2	100%	100%	3	100%	100%	3	100%	95%	3	100%	60%	2	100%	90%	3
RESTAURANT - Family Dining North Parcel	6,240	Customer	15.25	95	15	94	100%	85%	81	100%	100%	95	100%	90%	86	100%	50%	48	100%	45%	43	100%	80%	76
		Employee	2.15	13	2.1	13	100%	100%	13	100%	100%	13	100%	100%	13	100%	100%	13	100%	75%	10	100%	95%	13
RESTAURANT - Fine Dining North Parcel	5,000	Customer	13.25	66	15.25	76	100%	15%	10	100%	75%	50	100%	75%	50	100%	65%	43	100%	50%	33	100%	100%	66
		Employee	2.25	14	2.5	16	100%	90%	13	100%	90%	13	100%	100%	14	100%	90%	13	100%	75%	11	100%	100%	14
Bank Branch w/Drive-in North Parcel	3,922	Visitor	3.5	14	3	12	100%	100%	14	100%	50%	7	100%	50%	7	100%	70%	10	100%	80%	11	100%	0%	0
		Employee	2.5	13	1.75	9	100%	100%	13	100%	100%	13	100%	100%	13	100%	100%	13	100%	100%	13	100%	0%	0
Healthclub (Orange Theory) North Parcel	3,085	Visitor	6.6	20	5.5	17	100%	70%	14	100%	70%	12	100%	70%	14	100%	70%	14	100%	80%	16	100%	90%	18
		Employee	0.4	2	0.25	1	100%	75%	1	100%	75%	1	100%	75%	1	100%	75%	1	100%	75%	1	100%	75%	1
OFFICE - 13,000 s.f. North Parcel	13,000	Visitor	0.3	4	0.03	0	100%	100%	4	100%	15%	1	100%	45%	2	100%	95%	4	100%	15%	1	100%	2%	0
		Employee	3.5	45	0.35	5	100%	100%	45	100%	85%	38	100%	85%	38	100%	95%	43	100%	85%	38	100%	15%	7
MEDICAL OFFICE - South Parcel (405 Parking Req'd.)	103,148	Visitor	2.7	278	1	103	100%	100%	278	100%	30%	84	100%	90%	251	100%	100%	278	100%	90%	251	100%	30%	84
		Employee	1.23	127	0.75	77	100%	100%	127	100%	100%	127	100%	100%	127	100%	100%	127	100%	100%	127	100%	30%	38
SENIOR LIVING FACILITY Southeast Parcel	144 Units	Visitor/Emp	0.55	79	0.42	60	100%	99%	78	100%	98%	78	100%	99%	78	100%	98%	78	100%	98%	78	100%	98%	78
		Residents	0.3	44	0.3	43	100%	99%	44	100%	98%	43	100%	99%	44	100%	98%	43	100%	98%	43	100%	98%	43
Senior Living Facility * Limited Public Access Restaurant	3000 Units	Customer	3.05	9	4.5	14	100%	85%	8	100%	100%	9	100%	90%	8	100%	50%	5	100%	45%	4	100%	80%	7
	15% to public	Employee	0	0	0	0	100%	100%	0	100%	100%	0	100%	100%	0	100%	100%	0	100%	75%	0	100%	95%	0
* The Dining facility for the Senior Living Facility will include (15% anticipated) limited public access and will be primarily for the benefit for the residents of the facility			881		602				776			637			802			786			727			495
									88.03%			72.26%			91.03%			89.23%			82.42%			56.21%

Provided Parking	771
Parking Garage	321
South Parcel Surface	120
Vintage Club Blvd	15
North Parcel Surface	165
Southeast Parcel	150

Retail	21	36	58.89%
Restaurant	129	210	61.27%
Healthclub	15	22	70.36%
Bank Branch	26	26	100.00%
Office *	49	49	100.00%
Medical Office *	405	405	100.00%
Senior Living Facility	130	132	98.14%
Total	776	881	88.03%

ULI Adjusted	ULI Required	%
21	36	58.89%
129	210	61.27%
15	22	70.36%
26	26	100.00%
49	49	100.00%
405	405	100.00%
130	132	98.14%
776	881	88.03%

ULI Adjusted	ULI Required	%
33	36	91.94%
192	210	91.11%
13	22	61.07%
19	26	73.83%
39	49	79.42%
210	405	51.91%
130	132	98.14%
637	881	72.26%

ULI Adjusted	ULI Required	%
36	36	100.00%
184	210	87.26%
15	22	70.36%
19	26	73.83%
40	49	81.81%
378	405	93.13%
130	132	98.38%
802	881	91.03%

ULI Adjusted	ULI Required	%
36	36	100.00%
136	210	64.44%
15	22	70.36%
22	26	84.30%
46	49	95.00%
405	405	100.00%
125	132	94.68%
786	881	89.23%

ULI Adjusted	ULI Required	%
36	36	100.00%
108	210	51.39%
17	22	79.64%
23	26	89.53%
39	49	79.42%
378	405	93.13%
125	132	94.34%
727	881	82.42%

ULI Adjusted	ULI Required	%
33	36	91.94%
186	210	88.45%
20	22	88.93%
0	26	0.00%
7	49	13.96%
122	405	30.00%
128	132	96.76%
495	881	56.21%

NET PARKING CALCULATION

Captive reductions takes into account that there are adjacent uses such as ancillary businesses and residences that will already occupy a parking space within the general area or residences that may walk to the business, thus reducing the need for parking spaces overall. Per ULI Shared Parking 3rd Edition, these reductions can be between 8% and 10% of the total parking need but we have taken a more conservative approach and are using 5% to 7% range in calculated the reduction impact of captive parking. The net results are shown in the highlighted net parking difference of what is provided to what is needed per ULI Shared Parking calculations.

* Captive Uses

Captive Rate	5%
Adjusted Total	
Net Parking Difference	

Captive Rate	7%
Adjusted Total	
Net Parking Difference	

10:00 AM

39	Reduction
737	New Total
34	Delta From Provided

54	Reduction
722	New Total
49	Delta From Provided

12:00 NOON

32	Reduction
605	New Total
166	Delta From Provided

45	Reduction
592	New Total
179	Delta From Provided

1:00 PM

40	Reduction
762	New Total
9	Delta From Provided

56	Reduction
746	New Total
25	Delta From Provided

2:00 PM

39	Reduction
747	New Total
24	Delta From Provided

55	Reduction
731	New Total
40	Delta From Provided

4:00 PM

36	Reduction
690	New Total
81	Delta From Provided

51	Reduction
720	New Total
51	Delta From Provided

7:00 PM

25	Reduction
471	New Total
300	Delta From Provided

35	Reduction
461	New Total
310	Delta From Provided

Shared Parking Analysis Methodology

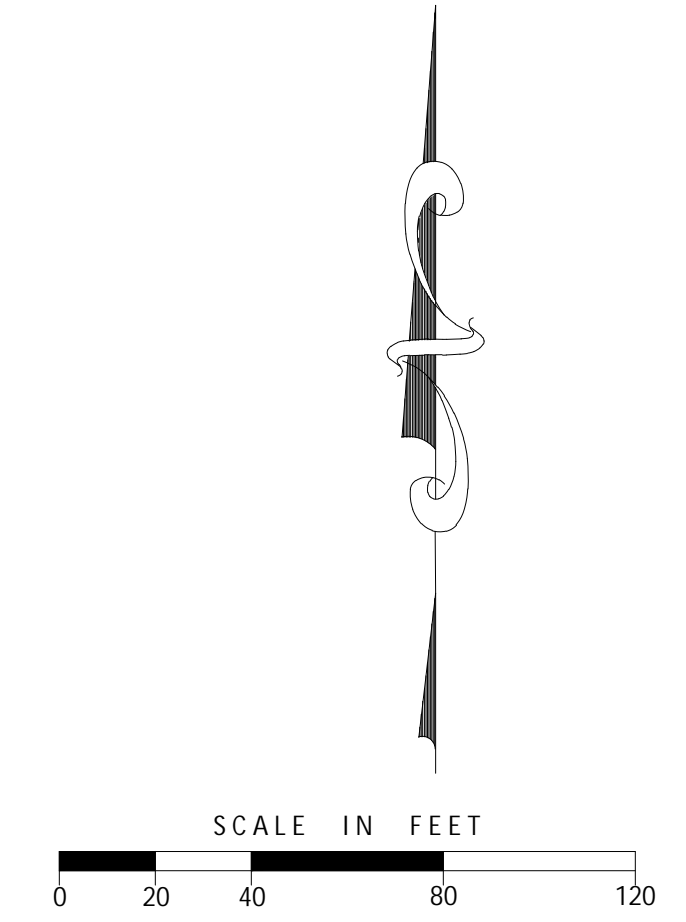
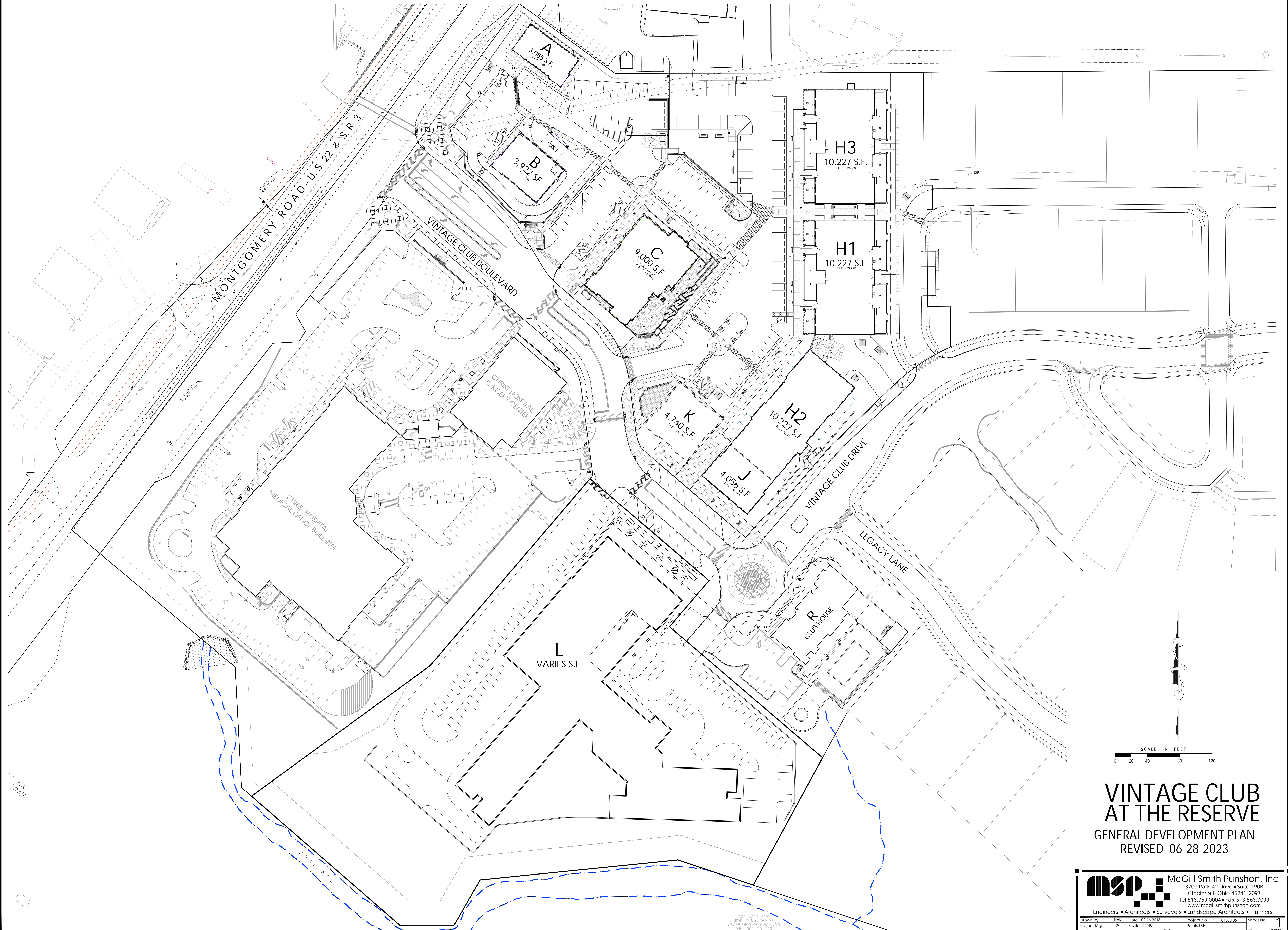
- Identify Commercial Uses and determine the Gross Square Feet of Building Area.
- Apply Gross Parking Ratios for each use as identified in ULI's Third edition of Shared Parking (Table 2-2 Summary Recommended Base Parking Ratios)
The Required Parking for The Christ Hospital Medical Office Building use was established at 405 and approved by City of Montgomery Planning Commission
- Adjust the Gross Parking Requirements by applying the % of Usage (from ULI) according to the hour of the day, the day of the week and month of the year.
ULI Third edition - Shared Parking - Table 2-3 Recommended Monthly Adjustments Factors and 2-4 Recommended Time-of-Day Factors for Weekdays
Analyze the time frames of 10:00 am, 12:00 noon, 1:00 pm, 2:00 pm, 4:00 pm and 7:00 pm.
- Determine Peak Demand during the weekdays (1:00 to 2:00 pm). The peak month is December during the holiday shopping season.
- Account for Captive Users who already live or work within a close enough distance to walk or bike and which therefore require no additional parking.
- Determine Net Parking Requirements for the site and calculate the difference from the amount of Parking Provided.

NORTH PARCEL		
BUILDING	USE	AREA
Building A (1 Story)	OrangeTheory	3,085
Building B (1 Story)	Bank	3,922
Building C (3 Stories)	Retail	6,000
	Restaurant	8,000
	Office	13,000
	Service Areas	1,723
Building K (1 Story)	Restaruant	4,740
Building J (2 Stories) Condos - 8,112 s.f.	Retail (2) Lofts	4,056
Building H1, H2 & H3 (3 Stories) Condos	(12) 1 BR Units (31) 2 BR Units	
92,402 s.f. Total (3 Buildings)		

Residential Units 45 Total GSF 44,526
105,514 gsf Total NSF 42,803 Commercial Uses

SOUTH PARCEL		
BUILDING	USE	AREA
Medical Office Building (3 Stories - Main Building)		103,148
(2 Stories Surgery Center)		
Total SF		103,148

SOUTHEAST PARCEL		
BUILDING	USE	AREA
Senior Living Facility		199,375
144 Dwelling Units		
Total SF		199,375



VINTAGE CLUB AT THE RESERVE

GENERAL DEVELOPMENT PLAN
REVISED 06-28-2023

mSP McGill Smith Punshon, Inc.
 3700 Park 42 Drive • Suite 190B
 Cincinnati, Ohio 45241-2097
 Tel 513.759.0004 • Fax 513.563.7099
 www.mcgillsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: NAK Date: 02-16-2016 Project No.: 04308.06 Sheet No.: 1
 Project Mgr: RA Scale: 1"=40' Points D.B. File No.: 04308
 CAD: 04308006-GDP-2023 | X-Ref

W:\shared\projects\04308006\GENERAL DEVELOPMENT PLAN\04308006-GDP-2023.dwg, GDP-2023, 06/28/2023 9:26:37 AM, NAK, 1:1

PHASE 11

OWNERS
 CITY OF MONTGOMERY
 10101 MONTGOMERY ROAD
 MONTGOMERY, OHIO 45242
 (513) 792-8314

TRADITIONS VC DEVELOPER LLC
 TRADITIONS VC K LLC
 4000 EXECUTIVE PARK DRIVE
 SUITE 250
 CINCINNATI, OHIO 45241
 (513) 563-4070

APPLICANT
 MCNAIR LIVING
 109 N. POST OAK LANE
 SUITE 600
 HOUSTON, TEXAS 77024
 (713) 336-7700

PREVIOUS OWNER
 HUNTING HILL, LLC
 55 ERIEVIEW PLAZA
 5TH FLOOR
 CLEVELAND, OHIO 44114

PREVIOUS APPLICANTS
 TRADITIONS BUILDING AND DEVELOPMENT GROUP, LLC.
 4000 EXECUTIVE PARK DRIVE
 SUITE 250
 CINCINNATI, OHIO 45241
 (513) 563-4070

MB LAND COMPANY, INC.
 45 FAIRFIELD AVENUE
 SUITE 200
 BELLEVUE, KENTUCKY 41073
 (859) 292-8040

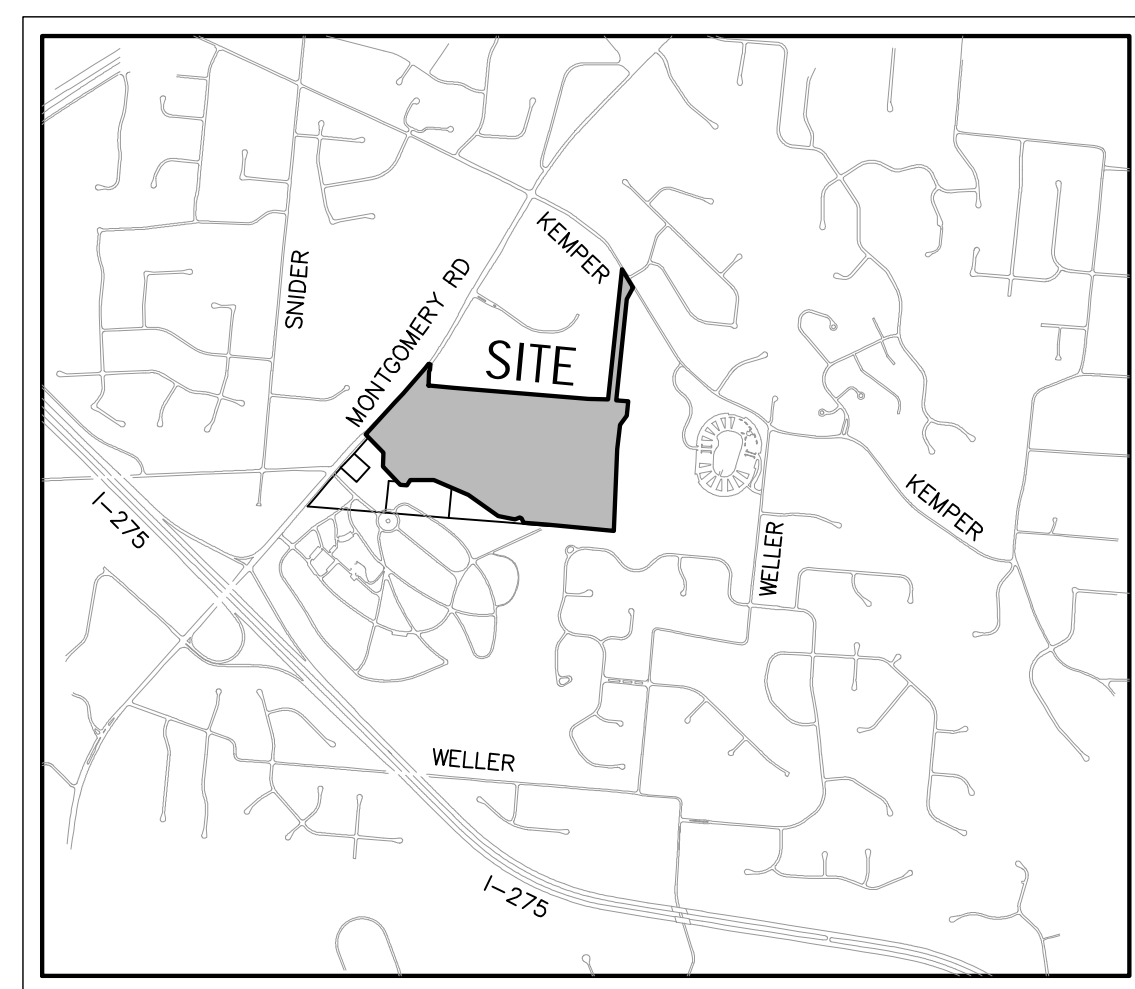
NORTH MONTGOMERY LAND COMPANY, LLC
 45 FAIRFIELD AVENUE
 SUITE 200
 BELLEVUE, KENTUCKY 41073
 (859) 292-8040

GENERAL NOTES
 BOUNDARY SHOWN PER DEED
 STREETS SHOWN HEREON ARE TO BE PRIVATE.
 THERE ARE NO KNOWN DOCUMENTS STATING THAT THIS PROPERTY IS SUBJECT TO FLOODING ANY TIME SINCE 1912.

DEVELOPMENT DATA
 D-3 DISTRICT
 NUMBER OF UNITS IN ORIGINAL DWELLING COUNT = 130 UNITS
 NUMBER OF UNITS IN 2018 DWELLING COUNT = 148 UNITS
 NUMBER OF UNITS IN CURRENT DWELLING COUNT = 106 UNITS

L-B DISTRICT
 MULTI-FAMILY
 NUMBER OF UNITS IN ORIGINAL DWELLING COUNT = 40 UNITS
 NUMBER OF UNITS IN 2018 DWELLING COUNT = 55 UNITS
 NUMBER OF UNITS IN CURRENT DWELLING COUNT = 189 UNITS

BUILDING	FLOOR	OFFICE GROSS (SQ. FEET)	RETAIL GROSS (SQ. FEET)	RESTAURANT GROSS (SQ. FEET)
A	1		3,085	
B	1		3,922	
C	1		6,000	3,000
	2	4,000		5,000
	3	9,000		
E	1	10,091		
	2	10,091		
F	(3 Flrs.)	82,966		
J	1			4,740
	2	2,300	1,756	
	3			3,000
K	1			4,740
L	1			3,000
TOTAL		118,448	14,763	15,740
SUB-TOTAL			148,951	
SERVICE AREAS FROM BUILDING C			1,723	
GRAND TOTAL			150,674	



VICINITY MAP
 1"=2000'

PROVIDED OPEN SPACE SUMMARY

DESCRIPTION	TOTAL AREA	OPEN SPACE AREA	OPEN SPACE PERCENTAGE	BONUS AREA
PHASE 1	34.578 ACRES	4.971 ACRES	14.4%	----
PHASE 2	11.061 ACRES	4.352 ACRES	39.1%	----
PHASE 3	6.2869 ACRES	1.602 ACRES	25.5%	----
PHASE 4 - CLUBHOUSE	0.876 ACRES	0.546 ACRES	62.3%	----
PHASE 5	1.4045 ACRES	0.1360 ACRES	9.7%	----
PHASE 6 - BUILDINGS & F	5.165 ACRES	0.788 ± 0.123 ± 2 ± 1.034 ACRES	20.0%	5,347 S.F. ± 0.123 AC
PHASES 7-10 - BUILDINGS A, B, C, H1, H2, H3, J & K	5.395 ACRES	0.6077 ACRES	11.3%	----
PHASE 11	4.5415 ACRES	1.1612 ACRES	25.5%	----
TOTAL THRU BUILD OUT	69.2895 ACRES	14.3831 ACRES	20.7%	----

THE ABOVE TABULATION ACCOUNTS FOR THE FOLLOWING ADDITIONS AND DEDUCTIONS RELATING TO PREVIOUS APPROVALS

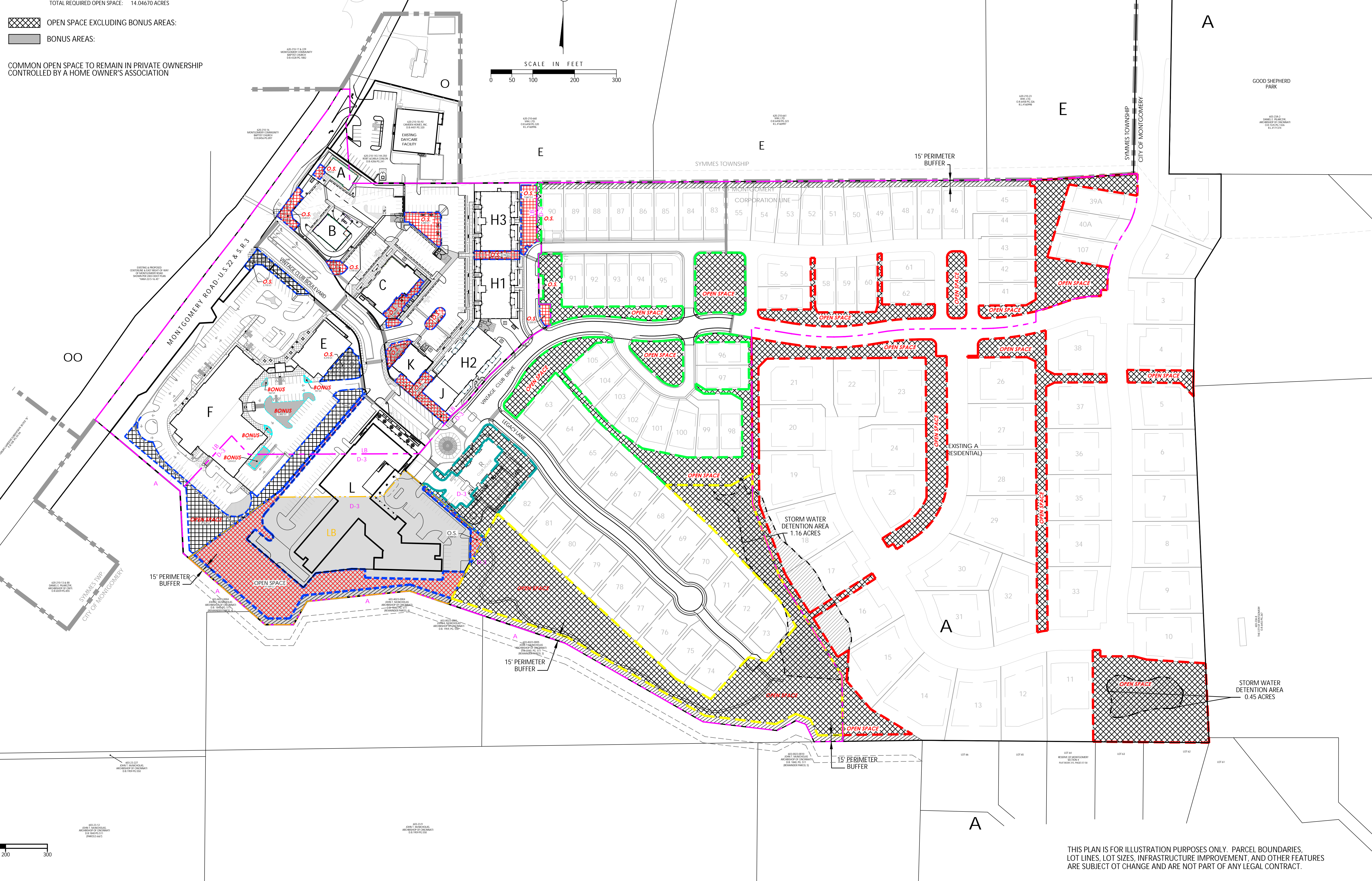
DESCRIPTION	ORIGINAL	ADDITION	DEDUCTION	CURRENT
PHASE 3	1.615 ACRES	-----	0.013 ACRES	1.602 ACRES
PHASE 6	0.986 ACRES	0.048 ACRES	-----	1.034 ACRES
PHASE 7	0.7979 ACRES	-----	0.1902 ACRES	0.6077 ACRES

NOTE:
 THE ABOVE TABULATION SHOWS THAT THE DEVELOPMENT MEETS THE OPEN SPACE REQUIREMENTS.

GENERAL DEVELOPMENT PLAN OPEN SPACE REQUIREMENTS

DESCRIPTION	AREA
ORIGINAL OPEN SPACE REQUIRED:	13.95262 ACRES
ADDITIONAL OPEN SPACE REQUIRED DUE TO ADJUSTMENT IN DRIVEWAY SETBACKS:	0.09412 ACRES (4,100 SQUARE FEET)
TOTAL REQUIRED OPEN SPACE:	14.04674 ACRES

OPEN SPACE EXCLUDING BONUS AREAS:
 BONUS AREAS:
 COMMON OPEN SPACE TO REMAIN IN PRIVATE OWNERSHIP CONTROLLED BY A HOME OWNER'S ASSOCIATION



SCALE IN FEET
 0 50 100 200 300

msp
 McGill Smith Punshon, Inc.
 3700 Park 42 Drive • Suite 1908
 Cincinnati, Ohio 45241-2097
 Tel 513.759.0004 • Fax 513.563.7099
 www.mcgillsmithpunshon.com
 Engineers • Architects • Surveyors
 Landscape Architects • Planners

Drawn By: NAK Project Mgr: RA
 Drawing File: 04308034-EXH-2023-COSE
 X-Reference: 04308033-TOP-2016-01-19
 Date: 06/14/2023
 No. Revision/Issue By Date
 PHASE 11 06/28/23

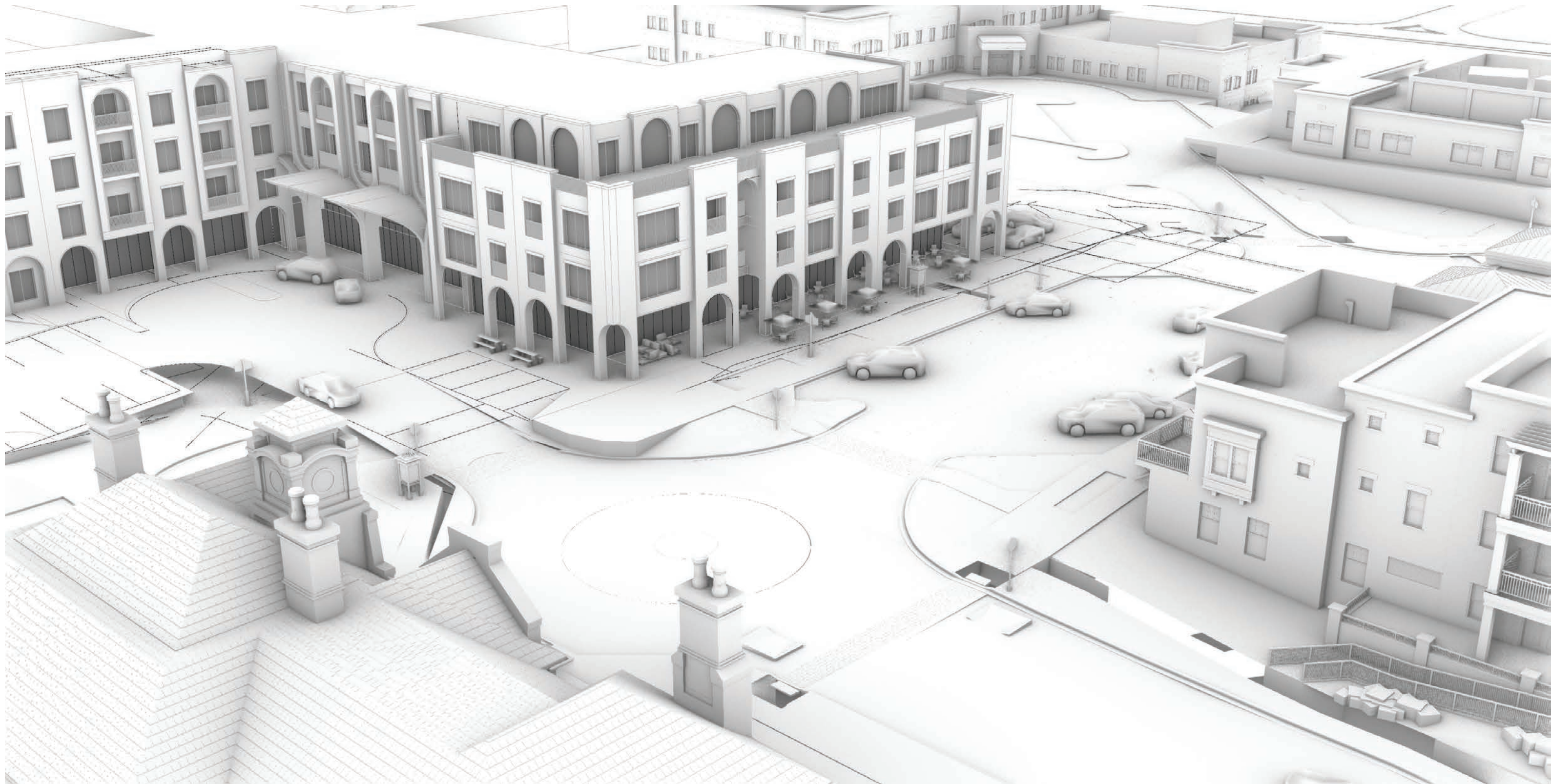
VINTAGE CLUB AT THE RESERVE
 SECTION 36, TOWN 5, ENTIRE RANGE 1,
 SYMMES TOWNSHIP
 CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO

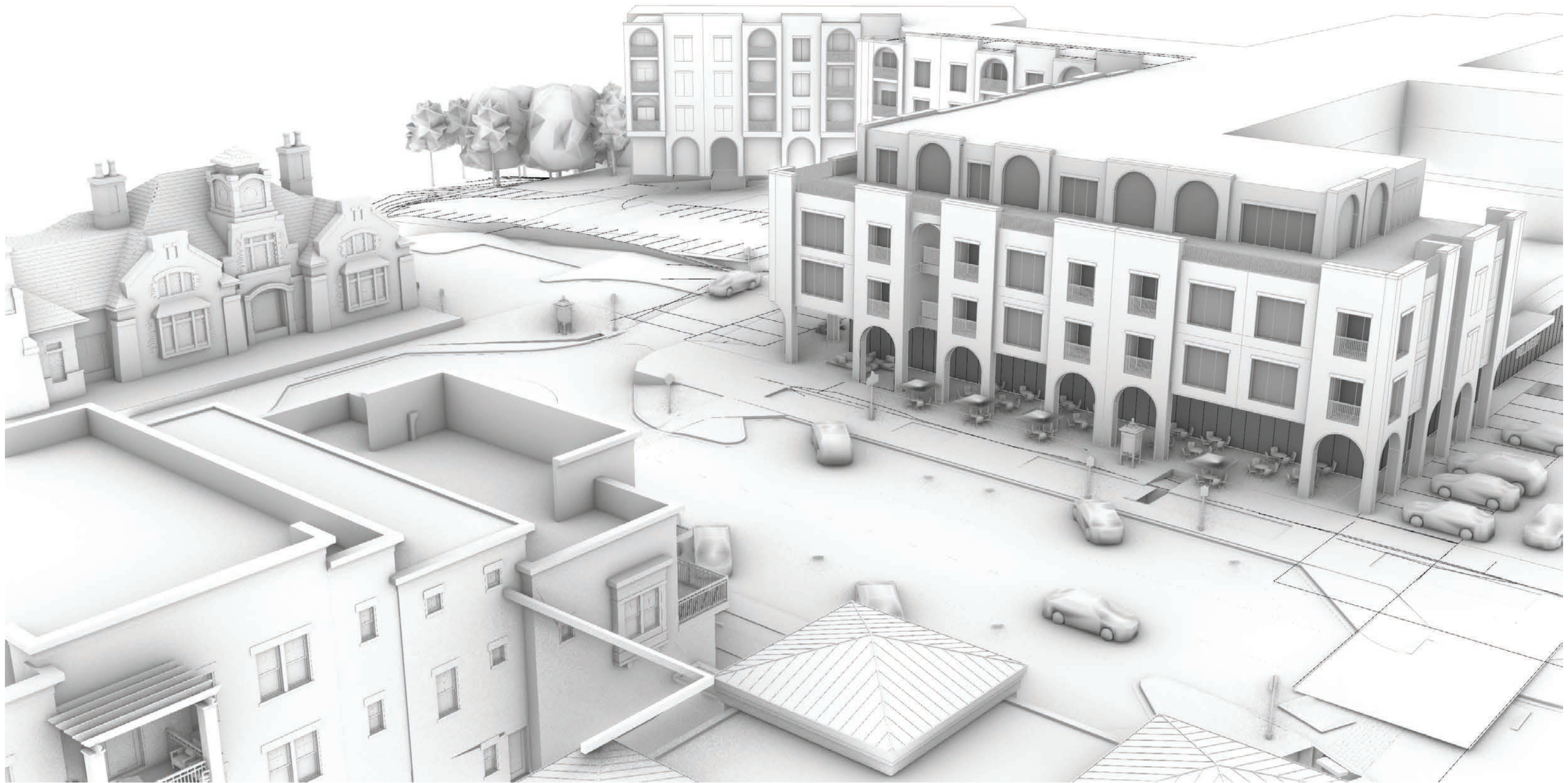
Sheet Title: COMMUNITY OPEN SPACE EXHIBIT
 Project No.: 04308.00
 Scale: 1" = 100'
 Sheet No.: 1 / 1
 File No.: 04-308

THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY. PARCEL BOUNDARIES, LOT LINES, LOT SIZES, INFRASTRUCTURE IMPROVEMENT, AND OTHER FEATURES ARE SUBJECT OF CHANGE AND ARE NOT PART OF ANY LEGAL CONTRACT.







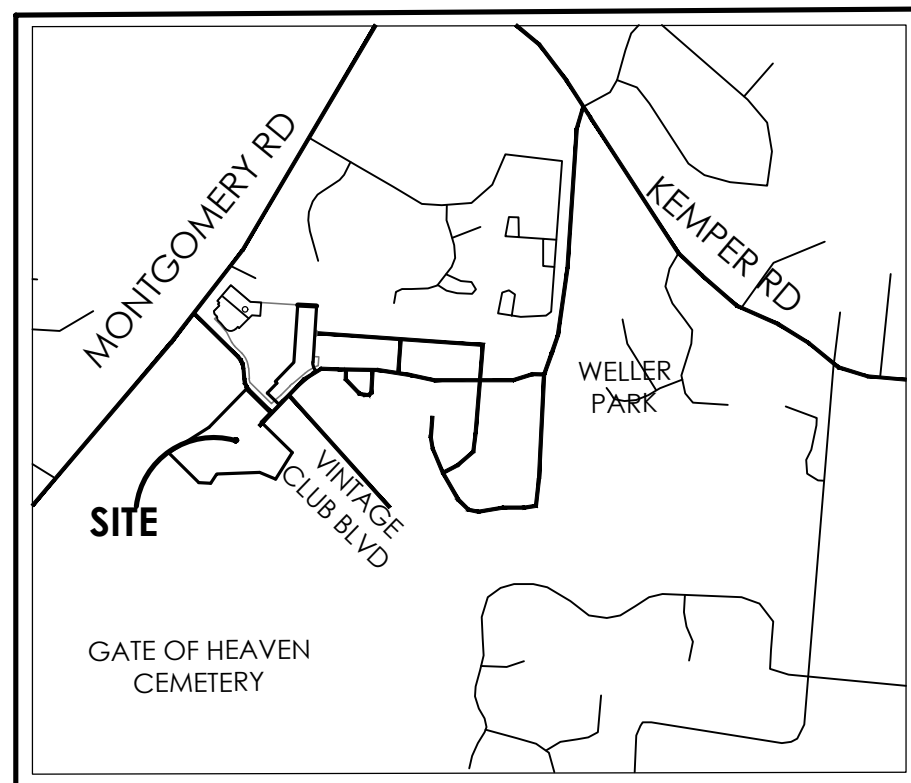


LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
65	JULIE B. BROOKS, TR.	603-0A23-0114	206 LEGACY LN. CINCINNATI, OH 45249
66	LINDA PETER	603-0A23-0115	208 LEGACY LN. CINCINNATI, OH 45249
67	PATRICK L. SR. & KAREN A. OCALLAGHAN TR.	603-0A23-0116	210 LEGACY LN. CINCINNATI, OH 45249
78	DIANE M. HAWKINS, TR.	603-0A23-0127	215 LEGACY LN. CINCINNATI, OH 45249
79	JOHN J. & DEBORAH J. HEUER	603-0A23-0128	213 LEGACY LN. CINCINNATI, OH 45249
80	DOUGLAS C. & JANE H. KIENINGER, TRS.	603-0A23-0129	211 LEGACY LN. CINCINNATI, OH 45249
81	TODD & CARLA STEINBRINK	603-0A23-0130	209 LEGACY LN. CINCINNATI, OH 45249
82	N. JACQUELINE CROWLEY, TR.	603-0A23-0131	207 LEGACY LN. CINCINNATI, OH 45249
O.S. B	THE VINTAGE CLUB COMM. ASSOC.	603-0A23-0133	11340 MONTGOMERY RD. #202 CINCINNATI, OH 45249

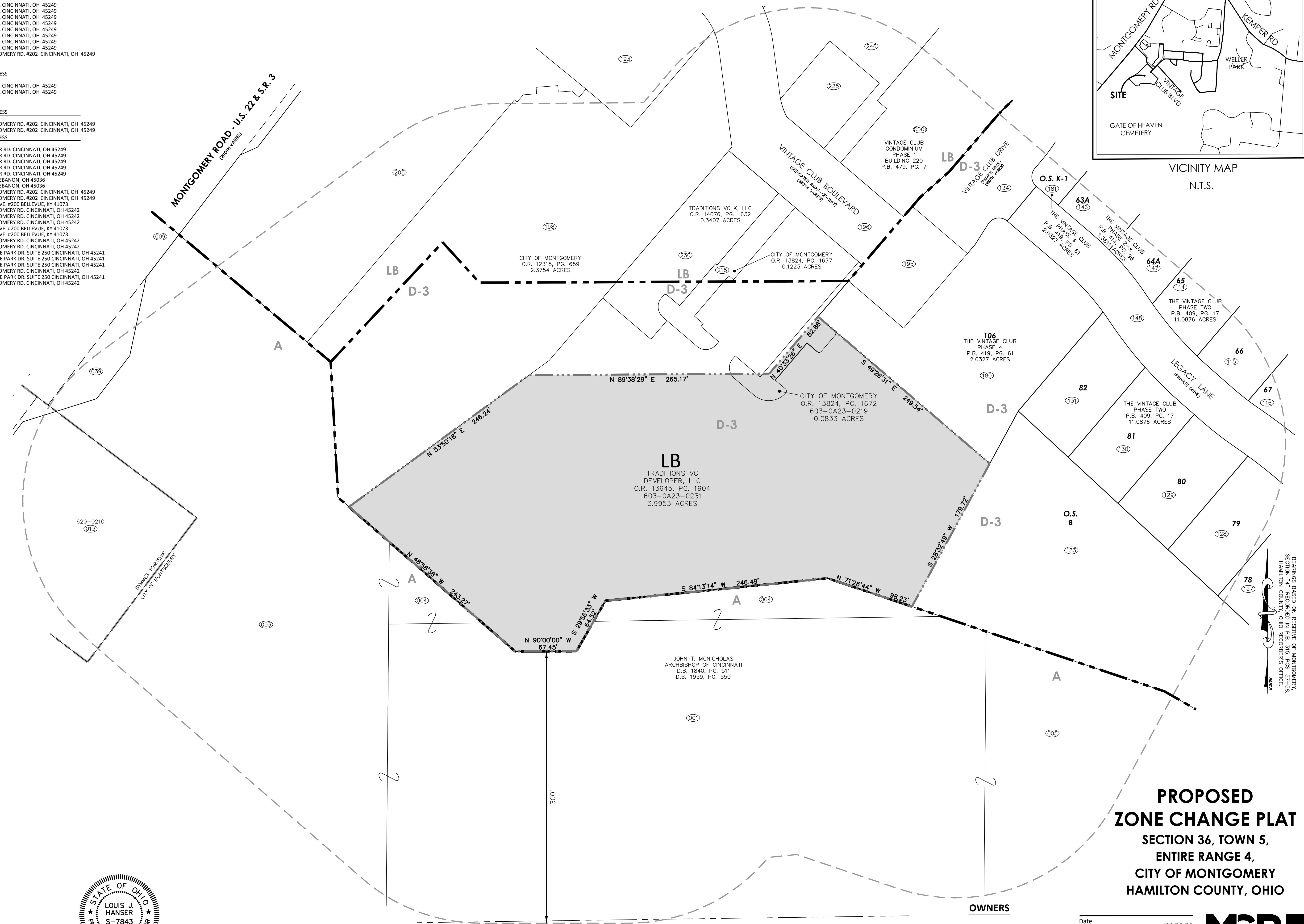
LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
63A	VERONICA O. BUSSO, TR.	603-0A23-0146	202 LEGACY LN. CINCINNATI, OH 45249
64A	NICHOLAS S. MIROPOULOS, TR.	603-0A23-0147	204 LEGACY LN. CINCINNATI, OH 45249

LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
106	TH ACQUISITIONS, LLC.	603-0A23-0180	11340 MONTGOMERY RD. #202 CINCINNATI, OH 45249
O.S. K-1	THE VINTAGE CLUB COMM. ASSOC.	603-0A23-0181	11340 MONTGOMERY RD. #202 CINCINNATI, OH 45249

LOT #	PROPERTY OWNER	PARCEL I.D. #	MAILING ADDRESS
ARCHBISHOP OF CINCINNATI, TR.	603-0A23-0001	8815 E. KEMPER RD. CINCINNATI, OH 45249	
ARCHBISHOP OF CINCINNATI, TR.	603-0A23-0003	8815 E. KEMPER RD. CINCINNATI, OH 45249	
ARCHBISHOP OF CINCINNATI, TR.	603-0A23-0004	8815 E. KEMPER RD. CINCINNATI, OH 45249	
ARCHBISHOP OF CINCINNATI, TR.	603-0A23-0005	8815 E. KEMPER RD. CINCINNATI, OH 45249	
ARCHBISHOP OF CINCINNATI, TR.	603-0A23-0006	8815 E. KEMPER RD. CINCINNATI, OH 45249	
STATE OF OHIO	603-0A23-0009	505 S. SR 741 LEBANON, OH 45036	
STATE OF OHIO	603-0A23-0039	505 S. SR 741 LEBANON, OH 45036	
THE VINTAGE CLUB COMM. ASSOC.	603-0A23-0134	11340 MONTGOMERY RD. #202 CINCINNATI, OH 45249	
THE VINTAGE CLUB COMM. ASSOC.	603-0A23-0148	11340 MONTGOMERY RD. #202 CINCINNATI, OH 45249	
BRANDICORP MONTGOMERY DEV. CO., LLC.	603-0A23-0193	45 FAIRFIELD AVE. #200 BELLEVUE, KY 41073	
CITY OF MONTGOMERY	603-0A23-0195	10101 MONTGOMERY RD. CINCINNATI, OH 45242	
CITY OF MONTGOMERY	603-0A23-0196	10101 MONTGOMERY RD. CINCINNATI, OH 45242	
CITY OF MONTGOMERY	603-0A23-0198	10101 MONTGOMERY RD. CINCINNATI, OH 45242	
BRANDICORP MONTGOMERY DEV. CO., LLC.	603-0A23-0204	45 FAIRFIELD AVE. #200 BELLEVUE, KY 41073	
BRANDICORP MONTGOMERY DEV. CO., LLC.	603-0A23-0205	45 FAIRFIELD AVE. #200 BELLEVUE, KY 41073	
CITY OF MONTGOMERY	603-0A23-0218	10101 MONTGOMERY RD. CINCINNATI, OH 45242	
CITY OF MONTGOMERY	603-0A23-0219	10101 MONTGOMERY RD. CINCINNATI, OH 45242	
TRADITIONS VC C, LLC.	603-0A23-0224	4000 EXECUTIVE PARK DR. SUITE 250 CINCINNATI, OH 45241	
TRADITIONS VC K, LLC.	603-0A23-0225	4000 EXECUTIVE PARK DR. SUITE 250 CINCINNATI, OH 45241	
TRADITIONS VC K, LLC.	603-0A23-0230	4000 EXECUTIVE PARK DR. SUITE 250 CINCINNATI, OH 45241	
CITY OF MONTGOMERY	603-0A23-0246	10101 MONTGOMERY RD. CINCINNATI, OH 45242	
TH ACQUISITIONS, LLC.	603-0A23-0001	4000 EXECUTIVE PARK DR. SUITE 250 CINCINNATI, OH 45241	
ARCHBISHOP OF CINCINNATI, TR.	620-0210-0013	11000 MONTGOMERY RD. CINCINNATI, OH 45242	



VICINITY MAP
N.T.S.



AREA TO BE REZONED
 PROPOSED ZONING LINE
 EXISTING ZONING LINE
LB PROPOSED ZONING
D-3 EXISTING ZONING

GENERAL NOTES

BOUNDARY BASED ON DEEDS & SURVEYS OF RECORD
 EXISTING ZONE: D-3
PROPOSED ZONE: LB **3.4616 ACRES**



PROPOSED
ZONE CHANGE PLAT
 SECTION 36, TOWN 5,
 ENTIRE RANGE 4,
 CITY OF MONTGOMERY
 HAMILTON COUNTY, OHIO

OWNERS
 TRADITIONS VC DEVELOPER, LLC
 4000 EXECUTIVE PARK DR., SUITE 250
 CINCINNATI, OH 45241

CITY OF MONTGOMERY
 10101 MONTGOMERY RD.
 CINCINNATI, OH 45242

Date	06/29/23
Scale	1"=50'
Drawn By	SES
Proj. Mgr.	LJH
Survey Database	04308
DWG	04308253-ZON-00
X-Ref(s)	
Project Number	04308.25
File No.	04308
Sheet No.	1 / 1

MSP
 DESIGN
 McGill Smith Punshon
 Architecture
 Engineering
 Landscape Architecture
 Planning
 Surveying
 3700 Park 42 Drive
 Suite 1908
 Cincinnati OH 45241
 Phone 513.759.0004
 www.mspsdesign.com

N:\land projects\04308\04308253-ZON-00.dwg, ZONING, 6/29/2023 8:06:30 AM, sams

June 26, 2023

Richard Arnold
McGill Smith Punshon
3700 Park 42 Drive
Suite 190 B
Cincinnati, OH 45241

**Subject: Conditional Availability of Sewers
Apartments - (83) 1-br, (59) 2-br
Auditor's Parcel Number 0603-0A23-0231, -0230, -0218, -0219
Vintage Club Blvd
Montgomery
APD Number HMD2300153**

Dear Mr. Arnold,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing sewer on site, subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which govern the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at https://www.msdc.org/Doing_business/msd-rules-regulations/index.html.
2. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the elevation of the rim of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed per Section 614 of the MSD Rules and Regulations.
3. A mainline sewer extension is required for the proposed development. Concept and detail plans must be submitted for MSD review and approval per Articles VI and VII of the latest revision of the MSD Rules and Regulations.

A Permit to Install is required from the Ohio EPA before MSD will grant final approval of Detail Plans for sanitary sewer construction. A Registered Ohio Professional Engineer shall prepare the permit application for submittal by MSD to the Ohio EPA. No construction of a mainline extension can begin before obtaining a PTI from the Ohio EPA.

A public sanitary sewer easement shall be dedicated for all portions of the proposed mainline extension which will be located outside of a dedicated public right of way. This easement shall be dedicated by plat, prepared per MSD, Hamilton County, and State of Ohio standards, and shall be submitted to MSD for review before execution by the grantors. All public sewer easements shall be a minimum of 20 feet in width, and MSD reserves the right to require a wider easement if site conditions warrant.

4. A public sewer traverses the proposed development site. No soil grading shall take place within the boundaries of recorded or prescribed easements until an Excavation/Fill permit has been obtained per Section 406 of the MSD Rules and Regulations. Additionally, no permanent structures or retaining walls may be constructed over a public sewer or within a recorded public easement as outlined in Sections 206 and 207 of the MSD Rules and Regulations.

5. A tap permit must be obtained per Section 1201 of the MSD Rules and Regulations. After the tap permit is issued, the sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection.
6. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD per Section 1212 of the MSD Rules and Regulations.
7. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open-cut any public street, road, or highway from the appropriate public authority that has jurisdiction per Section 1210 of the MSD Rules and Regulations.
8. Roof drains, foundation drains, cooling water, swimming pool water, or other clean water connections to the sanitary sewer system are prohibited per Section 401 of the MSD Rules and Regulations. A notarized affidavit stating that the sanitary wastewaters are free of such clear waters must be submitted to MSD before a tap permit will be issued. The City of Montgomery should be consulted regarding the stormwater collection, detention, and conveyance requirements.

The conditional availability of sewer service as described in this letter is effective until one year from the date of this letter and may be extended for one additional year per Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, the hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call William Weinheimer at 513.557.7019 or me at 513.557.7188.

Sincerely,



Robert Franklin
Engineering Tech. Supervisor, Development Services
Metropolitan Sewer District of Greater Cincinnati

RF: ww

c: Availability File, Montgomery



Dana Operations Center
2010 Dana Ave.
Cincinnati, OH 45207

6/30/23

McGill Smith Punshon
Attn: Rich Arnold
3700 Park 42 Drive, Suite 190B
Cincinnati, Ohio 45241

Dear Mr. Arnold:

We have investigated the availability of providing electric service to the proposed development "Vintage Club at the Reserve". The proposed development of "Building L", shown on the preliminary plans received from McGill Smith Punshon Inc. Project No. 04308.00, last revision "Phase 11 - 6/28/23".

This project will extend the existing street: Vintage Club Drive to provide road access to the proposed "Building L" as shown on the received plans. The proposed structure will host (144) senior living apartments & a 3,000 sq ft. restaurant. It will be located near existing address 200 Vintage Club Dr, Montgomery, OH 45249.

Please be advised that Duke Energy Ohio, Inc. serves this area, and that electrical service would be provided within the Duke Energy Company's existing rules and regulations at the time the utility plan is presented.

Thank you for your cooperation and if you have any questions in regard to electric, please direct them to me or Matt Foltz.

Sincerely,

Luke Grothaus

Duke Energy
Lead Senior Engineering Technologist /Engineering Specialist / Customer Project Coordinator
Centralized Design
Cell: 513-906-0133
Email: Luke.Grothaus@Duke-Energy.com

July 13, 2023

Kevin Chesar
Community Development Director
City of Montgomery

Subject: Public Hearing Comments: BeSpoke at Vintage Club

As owners in Vintage Club, we are expressing our strong support of the application of BeSpoke at Vintage Club with one condition: The Vintage Club Boulevard roundabout, owned by the City of Montgomery, west of the Vintage Club clubhouse be redesigned as part of this development.

This roundabout has created several problems:

- The one lane roundabout does not allow guest drop off, package delivery, and/ or valet parking at the Clubhouse without completely blocking legal traffic flow. Every time this roundabout is blocked, we see cars cutting across or through the roundabout in the wrong direction to enter Vintage Club. A one lane roundabout does not work in front of the clubhouse now. This safety situation will be worsened with the addition of BeSpoke traffic in this area.
- Visitors miss seeing the roundabout signage prior to entering the roundabout and they do not see the brick elevation change because there is no noticeable marker or circle in the middle to demonstrates it is a roundabout. There are no lane markings. Vehicles cut across the roundabout not realizing, it is a one-way roundabout until they go over the curb and are jolted. The current roundabout marking is unclear.

The current roundabout is confusing and unsafe. Adding BeSpoke traffic will likely escalate the risk of accidents in the roundabout.

We strongly recommend you approve the proposed BeSpoke application with the stipulation to redesign or eliminate the roundabout.

W. Scott and Barbara Cameron
48 Traditions Turn
Montgomery, OH 45249

These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.

**CITY OF MONTGOMERY
PLANNING COMMISSION REGULAR MEETING**

CITY HALL · 10101 MONTGOMERY ROAD · MONTGOMERY, OH 45242

June 19, 2023

<u>PRESENT</u>		
<u>GUESTS & RESIDENTS</u>		<u>STAFF</u>
Tom Humes President & Founder Traditions VC Developer LLC 4000 Executive Park Drive Cincinnati, OH 45241	Steve Mombach Senior Vice President TriHealth Bethesda Hospital 625 Eden Park Drive Cincinnati, OH 45202	Tracy Henao Assistant City Manager Karen Bouldin, Secretary <u>ALL COMMISSION MEMBERS PRESENT</u> Dennis Hirotsu, Chairman Barbara Steinebrey, Vice Chairman Vince Dong Peter Fossett Andy Juengling Pat Stull
Ted Huster Project Manager GBBN Architects 332 East 8 th Street Cincinnati, OH 45202	Mark & Sue Schlueter 10418 Radabaugh Dr. Montgomery, OH 45242	
Jim Kiefer Executive Vice President and VP of Engineering Traditions VC Developer LLC 4000 Executive Park Drive Cincinnati, OH 45241	Les Stretch Chief Operating Officer Managing Principal McNair Living 824 Bull Lea Run Suite 215 Lexington, KY 40511	

Call to Order

Chairman Hirotsu called the meeting to order at 7:00 p.m. He reminded all guests and residents to sign in, and please turn off all cell phones. He welcomed Mr. Juengling as a new member to the Commission, and Mr. Juengling introduced himself and gave a brief bio.

Roll Call

The roll was called and showed the following response/attendance:

PRESENT: *Mr. Stull, Mr. Fossett, Mr. Juengling, Ms. Steinebrey, Mr. Dong,*
Chairman Hirotsu (6)

ABSENT: (0)

All members were present.

Planning Commission Meeting

June 19, 2023

Guests and Residents

22 Chairman Hirotsu asked if there were any guests or residents who wished to speak about items
23 that were not on the agenda. There were none.
24

25
26 Chairman Hirotsu explained the process for this evening’s meeting to all guests and residents:
27 “Ms. Henao reviews the Staff Report and the Commission asks any questions they might have.
28 The applicant presents their application and the Commission then asks any questions. The floor
29 is opened to all residents for comments. If a resident agrees with a comment that was previously
30 stated, they could simply concur, instead of restating the entire comment to save time. The
31 Commission discusses the application and residents are not permitted to comment or question
32 during this discussion. The Commission will then decide to table, approve, or deny the
33 application”.

Old Business

34
35 There was no old business to report.
36

New Business - a

37
38 *An application regarding proposed architectural feature lighting for Bethesda North Hospital*
39 *300 Tower at 10500 Montgomery Road.*
40

Staff Report

41
42 Ms. Henao reviewed the Staff Report dated June 19, 2023, “Bethesda North Hospital – An
43 Application Regarding Proposed Architectural Feature Lighting for Bethesda North Hospital 300
44 Tower at 10500 Montgomery Road.”
45

46
47 She showed drawings on the wide screen for all to see, to provide more understanding of the
48 Staff Report.
49

50 She indicated that there had been no calls received and one email from a resident at
51 303 Shakerdale Road who was not in favor of this application. She gave copies of this email to
52 all Commission members.
53

54 She asked for any questions, noting that the applicant was also in attendance to answer any
55 questions.
56

57 Mr. Fossett asked to see an overview of the area, to give an idea of where Shakerdale Road was,
58 in relation to this application. Ms. Henao show all that Shakerdale Road was directly across
59 from the entrance into Bethesda’s Emergency Room.
60

61 Mr. Dong asked if there was anywhere else in the City that had lighting on the building.
62 Ms. Henao stated that we do have architectural lighting in the City; typically it is more of a wash
63 – where the lights are at the bottom of the building, and wash across the building. There is
64 lighting on the tower element at Fifth Third Bank – there is a green and blue band on the top
65 piece; however, it is not the full length of the tower.

Planning Commission Meeting

June 19, 2023

66 Mr. Stull asked if we were talking about the sign. Ms. Henao stated that the sign had already
67 been approved; tonight we were only talking about the one panel with the lights.

68
69 Mr. Fossett asked about the brightness of a 0.3 footcandle. Ms. Henao stated that 0.3 footcandles
70 is low level lighting. For light trespass reasons, our Code states that light cannot not be more
71 than 0.01 footcandles, five feet beyond the property line. In our recent text amendments for
72 signage, we use the 0.3 footcandle as a base so that it would not be such a huge change from
73 ambient lighting. This allows for a little bit more brightness than ambient, but not significant.

74
75 Chairman Hirotsu asked if the Bethesda sign on the side of the building was more than a 0.3
76 footcandle. Ms. Henao did not believe so. She did note that this lighting is completely
77 dimmable, so it can be changed if it causes a problem after installation.

78
79 Mr. Stull noted that a few years ago the Commission approved the signage out front of the
80 emergency room, and the reason given was to be able to direct access into the hospital. He felt it
81 was pretty clear where the emergency room was – it was red, easy to see. He was not in favor of
82 this; didn't feel it was needed. He did not believe this would give any more help. He felt that
83 ambulances and people already knew where this was. And the sign out front clearly said
84 "Emergency Room."

85
86 Mr. Juengling referred to the last page of the Staff Report, with the condition recommending that
87 there be no more than 0.3 footcandles over ambient building light. He wanted to understand how
88 that would be measured. Ms. Henao stated that it was tough to measure the ambient light,
89 especially on a building this tall. The question is where is the ambient light being regulated from
90 – is it from the ground, and do we measure it from there? The intent is to be sure that the glare is
91 not intense and bright. It is key to mention the dimmability of the light.

92
93 There were no more questions from the Commission.

94
95 Chairman Hirotsu asked if the applicant wished to speak.

96
97 **Ted Huster, Project Manager, GBBN Architects, 332 East 8th Street, Cincinnati, OH 45202**
98 stated that the intent for this architectural lighting element was that it was a night light within the
99 community, intended to be a soft glow that augmented wayfinding; and it was also a treatment
100 for the architectural features on the building.

101
102 Regarding wayfinding, what the Hospital has learned, is that with the new Thomas Center and
103 some of the newer establishments, Bethesda North is growing from a community hospital for the
104 City of Montgomery, to a more regional hospital, bringing people in from further away.

105 They may be cancer patients that are coming to the hospital during the day, and then finding they
106 have an issue at night, coming back and trying to find the hospital, under stress.

107 The lighted tower is meant to be an easy landmark to locate. He described some scenarios on
108 how it would work, with the ability to change colors monthly. He emphasized that this would be

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109 very low lighting. The lights at the perimeter would be shrouded from view, so there would be
110 no glare.

111
112 He referred to page 2 of the Staff Report, noting that the tall lighted box frame would be
113 enclosed in a 6 inch by 12 inch (not 12 foot) aluminum profile, for the full perimeter, all the way
114 around the wrap. The goal was not to affect the ambient lighting that was already on campus.

115
116 Mr. Huster described the Inverse Square Law – a physics ration for how light is perceived. If
117 you have a 100 watt lightbulb, it is very bright. The Inverse Square Law says that if you would
118 walk 30 feet away from it, and look at the light, it would still be bright, but what you will see, if
119 you look down at your book, or on the floor, is 1 footcandle. This is to give you perspective of
120 what 0.3 footcandle is. And at 700 feet away from the lighting element, there will be no light
121 trespass at the property line. But, you will still be able to look up and see it.

122
123 Chairman Hirotsu asked if the Board had any questions for the applicant.

124
125 Mr. Dong asked how many times per year they planned to change the lighting. Mr. Huster stated
126 it might be 6 to 8 times, based on multiple health awareness months; he was not sure if they
127 would remain for an entire month or for two weeks or the entire month. He believed that for the
128 vast majority of the time, it would be the TriHealth colors.

129
130 Mr. Dong asked how much power this would generate. Mr. Huster stated that because it was
131 LED, the power usage would be very low, but he did not have an exact number.

132
133 Mr. Fossett asked what the impact would be on the operation of the hospital if this lighting was
134 not permitted. Mr. Huster stated that what they have been doing is trying to augment
135 wayfinding. They have had signage approved in the recent past by the Planning Commission,
136 but some of the signage has been revamped in the past 3 months, through the Board of Zoning
137 Appeals. It was for finding the Emergency Room as well as the Thomas Center and the new
138 entry to the main hospital.

139
140 Mr. Huster stated that if you were travelling south on I-71, you wouldn't see the hospital until
141 you got into the valley. And once you are near the 10600 Building, it augments wayfinding,
142 helping you to realize that the campus is to the left. Mr. Huster felt it would be an extra aid for
143 people who did not know where they were going. He felt it was a building feature lighting, with
144 a dual purpose, to help with wayfinding.

145
146 Chairman Hirotsu asked if any guests or residents had comments. There were none.

147
148 He asked for comments from the Commission.

149
150 Mr. Dong felt this was more like signage than a building feature, since they may change the
151 lights 6 to 8 times. Ms. Henao stated that the City's Law Director, Terry Donnellon, reviewed
152 this, and they had several conversations on that very topic – if it was signage or architectural

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153 lighting. She noted that they also looked around the country for best practices, and talked with a
154 private planning firm on how they have treated similar installations in the past. All of it came
155 back that it should be treated as architectural lighting and not signage because there was no
156 imagery or wording – it was not directly conveying a written message.

157
158 Mr. Dong was concerned that this might set a precedent with other large buildings in the City.
159 He would not want every building to have this in Montgomery. He felt that this looked like
160 electronic messaging, even though it did not have letters. The lighting would be very similar to
161 words. Ms. Henao stated that was the reason for the conditions, making a finding that this is
162 specific to institutional uses only, that operate 24/7. There was more discussion.

163
164 Ms. Steinebrey did not consider this as signage because it was just a color on the tower.
165 Many times she may drive by and know what the color would mean to her (since she knows that
166 October is breast cancer month, and it is pink). Most times she probably will have no idea what
167 the color means. She felt it would be tremendously helpful, and did not feel it was setting a
168 precedent. If she were driving there at night for an emergency, she would feel good about seeing
169 the tower to guide her there. Because of the size of it, she felt it would be very helpful for so
170 many people that come to a hospital when they are very upset. She also felt they did a fantastic
171 job with the facade when they added the new 8th floor.

172
173 Mr. Stull asked if the Bethesda North Sign was lighted. Ms. Henao stated that it was internally
174 lit. Mr. Stull felt that you couldn't miss seeing that huge sign. Mr. Fossett stated you couldn't
175 see it if you were coming in from the north. Mr. Stull stated that he would not be looking for a
176 lighted tower if he was going to the hospital, he would be looking for the sign. He was very
177 concerned with setting precedent.

178
179 Chairman Hirotsu noted that the Planning Commission could approve architectural lighting.
180 He asked if there was anything in this proposal that did not meet our Code. Ms. Henao stated
181 that the Code gave the Planning Commission the authority to approve architectural lighting.
182 This was not an exception or variance. We have never seen anything like this, which is why we
183 went to the Law Director for clarity on interpretation.

184
185 Chairman Hirotsu felt that it could set a precedent.

186
187 Mr. Fossett stated that it would be very hard to find another situation like this one, because it was
188 so unique. He didn't foresee another situation that was operating 24/7, 700 feet away from the
189 road.

190
191 Mr. Fossett was driving north on Montgomery Road a few weeks ago, and he saw a driver fly by,
192 right in front of the ambulance. He thought it was probably a family member. As you are
193 coming southbound on Montgomery, you are in the trees, and it is not until you are in the valley
194 that you can start to see the campus. He understood that the side lighting was a bit less helpful at
195 wayfinding, but it is still something. If you were from outside of the community, this was a

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196 landmark to help find the hospital. He disagreed with the thinking that everyone knew where the
197 hospital was; it draws from a number of outlying communities. He felt this was very helpful.

198
199 Mr. Juengling didn't feel this was an exception because the Code gives the Planning
200 Commission the authority to approve architectural lighting. He felt that we should review this,
201 based on its merits and its use and the special circumstances. He was supportive of this proposal,
202 using the conditions suggested. He pointed out that other applications coming before us with the
203 same request would have to demonstrate why their application should be approved.

204
205 Mr. Juengling did not see this as a sign, he saw it as ambient lighting on a building. He noted a
206 statement from the last meeting on this – “What is the difference between this and the patient
207 lighted rooms that were on?” For the residents in the area, he didn't feel this would be any more
208 intrusive than any of the other lighting already in place. Even looking at the Bethesda North
209 sign, it would only help those travelling north on Montgomery, not necessarily south. Also, the
210 lighting level, and the fact that they were able to immediately react to residents' reactions,
211 alleviated some of his concerns because they were dimmable.

212
213 Chairman Hirotsu asked why Ms. Henao chose the wording “institutional” versus hospital use.
214 She stated that it was just a zoning classification – governments, churches, schools generally fall
215 under an institutional classification.

216
217 Chairman Hirotsu was more comfortable using the word “hospital”. He liked this application
218 because it highlighted the hospital when you were travelling from the south; and it was not
219 obtrusive. It looked more like an architectural feature, not like a sign. He felt it would identify
220 the hospital to people easily. He wanted to limit this to hospital, instead of “institutional”.

221
222 Mr. Dong asked how many colors of lights they would use at one time. He pointed out that we
223 usually limit the number of colors on signage. Ms. Henao stated there were 4 maximum, for
224 signs. Mr. Dong would like to limit it to 4. Mr. Fossett asked how many colors they proposed at
225 any one time.

226
227 Mr. Huster stated that the intent would be the 3 colors of TriHealth– blue, yellow and white.
228 And they would still limit it to no more than 3 colors at any one time. Breast cancer month
229 would be pink. Mr. Dong would like to put this in as a condition. No more than 3 colors at one
230 time. Commission members agreed to include this as a condition.

231
232 Mr. Stull asked if all residents within 300 feet were notified of this application. Ms. Henao
233 confirmed.

234
235 ***Ms. Steinebrey made a motion to approve an application regarding proposed architectural***
236 ***feature lighting for Bethesda North Hospital 300 Tower at 10500 Montgomery Road, as***
237 ***detailed in the Staff Report dated June 19, 2023, with the following conditions:***

238

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283 Chairman Hirotsu asked how long this application has been in discussion. Ms. Henaio stated it
284 was only for about 1 month. They have had a preliminary Executive Session with City Council,
285 to inform them of this meeting's information. They have also had discussions with the HOA.
286 Depending on the outcome of this discussion, their next step would be to approach The Christ
287 Hospital.

288
289 Chairman Hirotsu asked if the applicant wished to speak.

290
291 **Tom Humes, President and Founder, Traditions VC Developer LLC, 4000 Executive Park**
292 **Drive, Cincinnati, OH 45241** introduced **Jim Kiefer, Executive Vice President and Vice**
293 **President of Engineering, also of Traditions** (his associate of 37 years). He was proud of their
294 alliance with Montgomery and to be a part of the community.

295
296 Mr. Humes was excited to introduce a new project that would be a wonderful addition to
297 Montgomery --where they are today, and where they are going. He felt that this was the right
298 solution for the last undefined piece in the Vintage Club that fit the needs of the marketplace.

299
300 Mr. Humes stated that he was introduced to McNair Living Company several months ago, and
301 they have been discussing the potential of a very high end, unique, almost boutique, independent
302 living facility for seniors. McNair Living is led by Ryan Howard and his co-CEO, Les Stretch.
303 Mr. Humes stated that they have 45 years' combined experience in dealing with senior housing,
304 and they are very advanced in their thinking of how to integrate them with the community. He
305 felt this plan was a wonderful opportunity for all of us together.

306
307 Mr. Humes stated that they wanted to share this tonight for feedback. The plan was to return in
308 July with an application. He introduced Les Stretch, the Co-CEO of McNair Living

309
310 **Les Stretch, Chief Operating Officer & Managing Principal, McNair Living, 824 Bull Lea**
311 **Run, Suite 215, Lexington, KY 40511** showed a presentation on the wide screen to help explain
312 their concept. He gave background and their thinking about adult living and its environment.

313
314 He has been introduced to the concept of senior living and is not a big fan of the wording
315 anymore. Ryan had built his career on the west coast, and Les was in the southeastern part of the
316 US. About 5 years ago, they had an awakening. The problem was about segregating people
317 based on age and ability. They felt it was their responsibility as developers to create
318 environments for all people of all ages and all abilities to live in communities together.

319
320 He has done a long-term study around Blue Zones, noting there were 9 power principles. Cities
321 in Italy, California, and Japan showed how to maintain great lives past 100 years old, united by
322 these 9 common principles. There are things about the functional physical environment that gets
323 built and the culture of the community about knowing each other and living in chosen familial
324 relationships. Some of us choose not to live in relationships with our own birth families, but we
325 all have chosen relationships. It is proven through science that when you live in a community
326 like that, you live longer.

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327 One of the problems as we age in America is that you end up living in an isolated environment.
328 Most people don't desire to move into assisted living – they move in because they have to, not
329 because they want to. Statistics show that 85% to 90% of people who have the means to use
330 senior living, choose to stay home. The problem is that as you slow down, you live out of
331 community; and living in isolation is deadly.

332
333 Mr. Stretch stated that their goal was to build an independent living property in a progressive
334 environment for older adults where concierge care was available at the concierge desk, to help
335 with shopping, drycleaning, and a variety of needs – where care was available by choice.

336
337 He gave background and history of his company, and talked about what they have done.
338 Bespoke at the Vintage Club, which is an intentional environment for older adults to age, where
339 care is delivered of your own choice. He noted that the average age in traditional senior living is
340 84 ½, and their target client is 70 to 75 years old. The Bespoke community is based mostly on
341 adults who are looking to downsize from their primary residence, not based on a need for care;
342 however, there will be some who will move in based on the need for care. This project consists
343 of 144 boutique living units; the brand is called Bespoke. As residents move in, they are able to
344 choose their backsplashes, wall colors, ceiling accents.

345
346 Mr. Fossett referred to the fact that the owner would have the ability to customize their
347 residential units. He asked if that would apply to those owners who moved in after the first
348 occupant - another new occupant. Mr. Stretch stated yes, it will continue to be an option. They
349 believed that many times most people will already like what is there, but they will still have the
350 option to change.

351
352 Mr. Stretch showed conceptual renderings. He noted that their amenities stack. They have
353 chef-driven dining, artisan wood-fired grill, an outward facing eating venue. The Dichotomy
354 restaurant serves craft coffee and pastries in the morning, and in the afternoon it switches to
355 wood-fired pizza and wine; open until about 6pm. They build all of their amenities to face the
356 general public and allow residents to participate. They purposely face and engage the larger
357 community to create interaction, to bring the community in.

358
359 Residents live on the second floor and higher. There are habitable balconies, and there is retail
360 level on the ground floor and there is also a clubhouse. Ground level floor is available to the
361 public. There is also a work share space, so that the residents can go to an office. There are also
362 spaces for neighbors to come in - a bar, a bistro, pickleball.

363
364 Mr. Stretch showed many renderings of the buildings, retail and the street. There would be
365 penthouses with walk-out greenspaces on the fourth floor. He noted the significant drop in
366 elevation on one side of the building, showing 4 stories stacked over a basement. It will be a
367 walk-out basement, and a 30 foot tree buffer that they would like to keep.

368

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369 Mr. Stretch discussed surface parking. In order to keep cars moving, they have underground,
370 assigned parking for residents. There is more surface parking behind the main clubhouse. Walk
371 out balconies offer a premium view of the site.

372
373 Mr. Stretch asked for questions.

374
375 Mr. Dong asked about the parking, noting that we usually have a higher number per unit.
376 Mr. Stretch stated that they take parking very seriously because for their project to be successful,
377 if they don't have a place to put their car, it would present trouble. He stated that standard
378 industry stats for an independent community is 0.9 spaces per unit. For traditional senior living,
379 the standard is 0.7 spaces per unit, because memory care residents aren't driving. In assisted
380 living, 50% or less are driving. In independent living, it is typically 70% who drive. They will
381 have a concierge shuttle service, with a black car service that will drive residents.

382
383 Mr. Dong noted that there were 144 parking stalls for 144 residents. He asked if that included all
384 of the parking. Mr. Stretch stated that there were 72 underground, and 38 on one side and 34 on
385 the other surface lot. Only the 72 underground were assigned. Mr. Stretch stated that only 50-
386 60% of the residents will bring cars. Many will not bring cars, they will choose the shuttle
387 service. He pointed out that they cannot bring more than 1 car. Typically a lot of the residents
388 will have multiple cars, and they will set them up in a storage facility, as they may be car
389 collectors. He pointed out that this project will fail if they miss on parking; they are very serious
390 about making this work.

391
392 Mr. Fossett stated that since a big part of the project was to draw people from the outside to these
393 shared public spaces, these outside people would have cars. Mr. Stretch stated that they had
394 done extensive studies on Montgomery, Blue Ash, the Vintage Club community, and other
395 surrounding neighborhood communities. He stated that if they were building this in Blue Ash,
396 they would add 50 more space because there were limited multi-family and limited living options
397 there, and most everyone there drives. McNair stated that they were activating this into a
398 walkable environment; they did not feel that people would be coming from downtown in droves.
399 This would not be comparable to Livery or BruBurger. Their thinking is that they have 144
400 residents who will support their restaurant every day. They won't advertise, this would be
401 strictly word of mouth. They felt their parking count was a little on the side of generous, but if
402 there was overflow, it could be accommodated by the public garage next door.

403
404 There is no internal restaurant, at this point, exclusive to only residents. There are multiple
405 dining venues for residents, usually 3 or 4 - that will be open to the public. However, if it is
406 determined, one of them may be reserved for residents only. The entrances are all accessed from
407 the sidewalk for the public, but the residents can also access it from the inside.

408
409 Chairman Hirotsu asked what they would do if the Commission required 1.5 parking spaces per
410 unit. Mr. Stretch stated that they could not financially make this project work. He stated that
411 structured parking is what killed most development in today's world all over the country. They
412 also felt that a sea of parking surrounding a development ruins the city.

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413 Ms. Steinebrey felt that most older people were used to having 2 cars, as opposed to today's
414 younger adults who may not have driven a car their entire life and were used to walking a lot.
415 She would not want this project's parking to negatively impact other businesses. Mr. Humes
416 stated that they believe the likelihood of any overflow is less than 10% and many people would
417 be parking once and going to multiple places in the development.
418

419 Mr. Stull pointed out Twin Lakes, and asked what the difference was between the two.
420 Mr. Stretch felt that Twin Lakes was a great facility. Bespoke was different because this is like
421 people who stay in their homes, so the help comes into their home, and McNair takes care of the
422 homes. The help is there when you want it – they bring in third-party home health care
423 providers. This is for the strong segment of people who don't want to care for a home any more,
424 and want to move into a more vibrant environment, and have the specific care they need,
425 provided when they choose. The residents don't sign annual contracts. This is a monthly rent --
426 with 30 days' notice, you can move out.
427

428 Chairman Hirotsu stated that, at some point, if someone needed nursing care, they would need to
429 move out. Mr. Stretch agreed that there was a small subset of physical issues that they would not
430 be able to care for – cognitive issues, wandering, or if a physical environment of safety needed to
431 be in place, the resident would need to move out, but the majority of issues that people have
432 home health care for, can stay there. They feel that the majority of residents would not have to
433 move out, unless a significant nursing event was needed.
434

435 Mr. Fossett clarified that one of the differences between this and Twin Lakes was that Bespoke
436 places a community for older people inside a larger community that has people of all different
437 ages already in it. This was also clear to him, regarding their college campus projects, where
438 folks of a certain age were moving onto campus with lots of younger people, providing a natural,
439 organic interaction. He understood that with the Vintage Club, it would be many of those from
440 the condos and single family homes, walking over to join in the restaurant activity; which made
441 144 parking spaces more reasonable. He saw this as a major difference.
442

443 Mr. Juengling asked about pricing. Mr. Stretch stated that there was a community fee when
444 residents moved in, somewhere between \$10,000 and \$25,000. After that, the monthly rent was
445 \$6,000 to \$8,000, which included covered parking, ongoing community maintenance, and more.
446 There was also a \$10,000 non-refundable move-in fee, which varied with penthouses. It
447 included dedicated team members from 8 a.m. to 8 p.m., called the "As You Wish" team. Meals
448 were also included- as available credits, to be spent down each month. There were also
449 discounts (off-the-menu pricing) for residents.
450

451 Mr. Dong talked about parking – one parking space per unit. He asked if the owner could park a
452 second car in the outside open spaces. Mr. Stretch stated that it is written in the contract – one
453 car only per unit. The spaces underground were assigned, those on the surface were not
454 assigned, but they would utilize some type of system – a hangtag or window sticker to show that
455 you were a resident, so you could have an outside space. Mr. Stretch pointed out that only about
456 60% of their residents would own a car, so there would be a good amount of open parking – for

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457 service vehicles, etc. Mr. Dong asked about parking for visitors; he was interested and
458 concerned about how they would manage parking.

459
460 Mr. Stull shared the same parking concerns as Mr. Dong. Mr. Fossett asked if the monthly cost
461 would be less if he did not had a car. Mr. Stretch stated not. He did not want to go into great
462 detail on this, as this discussion was to focus on the overall concept plan. Chairman Hirotsu re-
463 stated that there were 72 assigned car spaces underground, and there were 144 units. And, they
464 were considering the 72 unassigned, outdoor parking spaces, when they spoke of 1 to 1, for each
465 car per unit.

466
467 Ms. Henaog agreed that parking was an important issue. She reminded the Commission that the
468 Vintage Club is the project in its entirety, and from the start, the vision has been about shared
469 parking for the entire Village section. She stated that the parking garage near Christ Hospital
470 was not the hospital's garage – it was a public parking garage, and it was underutilized now
471 because it is intended to serve the entire village. She felt that moving forward, there would need
472 to be a detailed study of the parking and that would be required during the General Development
473 Plan approval process.

474
475 Mr. Dong stated that was part of the reason for having a General Development Plan, but now that
476 they are building in phases, these issues are part of the pros and cons.

477
478 Chairman Hirotsu asked how many of these black cars would be available for a development of
479 this size. Mr. Stretch stated that what has been used in the past was a 12-passenger black van, 2
480 Teslas, and 2 town cars, depending on the local community. The drivers were on staff. Many
481 people start to slow down at this point in life, and do not just run out to the store for something.
482 The concierge staff will help schedule things, and engage them in outside venues and trips.
483 This clientele lean toward more planned events.

484
485 Mr. Humes stated that they held a meeting with the officers of the Vintage Club HOA, and all of
486 the committee chairmen (about 17, total). After many questions, including parking, at the end of
487 the meeting, Mr. Humes asked how many were positive about the project. Everyone raised their
488 hands. They plan to hold another meeting with all of the residents, before coming back to this
489 Commission.

490
491 Chairman Hirotsu asked if there was another development already operating, that was
492 comparable to this proposed development. Mr. Stretch stated that there is one that is about 7
493 months ahead on design, in Carmel, Indiana, for a community called North End. He explained
494 that the demographics in Carmel were very similar to Montgomery's Vintage Club. This was not
495 open and alive yet. There is not a specific "Bespoke" development operating yet. There were
496 other independent living developments that were open, with one in New Jersey that just won an
497 award of the year by *Architectural Digest*.

498
499 Mr. Dong asked if there was an age limit to move in. Mr. Stretch stated that you must be 65 or
500 older to move in.

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501 Mr. Humes asked for comments from the Commission.

502

503 Mr. Dong asked if they would bring back the heights of the buildings when they came back. He
504 had parking concerns, if you open restaurants to the public. He liked the concept. He asked if
505 there were different levels of pricing, to allow more opportunities to people.

506

507 Ms. Steinebrey was very concerned with parking, and couldn't imagine who would give up their
508 cars. Mr. Fossett explained that this would attract people who wanted a lifestyle that did not
509 require a car. Mr. Stretch stated that most of this will be single occupancy; with 15-20% being
510 couples, even though there were 2 bedrooms.

511

512 Mr. Stull felt the concept was great, yet expensive.

513

514 Mr. Fossett thought it was a wonderful idea, especially the college campus idea. He liked
515 putting it in the Vintage Club.

516

517 Mr. Jungling liked the concept. He was curious to see how it would blend in with the overall
518 master environment – the building massing, etc. He was interested to know what the HOA's
519 stance was on the building height, and the transition from the single-family to the east, and then
520 the Montgomery Road Corridor, and how this would serve as a transition development, as a
521 whole. He understood their parking numbers.

522

523 Chairman Hirotsu felt it was a great idea, noting that he had lived in Japan for 13 years, and for 6
524 years was in a facility similar to this, marketed to corporate executives. He would like to see the
525 elevation view from all different angles, to understand the height, as to how it fits with the
526 neighboring buildings, lines of sight in the Vintage Club.

527

528 Ms. Henao stated that, depending on zoning code, there can be allowable differences in height,
529 but it is all measured from average grade. She agreed that lines of sight and understanding the
530 massing will be very important. This will help to determine if we decide to rezone the
531 underlying property to LB (Limited Business). From a staff perspective, this makes the most
532 sense because you have a restaurant use which is not permitted in residential. However, all of
533 this could be covered in the PUD, but it would need to be added to the list of conditions and
534 exceptions. Her thinking was to rezone the underlying zoning and then change the list of
535 conditions and exceptions. This would not add any time to the developer's process because it is
536 already an ordinance change.

537

538 Chairman Hirotsu asked for more data evidence on how the parking worked in other similar
539 communities. Mr. Dong would like to see the square footages of these public use areas
540 (restaurants, etc.), and the parking allowances for those uses.

541

542 **Jim Kiefer, Executive Vice President and VP of Engineering, Traditions VC Developer**
543 **LLC, 4000 Executive Park Drive, Cincinnati, OH 45241** stated that if there will be a zoning
544 change, they will need a zone change map. He stated that they will have a call tomorrow with

These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.

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545 McNair, noting that McNair plans to use McGill Smith Punshon, Inc. for the civil. He stated that
546 the zoning submittal was due on June 29, and he wanted to be sure to have all the correct
547 documents.

548
549 Mr. Juengling agreed with the zoning change suggested by Staff.

550
551 Mr. Juengling asked about all of the public uses – where they just restaurants, or anything else.
552 Mr. Stretch stated that there could be dining venues, and bowling.

553
554 There were no more questions or comments from the Commission.

555
556 Mr. Humes thanked the Commission, and the team left, planning to return on July 17.

557
558 **New Business - c**
559 ***Consideration of a Re-Plat for Montgomery Quarter Phase 2 located south of Ayers Place and***
560 ***east of Montgomery Road.”***

561
562 **Staff Report**

563 Ms. Henao reviewed the Memo dated June 19, 2023 from Terry Donnellon, Montgomery Law
564 Director, re: Platting of Stage 2/Phase 2 of the Montgomery Quarter. She stated that this Plat
565 was in compliance with the Code.

566
567 Mr. Dong did not understand why this did not meet our subdivision exceptions for a minor
568 subdivision/lot split. Ms. Henao explained that this would technically be called a “major”
569 subdivision Plat because it was more than 5 lots. The Zoning Code states that if it is less than 5
570 lots, then the Community Development Director could sign it, and it did not need to come before
571 the Commission.

572
573 Mr. Dong did not understand what he was approving. Ms. Henao stated that the Commission
574 would be approving the split of property into these buildable lots. She noted that they all met the
575 minimum lot requirements and zoning regulations. The purpose of the split was really for the
576 road. The Fire Department, all internal City groups, and the Law Director have all reviewed and
577 approved this.

578
579 She showed the item on the wide screen for all to see, to provide more understanding of the
580 discussion.

581
582 Mr. Fossett asked if the split resulted in lots that conformed with the current development plan of
583 Phase 2 of the Montgomery Quarter, and with all that we have been discussing recently.

584 Ms. Henao confirmed.

585
586 Chairman Hirotsu asked if any guests or residents had comments. There were none.

587

Planning Commission Meeting

June 19, 2023

588 *Mr. Dong made a motion to approve an application for consideration of a re-plat for*
589 *Montgomery Quarter Phase 2 located south of Ayers Place and east of Montgomery Road,*
590 *based on the details of the memo from Terrence Donnellon to the Planning Commission dated*
591 *June 19, 2023; and to authorize the Community Development Director (Kevin Chesar) to sign*
592 *the official Plat.*

593
594 *Mr. Juengling seconded the motion.*

595
596 *The roll was called and showed the following vote:*
597

598 *AYE: Mr. Stull, Mr. Fossett, Ms. Steinebrey, Mr. Leibson, Mr. Dong,*
599 *Chairman Hirotsu* (6)
600 *NAY:* (0)
601 *ABSENT:* (0)
602 *ABSTAINED:* (0)
603

604 *This motion is approved.*
605

Staff Update

607 Ms. Henao gave updates for the City:

- 608
- 609 • We had a very successful Montgomery Quarter celebration. She noted that wayfinding
610 signage will be placed in the Quarter (for parking) soon.
 - 611
 - 612 • Kitchen Social has started work on changes to the front façade of their space.
613
 - 614 • Everything is almost leased, in terms of office space that is currently built. The only
615 exception is the first floor of the Fifth Third Building. They are working with a tenant
616 now that may lease half of it. Once that floor is leased, they will begin to construct
617 Building 2A.
 - 618
 - 619 • Another restaurant user will be on the other end of that building, surrounding the park.
620
 - 621 • Reminder of July 3 & 4th and July 15, Bastille Day coming up.
622
 - 623 • They are starting to roll out the Comprehensive Plan and all of the community
624 engagement – branded as Montgomery’s Moment. Yard & Company is the consultant
625 company. The first Steering Committee meeting will take place on June 29, and the chair
626 and vice chair of Planning Commission are both serving on that Committee. It also
627 consists of a member of the Landmarks Commission and several members from the
628 community.
 - 629

Council Report

631 Ms. Bissmeyer was not present; there was no report.

These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.

Planning Commission Meeting

June 19, 2023

632

633 **Minutes**

634 Mr. Fossett moved to approve the minutes of May 22, 2023, as submitted.

635 Ms. Steinebrey seconded the motion. The Commission unanimously approved the minutes.

636

637 **Adjournment**

638 Mr. Fossett moved to adjourn. Mr. Dong seconded the motion.

639 The Commission unanimously approved. The meeting adjourned at 9:15 p.m.

640

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647 _____
Karen Bouldin, Clerk

_____ Dennis Hirotsu, Chairman

_____ Date

648

649 /ksb