

DEVELOPMENT APPLICATION

	APPLICANT	PROPERTY OWNER*
Name	Guttman Development Group, LLC	
Company (if applicable)		
Address (if applicable)	11305 Reed Hartman Hwy, STE 226	
City, State ZIP	Blue Ash, OH 45241	
Phone Numbers	513-472-1400	
Fax Number		
E-mail Address	victor@guttmanproperties.com	

*If more than one owner, submit additional sheet containing all pertinent information and signatures.


PROJECT DESCRIPTION

Demolition of current Quality Inn Hotel. Development of 300 unit "Class A" Multifamily Building.

SUBJECT PROPERTY

Address (if applicable)	5901 Pfeiffer Rd, Blue Ash, OH 45241
Tax Parcel Numbers	612-0131-0016-00 , 612-0131-0243-00
Total land area	6.9 acres
Current zoning district	Summit Park Zoning District

I acknowledge the following: I have read and understand all of the laws and administrative requirements that apply to this application; incomplete or false application information may result in a postponed hearing or the application being tabled or denied; any consultation or advice with City Staff or other City representatives either before or after filing this application shall not compel the Planning Commission in any way relative to action on the application.

SIGNATURE	DATE
Applicant 	4/14/2025
Property Owner	

Submit to the Community Development Office at 4343 Cooper Road, Blue Ash, Ohio 45242

CITY USE ONLY (record hearing and other notes here)



GUTTMAN PROPERTIES

Great Places...Great People

City of Blue Ash Planning Commission
4343 Cooper Road
Blue Ash, OH 45242

4/14/25

Re: Narrative Plan for PUD Concept Plan Submission - 5901 Pfeiffer Rd, Blue Ash, OH 45242

Dear Planning Commission Members:

We are pleased to submit our concept plan for the redevelopment of the Quality Inn site. We believe that proposed plans will transform a key gateway into a proud landmark for the City of Blue Ash.

The proposed multi-family development represents a bold and visionary step forward for the City of Blue Ash — reactivating a prominent gateway with a landmark residential community that reflects the city's progress and pride. This transformative development replaces the aging Quality Inn, a transient-use hotel that has stood for more than 50 years but no longer aligns with the city's character or the needs of its residents.

Situated at the strategic intersection of Pfeiffer Road and I-71, the new development offers a thoughtful, future-oriented alternative to highway-oriented commercial uses. Instead of yet another transient enterprise disconnected from the community, this development introduces a high-quality, six-story residential building designed to serve as a welcoming entry point to the city and a seamless transition between the wooded neighborhoods to the south and the commercial corridor along Pfeiffer Road.

With 300 premium one- and two-bedroom Class "A" residences, the community will deliver much-needed market-rate housing to the City of Blue Ash, helping to meet growing demand while enhancing the city's housing options. Residents will enjoy access to top-tier amenities, including a best-in-class pool, modern clubhouse, and generous open space — all made possible by the thoughtful placement of parking in both surface and an integrated garage.

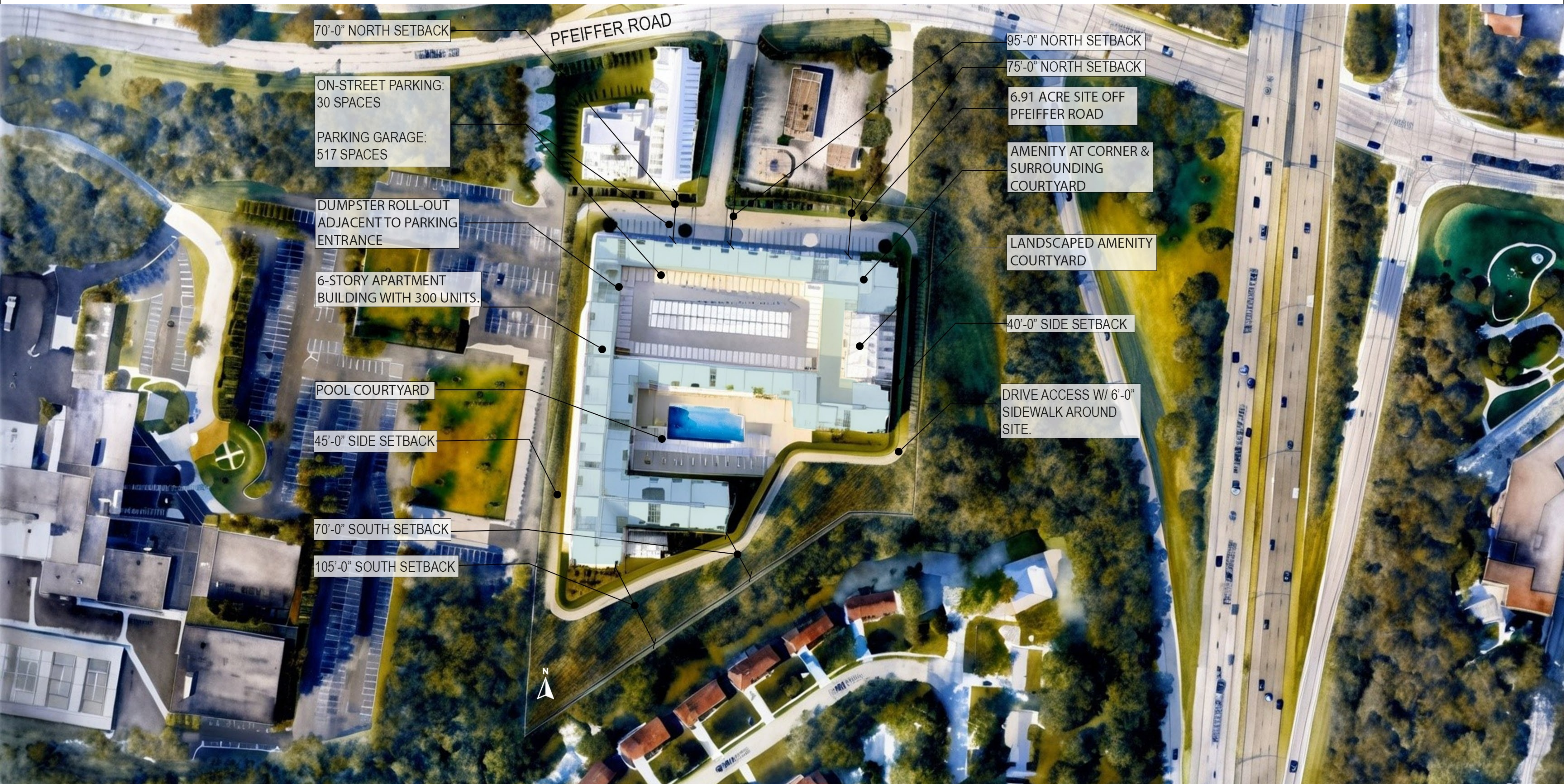
This is not just another apartment "complex" — it's a statement. A single, elegant structure that signals to residents, visitors, and commuters alike that Blue Ash is a vibrant, in-demand community that offers first-class living. The community honors the surrounding context, enriches the city's housing options, and brings lasting value to one of Blue Ash's most visible and vital corridors.

Sincerely,

Guttman Development Group, LLC

Victor A. Matos
Director of Development

Cc: Sean Suder, ESQ



GUTTMAN PROPERTIES
CINCINNATI, OHIO

CONCEPTUAL ARCHITECTURAL SITE PLAN

QUALITY INN SITE - PFEIFFER ROAD

BLUE ASH, OHIO

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc. Guttman Development Group, LLC

2025-04-09 | 25-0067



PRIMARY ELEVATION



AMENITY CORNER



POOL COURTYARD



AMENITY COURTYARD



GUTTMAN PROPERTIES
CINCINNATI, OHIO

CONCEPTUAL PERSPECTIVES

QUALITY INN SITE - PFEIFFER ROAD
BLUE ASH, OHIO





LEVEL 01



LEVEL 02



LEVEL 03



LEVELS 04-06



GUTTMAN PROPERTIES
CINCINNATI, OHIO

CONCEPTUAL FLOOR PLANS

QUALITY INN SITE - PFEIFFER ROAD

BLUE ASH, OHIO



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NORTH-EAST CORNER



NORTH-WEST CORNER



SOUTH-WEST CORNER



SOUTH-EAST CORNER

MASSING PERSPECTIVES

QUALITY INN SITE - PFEIFFER ROAD

BLUE ASH, OHIO



GUTTMAN PROPERTIES

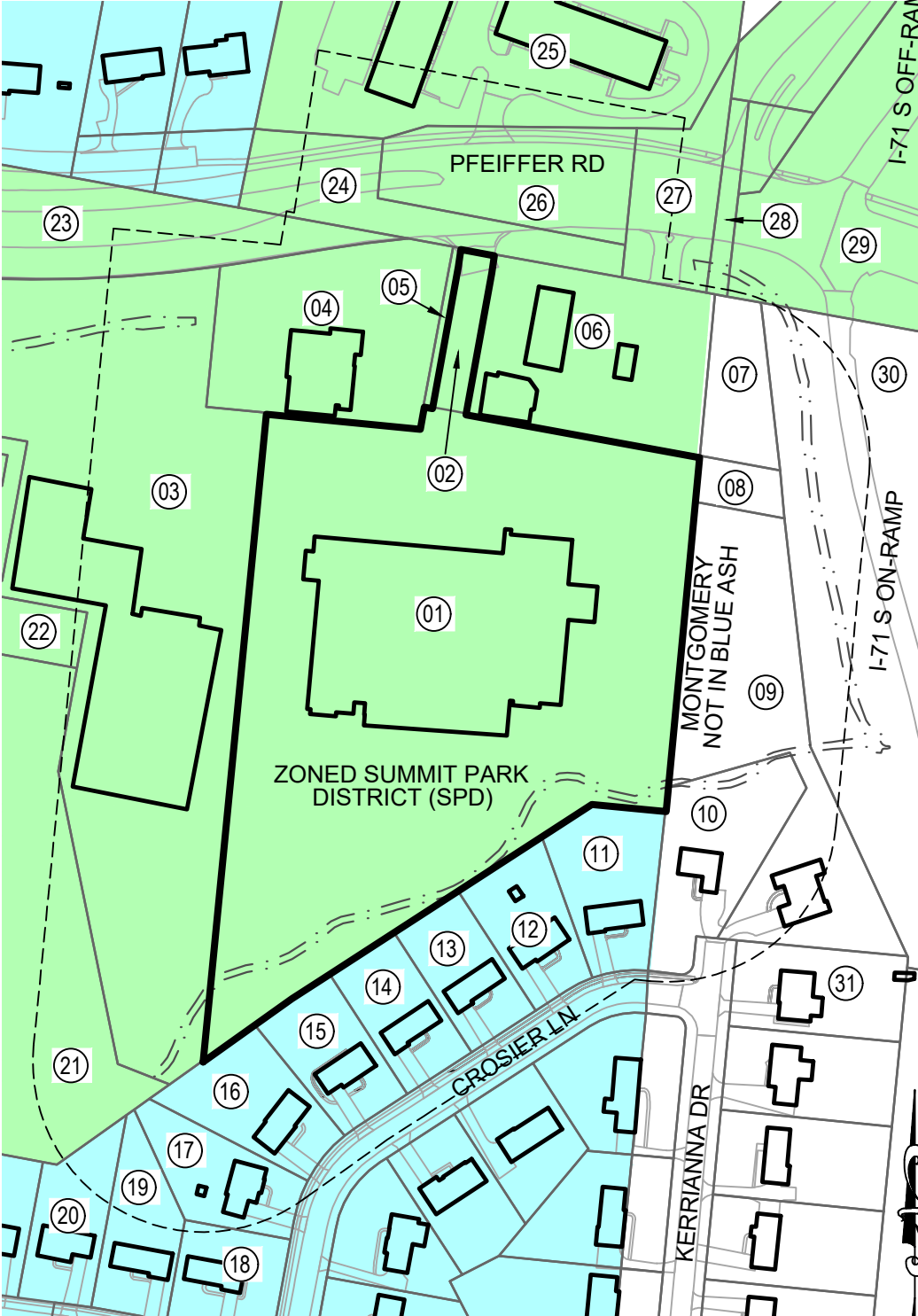
CINCINNATI, OHIO



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ZONED RESIDENTIAL
MEDIUM DENSITY R-2



ZONED RESIDENTIAL
MEDIUM DENSITY R-2

SUBJECT SITE:

- 01 DVA HOSPITALITY LLC
5901 PFEIFFER RD
- 02 DVA HOSPITALITY LLC

ADJACENT OWNERS:

- 03 UA REAL ESTATE LLC
5897 PFEIFFER RD
- 04 MDC COASTAL 18 LLC
5875 PFEIFFER RD
- 05 REALTY INCOME PROPERTIES 24 LLC
- 06 REALTY INCOME PROPERTIES 24 LLC
6151 PFEIFFER RD
- 07 REALTY INCOME PROPERTIES 24 LLC
- 08 NEIL MURPHY DEV CO
- 09 ROSARIO, HECTOR ANTONIO JIMENEZ
& ESTRELLA CHRISTINA FEBREGAS
10304 KERRIANNA DR
- 10 SHAFER, ADAM R & VANESSA D
10310 KERRIANNA DR
- 11 GATTI, BRENDA & CARLO
10080 CROSIER LN
- 12 LUNZ, STEVEN R & RHONDA S
10084 CROSIER LN
- 13 LANG, DANIEL ROBERT & AIMEE KNAPP
10088 CROSIER LN
- 14 MCCALL, LARRY D TR & MARY J TR
10092 CROSIER LN
- 15 CLAYSYS HOMES LLC
10096 CROSIER LN
- 16 SCHUETZ, BEAU D & LYNN M
10100 CROSIER LN

WITHIN 200' FEET:

- 17 ZIEGLER, CHRISTIAN F & RANDI
10104 CROSIER LN
- 18 RUSINOVITCH, JEFFREY ALLAN
& MARIE RENEE
10122 CROSIER LN
- 19 CHANCHANI, NIYATI & SAMIRAN
10126 CROSIER LN
- 20 ROSE, DOUGLAS F TR & SUSAN R TR
10130 CROSIER LN
- 21 URSULINE ACADEMY OF CINCINNATI
5535 PFEIFFER RD
- 22 URSULINE ACADEMY OF CINCINNATI
- 23 CITY OF BLUE ASH (R/W)
- 24 CITY OF BLUE ASH (R/W)
- 25 PRANM HOSPITALITY LLC
5900 PFEIFFER RD
- 26 SCHUHOLZ, CHARLOTTE (R/W)
- 27 SCHUHOLZ, CHARLOTTE (R/W)
- 28 STONEBURNER, DAVID L (R/W)
- 29 STATE OF OHIO (R/W)
- 30 STATE OF OHIO (R/W)
- 31 MCKEOWN, CHRISTOPHER D
& DEANNA R
10300 KERRIANNA DR

Project Manager:

T.FOSTER

Drawn By:

T.FOSTER

Scale:

1" = 200'

DATE:

4/10/25

Project No.:

25015A-61

VICINITY MAP REDEVELOPMENT

EXISTING HOTEL SITE - 6.8606 ACRES
5901 PFEIFFER RD, CITY OF BLUE ASH
HAMILTON COUNTY, OHIO



**INFRASTRUCTURE
DEVELOPMENT
ENGINEERING**

CINCINNATI OFFICE
8899 BROOKSIDE AVE
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