

PLANNING COMMISSION May 1, 2025

<i>Location</i>	5901 Pfeiffer Road
<i>Applicant</i>	Guttman Development Group, LLC 11305 Reed Hartman Hwy, Ste. 226 Blue Ash, OH 45242
<i>Owner</i>	DVA Hospitality LLC 5901 Pfeiffer Road Blue Ash, OH 45242
<i>Request</i>	Consideration of a Concept Development Plan
<i>Zoning District</i>	Summit Park
<i>Current Land Use</i>	hotel
<i>Comprehensive Plan</i>	Summit Park

Description

The 6.7 acre site is currently occupied by a Quality Inn and bounded by I-71 in the City of Montgomery to the east, a residential neighborhood to the south, and commercial uses to the west and north. Access would be from Pfeiffer Road at the intersection opposite the forthcoming Wawa and Mike's Car Wash. The access road is on a separate parcel under the same ownership.

The Concept Development Plan calls for a 300-unit apartment building six stories in height. The structure would include a parking garage with 517 spaces and other amenities. The plan also calls for a pool, a courtyard, a road around the building, and 30 surface parking spaces. Dumpsters would be located interior to the structure next to the entrance for parking.

Zoning Code

“1137.04 CONCEPT DEVELOPMENT PLAN REQUIREMENTS .

The Concept Development Plan shall include the following:

- (a) Survey or engineering drawings of the property to be rezoned.
- (b) Vicinity map.
- (c) North arrow.
- (d) Narrative description of the proposed development.
- (e) Proposed parcels contained within the development.
- (f) Existing property lines of adjacent properties, including owners of record, and existing zoning designations of adjacent properties.
- (g) The locations of proposed buildings and land uses within the development. The amount of land area dedicated for each type of land use shall be indicated.
- (h) For developments that include residential uses, the type of dwelling units, dwelling unit density, minimum lot sizes, frontages, and setbacks shall be specified.
- (i) Preliminary interior open space system and landscape concepts.
- (j) Location of existing and proposed public and private streets, parking areas, and sidewalks.
- (k) Minimum peripheral setbacks around the perimeter of the development.

- (l) Location of all existing structures located within the development and within 200 feet of the boundary of the proposed development.
 - (m) Proposed locations for dumpster enclosures.
 - (n) Traffic impact study, if the development is expected to generate 100 or more new inbound or outbound trips during the peak travel hours.
 - (o) Additional information as requested by the Planning Commission or City Council to facilitate analysis of the benefits of the project.
- (Ord. 2017. Passed 1-26-17.)”

Analysis

Multifamily dwellings are not a permitted use in the Summit Park District. There are no other uses proposed for the PUD. The property is not adjacent to the public right-of-way, though the proposed PUD contains both 5901 Pfeiffer Road and the parcel linking it to Pfeiffer Road.

The proposed apartment building would occupy a larger footprint than the existing hotel, but still be centrally located on its lot. With 300 one- and two-bedroom units on a property 6.7 acres in size the proposed density is 44.8 units per acre. Most of the amenity areas, apart from the pool, would be in the eastern portion of the building.

Architectural plans are not required for Concept Development Plan, but the proposal does contemplate materials including glass for large windows, brick masonry, fiber cement, cast stone, and metal railings. It also includes a statement that materials will comply with the Architectural Standards requirement of 75% primary materials and up to 25% secondary materials.

Preliminary open space concepts are included in the proposal. A right-of-way buffer would not normally be required here because of the lack of frontage on Pfeiffer Road. The building would be 70 feet away from the residential district to the south at its nearest point, but the normally required bufferyard of 50 feet appears to be infringed by the wraparound drive for a short length.

The applicant submitted a letter explaining that the proposed use would not be expected to generate 100 vehicle trips over what a 200-room hotel is expected to generate.

The Fire Marshal had two comments on the proposal:

- 1.) Blue Ash has adopted appendix D of the Fire Code, which requires two remote access roads. At a minimum they would have to maintain an access easement with the BP property so that it could be counted as a second drive. The second entrance only needs to be available to emergency vehicles and could be restricted by a gate if preferred.
- 2.) Road widths need to be 26 feet to accommodate aerial apparatus. This would not be guaranteed if the adjacent property to the west is ever redeveloped. The Fire Department could work with them on this as long as they meet the proximity rules on the north side of the building. The proximity rule requires a minimum 15' separation from the building and maximum distance of 30'.

The Blue Ash Land Use Plan encourages campus-style developments, mixed-use developments, mixed residential—especially adjacent to Summit Park—and attractive corridors and gateways for the Summit Park District.

Procedure & Decision

Commissioners should review the Blue Ash Land Use Plan. The Summit Park section begins on page 12 of the document and the full plan is available on the City's website. In its consideration, the Commission should evaluate the layout of the land, the land use proposed, and the integration of the site into the surrounding district.

A decision on a PUD proposal is a legislative act. There are no specific decision criteria for approval. The Commission should consider the purpose of the regulation contained in Section 1137.01 and may consider any other factors it deems pertinent to its evaluation.

The Planning Commission may recommend approval, approval with conditions, or denial of the Concept Development Plan to City Council. In its decision, the Commission should clearly state its reasons for the recommendation and include any conditions. If the Concept Development Plan is approved by City Council, the applicant may proceed to submit a Final Development Plan for the site at any time.