



Date: November 22nd, 2019

To: PLK Communities LLC
c/o Nick Lingenfelter
5905 East Galbraith Road, Suite 4100
Cincinnati, Ohio 45236

RE: Zoning Change Request for PLK Communities, LLC

Dear Mr. Lingenfelter:

Through thoughtful conversations and concessions made by all stakeholders involved the key stakeholder's group comprised of residents on Stewart, Chandler and Anderson Place have compiled a list of requests that have been agreed upon by Madison and Stewart, LLC a PLK Company. The key stakeholders group supports a "Letter of No Objection" for the requested Zone Change providing that Madison and Stewart, LLC a PLK Company be held accountable by the Department of community and Economic Development for the agreed upon items outlined below (PLK responses in **bold** font):

- The Key stakeholders have requested that the developer (Madison and Stewart, LLC a PLK Company) slide all the buildings back on Stewart to 15 ft maximum setback from the sidewalk. **Agreed.**
- The Key stakeholders have requested that the developer (Madison and Stewart, LLC a PLK Company) will make all interior streets private to allow for reduced lighting heights in the rear of the property compared to the form-based code standard. **Agreed.**
- The Key stakeholders have requested that the developer have parallel parking on Anderson property line. **Agreed.**
- The Key stakeholders have requested that the developer preserve and restore the Stewart Home at a cost currently estimated in excess of \$ 500,000. **Agreed.**
- The Key stakeholders have requested that the developer landmark the Stewart home (local ordinance for historic registration). **Agree to landmarked after completion of renovations.**
- The Key stakeholders have requested that the developer will install a minimum of 48 new trees on the development site. **Agreed.**
- The Key stakeholders have requested that the developer provide the following along the property line of Anderson Place residents:
 - 1 tree every 7.5 feet along the Anderson place property line (on residents' property) of species native the existing neighborhood. **We will plant green arborvitae or**

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medium to large shade trees as defined in the from base code on the properties located at 5020, 5026, 5032, 5038, 5042 Anderson Place. Trees will be planted at the recommended planting distances from the supplier.

- Developer will provide necessary landscape buffering in the yards of all the properties affected by the northern trash location. **Same as above.**
- Developer will install a 6-foot-tall, solid, buffer fence along all abutting properties prior to final Certificate of Occupancy. - Options of Gray, Black, or White Aluminum. **Agreed.**

- All buffer foliage maintained to perfect health as long as property is owned by PLK and/or related companies – covenants on all properties (both sides). **We agree to always maintain the minimum required trees per the form-based code (estimated at 48) on our property. Any trees planted on an Anderson Place neighboring property will be planted next year after construction has commenced, and Madison and Stewart, LLC a PLK Company will handle the trees for 24 months subject to a standard warranty from the installing landscaper. We not be responsible for the long-term care and maintenance of the trees not located on our property.**

- The Key stakeholders have requested that the developer will keep a 10 foot Right of Way along the property lines on Madison Road and Stewart Avenue. If current the Right of Way is not wide enough, PLK will grant the City of Cincinnati the necessary land to accommodate this. In the Right of Way PLK will install a 5-foot-wide grass strip along the street and then install a 5-foot-wide sidewalk allowing pedestrians a safer distance from traffic. **Agreed.**

- The Key stakeholders have requested that PLK Communities LLC will make the northern driveway on Stewart Avenue an entry only. **Agreed.**

- The Key stakeholders have requested that PLK Communities LLC. will install a stop sign prior to the sidewalk Along Madison Road where a Right-in / Right-out driveway will be placed. **Agreed.**

- The Key stakeholders have requested that the development plan match 1930's style color and efface palette specific to materials variety but with a sense of cohesiveness. **We intend to have 5 different color schemes that match the character of the neighborhood. We will present the final color scheme to Cincinnati Zoning Staff for approval prior to installation.**

On November 21st, 2019 the Madisonville Community Council voted to support the issuance of a “Letter if No Objection” to the proposed zone change. This vote was supported with the condition that the items agreed upon between the key stakeholder’s group and Madison and Stewart LLC, a PLK Company, be included in a Community Benefits agreement as a condition of the approved tax abatement application currently under review with the City of Cincinnati.

Should anyone wish to discuss this further, please feel free to contact me directly at 513-227-4352.

Sincerely,



Kate Botos
Madisonville Community Council President