

Planned Development District Development Program Statement
(Westline Flats – PD # _____)

Westline Flats is a multi-family residential development to be constructed by MBL DerbyCity Development, LLC, a Texas limited liability company, or its affiliate (the “**Developer**”), on the real property located at 2323 Ferguson Road, in the City of Cincinnati, Hamilton County, State of Ohio (Hamilton County, Ohio Auditor’s Parcel Id. Nos. 248-0002-0002, 248-0002-0003, 248-0002-0004, and 248-0002-0044) (collectively, the “**Property**”). Once constructed, the development will comprise 167 residential units in four separate buildings, along with a community amenity wing, associated utilities, parking areas, and landscaping (collectively, the “**Project**”).

This Development Program Statement is to be read in conjunction with the Concept Plan that has been approved by City Council via Ordinance No. _____ (the “**Concept Plan**”). In the event of any conflict between the Concept Plan and this Development Program Statement, the Concept Plan will control.

1. Permitted Uses

The Property may be used as a matter of right for multi-family dwelling purposes and any accessory uses customarily incidental thereto. Any other desired land uses will require a Major Amendment.

2. Buildings and Heights.

As shown on the Concept Plan, the Project will consist of 167 affordable residential units in four separate buildings. Buildings 1A, 1B, and 1C are three-story, wood-frame structures with stair access. Building 2 is a four-story structure served by two elevators and houses the Project’s community amenity wing on its lower level, a portion of which is exposed at grade. The approximate roof-ridge heights above finished first floor are 47’-4½” for the three-story buildings (Building Type 1) and 58’-7½” for the four-story building (Building Type 2), with the four-story building’s overall height from the exposed lower level to roof ridge reaching approximately 69’-8½” at certain elevations.

3. Access Drives and Street Connections.

As shown on the Concept Plan, vehicular access to the Property will be provided via curb cuts onto Ferguson Road (east) and Glenhills Way (south). Internal drive aisles connect these curb cuts to all portions of the parking area and provide adequate circulation for residential and emergency-vehicle access to all four buildings. Pedestrian walkways will link the residential buildings, community amenities, and parking areas.

4. Setbacks.

As shown on the Concept Plan, the buildings for this Project will be set back a minimum distance of 6 feet from Ferguson Road and 200 feet from Glenhills Way. All structures, parking areas, and drive aisles for the Project will be located outside the public right-of-way.

5. Parking.

As shown on the Concept Plan, the Project will include 183 parking spaces (minimum 9' × 18'), of which 16 will be ADA-accessible.

6. Density and Open Space.

In accordance with the Concept Plan, the density and open-space characteristics of the Project are as follows.

Site area (gross)	4.308 acres (187,647 SF)
Total dwelling units	167
Gross density	Approximately 38.8 units per acre
Net density	Approximately 38.8 units per acre
Impervious area	132,887 SF (Impervious Surface Ratio = 0.71)
Pervious / green-space area	54,760 SF (approximately 29% of the Property)
Open-space ratio	0.29

7. Phasing.

The Project will be constructed in a single phase, with all four residential buildings and associated site improvements built simultaneously. Because construction is anticipated to be completed within approximately twenty-two (22) months of commencement, no schedule is required under Section 1429-09(c) of the Cincinnati Zoning Code.

8. Maintenance and Upkeep of Buildings, Streets, Drives, Parking Areas, Utilities, Common Areas, and Common Facilities.

Following completion of construction, the Developer (or any subsequent owner of the Property) will be responsible for maintaining the buildings, private drives, parking areas, private utility lines, landscaping, and common amenity spaces.