

## **Eight Mile Development Company, LLC**

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September 14, 2023

Paul Drury  
Anderson Township Director of Planning and Zoning  
7850 Five Mile Road  
Anderson Township, Ohio 45230

RE: Parcels 500-0041-0210, 500-0041-1478, 500-0041-0212, 500-0041-0213 & 500-0041-1481

Dear Paul,

We are excited to share our vision for the parcels we own on Eight Mile Road, just north of Beechmont Avenue. After we receive feedback from you and the community, we plan to apply for a map amendment and zone change.

As you are aware, the houses on these sites have been cleared and the site is an eyesore in its current state. Our plan will transform this site into an upscale and attractive community featuring 36 luxury townhomes. Once complete, the site will provide a natural transition from the residential communities to the north to the business district to the south. Additionally, our plan will fill a need for high quality rental housing that is pedestrian friendly, centrally located and appealing to empty nesters who want to stay in the township without the burdens of homeownership.

It is our understanding that over the years there have been multiple failed attempts to devise a plan for this site that was feasible for development. A recent concept for 16 single family homes did not attract any interest from homebuilders as the sites were not desirable and it was difficult to overcome the sites sewer and grading challenges. Prior to that concept, a submittal for the site consisted of a 3-story building with 24 condominiums, an underground garage, surface parking, and 13 single family homes. That concept was also unworkable.

We are confident that our plan is feasible, is a better use for the property and provides a better transition between the districts. Our proposal consists of six 2-story buildings, consisting of six 3 bedroom, 2.5 bath townhomes. Each townhome will have an attached garage and its own entrance. Our proposal is not only for less density (36 units vs 37), but our 2-story townhome design will be similar in height to single family homes and the architecture will have a very residential look. This will blend in much more naturally than a 3-story building with an underground garage. Our drive will be private, maintained by us and will be heavily landscaped and maintained by a professional landscape company. The community entrance will be also be landscaped, similar to a residential community and will include an entrance monument.

We have extensive experience developing high-end rental homes. We have worked closely with the City of Milford, transforming an abandoned lumber yard into Riverwalk Flats. We worked with the City of Loveland to transform a city owned property at the heart of their core into Loveland Station. Most recently we worked with the City of Mason transforming a site at the gateway to their downtown into Mason Oaks Townhomes. Mason Oaks is most like this project as it has lower density, is all townhomes and served as a transition between districts.

We are long term holders of the projects we develop. Each project is professionally managed, extremely well maintained and tenants are required to meet appropriate income standards and pass background screening.

Our submission for this project will consist of a map amendment to Transitional Residence for parcels 500-0041-1478 and 500-0041-0210 (the other 3 are already shown as Transitional Residence). Once the map amendment is approved, we will be submitting for a zone change for all the parcels from C Residential to DD Planned Multi-Family.

We look forward to working with you on this project. Please let us know if you have any questions, or need any additional information.

Sincerely,  
Eight Mile Development Company, LLC



Joshua Blatt  
Member