



September 1, 2017

Anderson Township Zoning Commission,

We are so pleased that NP Development LLC has the opportunity to be a part of and to contribute to the growth of the Anderson Township community. We are interested in a property located at 6881 Beechmont Avenue and would like your guidance and feedback on bringing what we believe is a meaningful addition to the community.

We have extensive experience across a diversity of product types including multi-family, self-storage, industrial, and senior living developments. Our reputation and quality of work has allowed us to build formal relationships across the country with companies like GM and BNSF Railroad and we have developed over 20,000,000 SF of distribution and manufacturing space. We have built several thousand high-end, luxury, multi-family units across the Midwest region and our prestigious Stonecrest Senior Living communities span across several states in over a dozen locations.

NP Development LLC proposes to build an Assisted Living Facility that includes a Memory Care component in Anderson Township, OH located generally at 6881 Beechmont Avenue. Through our own market studies and the findings depicted in the Anderson Township Comprehensive Plan, there is a strong demand, capacity, and desire in Anderson Township for an assisted living and memory care facility. It is our goal to meet that demand with the highest quality community, designed to maximize the independence and comfort of our residents and provide a superior level of services.

Our Community will be a two-story building of approximately 80,000 sqft on approximately 6 acres and will consist of private and shared apartments with various configurations consisting of approximately 85 apartments and totaling approximately 100 beds. The Memory Care component will provide care for individuals with Alzheimer's disease and other related dementias in a setting that is supportive for not only the resident but, the families as well. A Memory Care apartment is designed and operated to facilitate activity and engagement within a secure and specially designed setting that provides care tailored to each resident's specific needs and preferences. The Memory Care "neighborhoods" within the community are connected with common dining and living spaces that also promote engagement. The separate interior courtyard within the Memory Care "neighborhood" provides a secure greenspace for the residents to enjoy. The average length of stay for a resident residing in Memory Care is 12-24 months.

Within the Assisted Living component there are 5 varying types of apartments, including studios, studio deluxe, one bedroom, one bedroom deluxe, and two-bedroom apartments. Generally, one resident resides in each apartment but, we anticipate that approximately half of the two-bedroom apartments to have two residents. Often the second resident may be a healthy spouse of a resident that is in need of assisted living care and services. The Assisted Living portion will be a two-story building and will include a variety of amenity and common spaces for the residents, as well as administrative offices. The Assisted Living portion will also have ample, outdoor, greenspace that is available for resident use. The amenity and common spaces are used for the many planned activities for the residents designed to keep the community active. The average length of stay for a resident residing in Assisted Living is 18-24 months.



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# STONECREST

SENIOR LIVING

Residency at Stonecrest will be offered on a monthly rental basis with no-buy in fees and will provide the following unsurpassed amenities:

- Private and shared, pet friendly apartments in a variety of configuration with individual thermostat control of heating & air conditioning, large windows for natural light, small kitchenettes and accessible bathrooms with regularly scheduled housekeeping.
- Gracious dining room with outdoor seating for breakfast, lunch & dinner served restaurant-style every day and private dining room for family and guest use.
- 24-hour security, care team availability and emergency response system.
- Café / Bistro with coffee, juices, snacks and entertainment/activities for residents, families and guests.
- Wellness center an exercise room with senior friendly exercise equipment and space for chair exercises such as chair yoga, etc. and a beauty salon with massage room.
- Art studio, theater & indoor gardening room as well as an outdoor green space for resident, family and guest use.
- Library room with computers and internet for resident use to include engaging programs for brain fitness.
- Activity room with residential kitchen for activities, resident and family use.
- Regularly scheduled social, spiritual, recreational and educational events within the community.
- Art programs and music therapy for memory care residents.
- Scheduled transportation for facility residents to local amenities such as the mall, library, and museums.

With seniors being healthier, more active and more engaged in their own healthcare, the arena of senior living has evolved. The purpose of assisted living now is to assist our senior residents to live in their communities that meet their care needs while maintaining a focus on quality of life. Through active, ongoing, and thorough training, we, as an industry have shown our commitment and resolve to providing the highest level of care for our residents.

Our Stonecrest Senior Living communities are a reflection of our high end, luxury, developments combined with expert, professional care in an assisted living and memory care setting. The building will be constructed in a residential character with similar building materials to the surrounding neighborhood to provide a seamless, beautiful addition to the community, including brick, stone, and cementous "hardi board" siding, and a pitched roof with architectural asphalt shingle, with some standing seam elements to add interest to the roof profile and break up the building. The main entrance to the community will be facing Beechmont Avenue.



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The Assisted Living facility is ultimately a low traffic generating use. The parking spaces are used for visitor and employee parking, and it is unusual for residents to have vehicles on site and in instances where residences do have a car, it is not normally used. Regular use of parking consists of about 5-10 spaces for normal visiting traffic and 20 spaces for employee parking. Our project proposes building approximately 50 parking spaces for the community.

The existing zoning on the property is B, which is a residential zoning district. The planned use of Senior Assisted Living would be permitted in a zoning of Planned Development DD, Multiple Dwelling. The proposed project will improve upon the quality of the residential neighborhood by offering an additional high quality housing option for the aging members of the Anderson Township population. This allows those valued, older residents to remain in the community and live in an environment that provides the assistance they need.

Furthermore, the project is consistent with the findings and goals of the Anderson Township Comprehensive Plan. It has been recognized that there is an apparent lack of housing opportunities for older adults that may be looking for a housing option other than a "large home on a large lot", which is what the current zoning slates this property. The desire of residents of Anderson Township for more diversified housing options allows for the opportunity to provide a comfortable, smaller home that requires the less maintenance that they are looking for and provides the adequate assistance for the older adult residents in the community.

We look forward to the opportunity to bring our unique community to Anderson Township. Please let us know if you have any questions and we look forward to working with you.

Sincerely,

Sherrie M. Gayed

NP Development LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150



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Case 2017 Anderson

**APPLICATION FOR ZONING AMENDMENT**  
**ANDERSON TOWNSHIP PLANNING & ZONING DEPARTMENT**  
Anderson Center, 7850 Five Mile Road, Anderson Township, Ohio 45230  
(513) 688-8400

Name of Applicant: NP Anderson LLC

Address: 4825 NW 41st St, Suite 500, Riverside MO 64150

Phone Number 8168958435 Fax Number 8168887399

Status: Owner  Agent for Owner  Potential Owner with Contingency Contract

If agent, please explain relationship (Architect, Lawyer, etc.) \_\_\_\_\_

If agent, please attach letter from owner(s) acknowledging your representation. If potential owner(s), please attach copy of contingency contract, as well as letter from current property owner acknowledging their knowledge of this process.

Request zone change from B-Residential

To Planned Multi-family DD Total Area Approximately 250,000 sqft Acres 6

Address of property(s) (if assigned): 6881 Beechmont Avenue Cincinnati OH 45230

List current owner of record and Book, Page, Parcel number of each property to be rezoned.

1. General Protestant Orphan Home (Beech Acres) 500-0272-0085-90 B500P340

2. General Protestant Orphan Home (Beech Acres) 500-0350-0429-00 B500P350

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

Applicant Shuaib Al Hamed NP Development LLC  
(Signature)

owner Applicant James R. Mader  
(Signature)

(Owners MUST Sign Application) MAKE CHECK PAYABLE TO: ANDERSON TOWNSHIP