



**Pleasant Ridge
Community Council**

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RE: Town Properties Update Presentation

The following is from Towne Properties and reflects the information presented at the June PRCC Meeting:

“At the June meeting of the Pleasant Ridge Community Council, Scott Arentsen, the Chief Financial Officer of Towne Properties, detailed Towne’s plans to move forward with redevelopment of the property at Montgomery and Lester Roads. Towne will file an application to rezone the property at 6010-6026 Montgomery Road, now zoned CC-P with an Urban Design Overlay, and 5984-5988 Lester Road, currently zoned RMX, to a Planned Development (PD) with no overlay. As a part of the rezoning to PD Towne will also submit detailed site and architectural plans describing the proposed development.

The project will remove the current vacant, blighted buildings fronting on Montgomery and replace those with a tudor-style mixed use commercial and residential building containing 82 dwelling units and 6,000 square feet of retail space. The Lester Avenue property will become a landscaped parking area supporting the project.

The application for the rezoning and the PD Plan Approval is expected to be filed this month. The consideration of the application will require multiple hearings and approvals. The staff of the Planning Commission will conduct a staff conference giving the public the opportunity to comment on the proposal before the staff finalizes its recommendation to the Planning Commission. The Planning Commission will hold a public hearing to consider both the rezoning to PD and the approval of Development Program Statement and the Final Development Plan. The Planning Commission’s recommendation on the rezoning will be forwarded to City Council where a Council committee will be assigned to conduct another hearing before the matter is presented to the full City Council for a vote of approval or denial. The Community Council and nearby property owners will receive notice of all of these hearings and the public is welcome to attend and comment at any of them. “