



Special Mt. Airy Town Council Meeting

Wednesday, November 29th at 7pm

Mt. Airy Elementary Cafeteria

(enter cafeteria on left side of school)

Come join us to discuss with Beaver Creek Development their plans for single family housing on the old Providence Hospital / Mercy Health Property on Kipling Road. Layout plans and additional details provided with extended time for Q & A. The developer is seeking approval from the community at this meeting.

Here are the basics of the proposed subdivision:

- 141 single family residential building lots with a minimum lot width of 65 feet and minimum lot depth of 125 feet.
- Currently Potter Homes and Drees have put in designs for the houses.
- The HOA subdivision will have two entrances: Kipling Ave and Banning Rd.
- 30 lots completed each year. Project duration: about 5 yrs.
- Price ranges for homes: \$250,000 - \$375,000
- Retention Ponds: Currently 2 onsite but possibly a third pond added.
- Zoning: Currently is IR. Beaver Creek plans to apply for a zone change to SF-4 which allows builders to utilize multiple floor plans.
- The HOA would be responsible for maintaining all open space areas, retention ponds, entrance landscaping, monuments and street lights.
- There will be sidewalks throughout the entire subdivision.
- Beaver Creek has a goal of hosting at least one CiTiRama site on the property.

Property History:

The property was once the Pinecroft estate of entrepreneur Powel Crosley Jr., a radio pioneer who was owner of the Cincinnati Reds when he died in 1961. Two years later, it was sold to the Franciscan Sisters of the Poor. They used the Crosley mansion as a convent and sold some of the original 113 acres.

St. Francis Hospital bought the property in 1969, and two years later opened Providence Hospital. The Franciscan Sisters joined Mercy Health in 1999. Mercy Health donated the Crosley mansion and 17 acres to the Cincinnati Preservation Association in 2011.

Mercy Mount Airy Hospital closed in 2013 after the opening of Mercy Health's West Hospital in Green Township. The hospital was demolished in 2015. A medical office building not owned by the hospital system remains onsite.