



May 29, 2024

Symmes Township Zoning Commission
c/o Hamilton County Regional Planning Commission
138 East Court Street
Room 801
Cincinnati, Ohio 45202

RECEIVED

MAY 30 2024

Attn: Bryan Snyder, AICP

Re: Proposed Zone Text & Map Amendment
The Townes @ Harper's Mill
East Kemper Road, Symmes Township, Hamilton County, Ohio
Auditors Parcel: 620-0210-0240
Our Job No.: 20-0090-A

Mr. Snyder:

On behalf of the property owner, NCT Kemper I LLC & applicant, Cristo Homes, please see attached submittal documents to request a zoning amendment from "A-2" Single Family to "DD" Planned Multiple Residence District. This parcel on E Kemper Road is 1.95 acres & is currently vacant land. Cristo Homes is proposing to construct thirteen (13) attached townhome units on individual parcels that will front on a 24' wide private roadway. The roadway will be within it's own parcel & be owned/maintained by the future homeowners' association. The attached product being proposed meets the current township land use plan & will serve as a good transition between the multi-family site to the west, single-family lots to the north/east & retail on the south side of E Kemper Road. Due to the somewhat narrow geometry in the front of the site, it is not feasible to construct a traditional single-family development with a public right of way that would produce a reasonable lot yield in the A-2 zone. In addition, the current market conditions make townhomes a very good fit for this area. The configuration of the proposed site also allows for 15' minimum boundary buffers that would not be required in the "A-2" zone. The proposed use of this site will not have an adverse effect on community objectives/plans as the use meets the current land use plan, fits within the adjacent properties especially with landscape buffering.

In addition, the thirteen (13) units will not present a significant impact to public/facilities/services & will bring additional home ownership to the area in a townhome-style product. We have obtained sewer availability from MSDGC, water availability from GCWW & approved intersection sight distance through the Hamilton County Engineer's Office.

Please place this project on the agenda of the Hamilton County Regional Planning Commission for July 3, 2024 & contact me with any questions or comments.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.

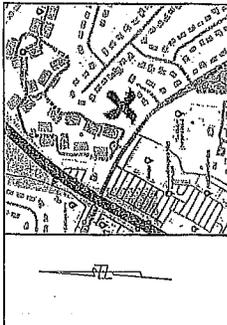


Craig T. Abercrombie, P.S./LEED AP
President

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Attachment



ZONING SUMMARY:
 G-1 ZONING DISTRICT, STAMES TWP. 7-2

MIN. F.Y. = 40'
 MIN. S.Y. = 10'
 MIN. R.Y. = 35'
 MIN. LOT SIZE = 14,000 S.F.
 MIN. LOT WIDTH = 80'

PROPOSED ZONING: 70' PLANNED MULTIPLE RESIDENCE DISTRICT

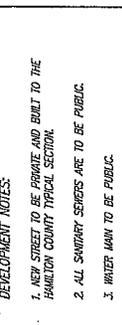
PARCEL SIZE = 1.80 AC.
 DENSITY = 7.22 UNITS/ACRE
 MAX. DENSITY IN TRANS. ZONE = 7.97 UNITS/ACRE
 TOTAL DWELLING UNITS = 13

PARKING REQUIRED:
 1.5 SPACES PER UNIT
 (1.5x13) = 20 SPACES REQUIRED

PARKING PROVIDED:
 32 SPACES PROVIDED
 (13 UNITS @ 2 CAR PER GARAGE) + 6 SURFACE SPACES

DEVELOPMENT NOTES:

1. NEW STREET TO BE PRIVATE AND BUILT TO THE HAMILTON COUNTY TYPICAL SECTION.
2. ALL SWAMPY AREAS ARE TO BE PUBLIC.
3. WATER MAIN TO BE PUBLIC.



- 1. SURFACE OF THE CURVE TO FINISH
- 2. TOP OF CURVE TO FINISH
- 3. TOP OF ROAD CENTER LINE
- 4. TOP OF ROAD EDGE LINE
- 5. TOP OF SIDEWALK TO FINISH
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- 32. TOP OF SIDEWALK CURVE TO FINISH

DEVELOPER:
 CRISTO HOMES, INC.
 11000 W. STATE ST. #100
 CINCINNATI, OHIO 45240

OWNER:
 MR. & MRS. J. L. KEMPER
 11000 W. STATE ST. #100
 CINCINNATI, OHIO 45240

GRAPHIC SCALE:
 1" = 200'

