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DEC 23 2021

December 24, 2021

Mr. Bryan D. Snyder
Development Services Administrator
Hamilton County Planning and Development Department 138 E.
Court Street, Room 801
Cincinnati, OH 45202

RE: Application for Zone Text and Map Amendment
"A" Residence District to "OO" Planned Residence District
11720 Snider Road - Symmes Township
Parcel No. 620-203-0045

Dear Mr. Snyder:

On behalf of Snider Investments, LLC ("Applicant"), Morelia Group, LLC is pleased to submit for review and consideration the attached application for the proposed rezoning (the "Application") of the approximately 3.6 acres of land located at 11720 Snider Road, Cincinnati, Ohio 45239, and identified as Hamilton County, Ohio Auditor's Parcel ID No. 620-0203-0045 (the "Property"). The Property is located in Symmes Township (the "Township") along the east side of Snider Road, north of Interstate 71, and approximately 350 feet south of Trotters Chase.

As further detailed in the Application enclosed herein, Applicant proposes a first-class multi-family residential development for the Property (the "Project"). The Project will consist of a single three-story building including 120 units with surface parking. The Project also includes a separate 2,000 sq. ft. maintenance facility that will be residential in character with steep sloped roofs covered with dimensional shingles. Finally, the Project contain adequate off-street parking that will be well-landscaped. A site plan and depictions of the Project are enclosed with this Application.

As illustrated on the architectural elevations, the Project reflects a modern "Class A" multi-family apartment building, similar in style, materials and characters to those in the surrounding area. The Property is situated on a triangular pad which is located along Snider Road to the west, with moderate to high traffic intensity dependent upon the time of day. The Property is located in a very desirable living area and is bounded by Snider Road and multi-family residential to the west (currently zoned "DD" Planned Multi-Family Residential), the Five Seasons Club to the north (currently zoned "A" Residence), and Interstate 71 to the south. The Project will complement the surrounding residential and commercial uses and will be a state-of-the-art housing product to serve the growing population of the Township and continued development along the I-71 corridor.

The Property's current "A" Residence District zoning classification is neither the optimal nor the appropriate zoning classification for the future development of the Property. A rezoning to "OO" Planned Residence District will enable Applicant to promote the development of an underutilized property, broaden and diversify the tax base and enhance residential offerings for residents of the Township, consistent with the guiding land use and development principles contained in the Township Master Plan. Moreover, the Project will attract young professionals, empty-nesters and residents looking for a new suburban living option. As reflected on the enclosed plans, the Project will promote the Township's architectural standards while not substantially burdening existing public facilities serving the surrounding property owners. It is our vision that the Project will be an asset to the Township by creating a livable and walkable community along the Fields-Ertel Corridor.

Applicant requests a total of four variances. First, Applicant requests a variance to permit the construction of a 58' tall building within the Project. "OO" Planned Residence District regulations limit building height to 30 feet, which would be insufficient to allow the proposed three-story building. Approval of this variance is needed to facilitate sufficient unit density to make the Project viable on a geographically constrained site and would not adversely affect the surrounding areas because the property is bordered on all sides by the Five Seasons Club, Interstate 71 and Snider Road, which would collectively create a sufficient buffer to eliminate the visual impact on all residents in the area. Second, Applicant requests a variance to permit 10' front and side yard setbacks for the parking areas. The "OO" Planned Residence District regulations require a 20' minimum setback for front and side yards for parking areas.

Approval of this variance is needed to facilitate adequate parking on the geographically constrained site and would not adversely impact adjacent property owners because the southern boundary line is bounded by Interstate 71 and not another adjacent user. Third, Applicant requests a variance to permit a reduction in the minimum 20' buffer required along the Snider Road right-of-way. "OO" Planned Residence District regulations require a 20' minimum boundary buffer along property lines abutting "A" Residence Districts. Approval of this variance is needed to facilitate the landscaping and configuration of the three-story building on the narrow site. Fourth, Applicant requests a variance to permit a reduction in the minimum buffer required for accessory structures in the "OO" Planned Residence District to a 10' minimum buffer. "OO" Planned Residence District regulations require a 20' minimum setback for accessory structures as main buildings. Approval of this variance is needed to accommodate the storage garage located in the northern corner of the Property because the northern portion of the Property is geographically constrained it will not adversely affect the adjacent property owners are Interstate to the south and the Five Seasons Club to the north.

Applicant requests that the Zoning Commission permit the modification of the Transition Buffer Yard requirements as the topography of the Property buffers it from surrounding properties. As such, complete compliance with the applicable buffer requirements is neither necessary nor desirable.

We look forward to discussing the Project with you in further detail. Please feel free to contact us with any questions or if additional information is required.

Sincerely,

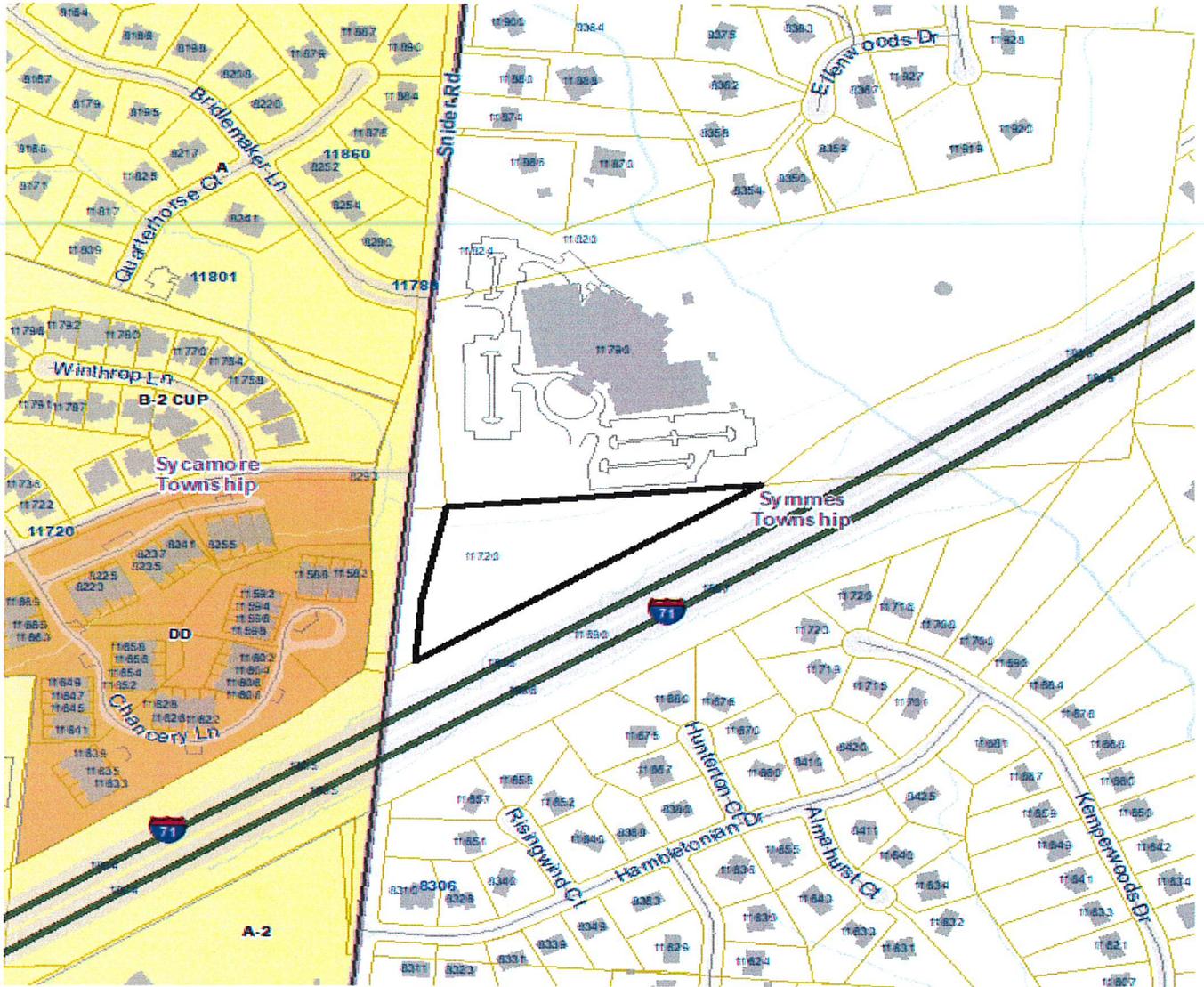
Morelia Group, LLC



Christopher R. Hildebrant
Chief Executive Officer
8600 Governors Hill Drive
Suite 160
Cincinnati, Ohio 45249
513-469-1500
chris@moreliagroup.com
www.moreliagroup.com

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Vicinity Map

Case: Symmes 2022-01; 11720 Snider Road
Request: Zone Change

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HAMILTON COUNTY RURAL ZONING COMMISSION
 138 E COURT ST RM 801
 CINCINNATI, OH, 45202-020
 (513) 946-4500

Signed: _____ Date: _____

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