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August 25, 2022

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 "DD" 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 (the "Application") for rezoning 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.

#### Proposed Development

As further detailed in the Application enclosed herein, Applicant proposes a first-class residential townhome development for the Property (the "Project"). The Project will consist of 20 townhomes that are three-story buildings with an attached garage and 2 driveway parking spots at each residence. The architectural elements will be traditional in nature with modern touches. Building materials will comprise of stone, brick and fascia board that will bring to life the feel of the old world, combined with transitional contemporary finishes. There will be a 3,600 square foot amenity building on site for the sole use of the tenants, which shall include concierge dry cleaning, food delivery and optimal location adjacent to Five Seasons Health Club. The development shall be well-landscaped with a mixture of evergreen spruces, pines and shrubs flocking the entrance from Snider Road and lining the private driveway leading into the Project. A site plan and depictions of the Project are enclosed with this Application.

As illustrated on the proposed development plan, the Project reflects a modern "Class A" single-family attached home, 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 Property is challenging from a development perspective because of its proximity to I-71 and because it is situated well below the grade of the adjoining parcels. The Project will complement the surrounding uses and will be a state-of-the-art housing product to serve the growing population of the Township and promote continued development along the I-71 corridor.

Further, the Project will harmonize with the surrounding uses and will be developed in accordance the Township's Ten-Year Master Plan goals of improving quality of life and housing product for its residents, enhancing the community character and promote the redevelopment of underutilized property.

Zoning Classification Change Needed

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 "DD" 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 in the Fields-Ertel area.

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



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**PARKING/LANDSCAPING CALCULATION SHEET**

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Show requested information as part of your revised submission for completeness:

	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>PARKING:</b>		
<b><u>No. of parking spaces</u></b> (Sec. 141/Show calculation)	40 -----	46 (exterior) -----
<b><u>Interior Landscaping</u></b> (Sec. 145/ Indicate location if located within Streetscape buffer)		
Square footage (22 sq. ft. per parking space)	1012 s.f. -----	5500 s.f. -----
No. of canopy trees	20 -----	20+ trees -----
No. of shrubs	30 -----	10+ trees ----- In lieu of shrubs

**LANDSCAPING:**  
*Sec. 326/Delineate each required buffer area on map.*

**Streetscape Buffer:**

Width	10' -----	10' -----
No. of Canopy trees	15 -----	15 -----
No. of Shrubs	50 -----	50 -----

**Boundary Buffer:**

Width	15 -----	15 -----
No. of Canopy trees	45 -----	0 -----
No. of Shrubs	225 -----	0 -----

**\*SEE ATTACHED FOR MORE INFORMATION AND CALCULATIONS\***

*Note:*

Refer to Sec. 328.3 and indicate in calculations if requesting Zoning Commission approval of alternative planting in buffer yard areas.

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## **Landscape Calculations:**

### Interior Landscape Calculations

Landscape area - 46 exterior parking spaces x 22 s.f per parking space = 1012 s.f landscape area

Canopy trees - 2 canopy tree per 10 parking spaces (non-retail) = 20 canopy trees required

Shrubs – 3 shrubs for every required tree = 30 required shrubs. We will be substituting the 30 shrubs for 10 more canopy trees (30 trees total).

### Streetscape Buffer

410 l.f. of streetscape buffer proposed

Canopy trees – 3 trees per 100 l.f. of streetscape buffer = 15 trees

Shrubs – 10 shrubs per 100 l.f. of streetscape buffer = 50 shrubs

### Boundary Buffer

1500 l.f. of boundary buffer proposed

Canopy trees – 3 trees per 100 l.f. of boundary buffer = 45 trees

Shrubs – 15 shrubs per 100 l.f. of boundary buffer = 225 shrubs

\*We propose that this requirement would serve no meaningful purpose based on the abundance of existing vegetation, the steep terrain, and unusually large amount of landscape area.

See Section 145.8:

*Modifications. In the event that the unusual topography or elevation of a development site, the size of the parcel to be developed, or the presence of existing buffers on adjacent developed property would make strict adherence to the requirements of this Section serve no meaningful purpose or would make it physically impossible to install and maintain the required buffer, the Symmes Township Zoning Commission may, upon proper application by the property owner, and upon making findings of fact, modify the requirements of this Section provided the existing or resulting boundary features of the development site comply with the spirit and intent of this Section 145, and any other Article.*