

RESOLUTION G2022-41

**RESOLUTION APPROVING A ZONE CHANGE FROM “A” RESIDENCE TO “OO”
PLANNED RESIDENCE WITH SUBSERVIENT OFFICE LOCATED AT 11720
SNIDER ROAD**

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio, on April 5, 2022, heard Case #ZC2022-01, a request to change the zoning at 11720 Snider Road from “A” Residence to “OO” Planned Residence with Subservient Office (parcel 620-0203-0045); and

WHEREAS, the proposed use is not consistent with the Symmes Land Use Plan, which was updated in 2020, and the Hamilton County Thoroughfare Plan; and

WHEREAS, the Hamilton County Regional Planning Commission on February 10, 2022, at its regular meeting voted to recommend denial; and

WHEREAS, the Symmes Township Zoning Commission on February 16, 2022, held a public hearing and recommended denial of said zone change; and

WHEREAS, on April 5, 2022, the Board of Trustees of Symmes Township held a public hearing and reviewed the zone change.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. That the Board of Trustees of Symmes Township of Hamilton County, Ohio hereby does not concur with the recommendations of the Symmes Township Zoning Commission and approves the zone change for 11720 Snider Road from “A” Residence to “OO” Planned Residence with Subservient Office (parcel 620-0203-0045) subject to the standard covenants for planned districts and the following conditions, modifications, and variances.

Section 2. That the Board of Trustees approves the zone change with the following conditions:

1. That the development shall include a maximum of 80 dwelling units.
2. That the development shall comply with the requirements of the Hamilton County Thoroughfare Plan.
3. That a landscape plan in compliance with the requirements of the Zoning Resolution, and with the Modifications below, shall be submitted as part of the Final Development Plan.

4. That a detailed lighting plan in compliance with the Zoning Resolution, and with Variance #5 below, shall be submitted as part of the Final Development plan.
5. That a detailed signage plan shall be submitted as part of the Final Development Plan.

Section 3.

That the Board of Trustees approve the modifications as requested by the applicant:

- 1 Section 328.1-2 – Transition Buffer Yard – That the required boundary buffer shall be permitted to be a minimum of 5 feet from the northern property line where a minimum of 20 feet is required and a minimum of 10 feet from the southern property line where a minimum of 20 feet is required with the required plantings being provided because requiring the full width would serve no meaningful purpose.
- 2 Section 328.2-6 – Streetscape Buffer Yard – That the required streetscape buffer shall be permitted to be a minimum of 0.8 feet from the right-of-way line along Snider Road for the area adjacent to the building where a minimum of 10 feet is required with the required plantings being provided because requiring the full width would server no meaningful purpose.

Section 4.

That the Board of Trustees approve the variances as requested by applicant:

1. Section 98.4-2 – Intensity of Use – That the development shall be permitted to have 80 units at a density of 22.2 units per acre where a maximum of 10 units per acre is permitted.
2. Section 136.4-1 – “OO” Transition Area Regulations – That the development shall be permitted to have an 0.8-foot setback from the Snider Road right-of-way where a 50-foot setback is required.
3. Section 136.4-2 – “OO” Transition Parking Area Regulations – That the development shall be permitted to have a 10-foot parking setback where a 20-foot front and side yard parking setback is required.
4. Section 136.4-3 – “OO” Transition Height Regulations – That the development shall be permitted to be constructed at a height of 58 feet and 3 stories where a maximum of 30-feet or 2 stories is permitted.
5. Section 146..1 – Outdoor Lighting Height – That the development shall be permitted to have light poles a height of 25 feet where a maximum of 15 feet is permitted.

Section 5.

The Board hereby certifies that all formal actions of the Board of Trustees of Symmes Township, Hamilton County, Ohio relating to the adoption of

this Resolution were taken in an open meeting of the Board and that all deliberations of the Board were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 6. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 7. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

ADOPTED APRIL 20, 2022 – RESOLUTION G2022-41

Vote Record: Ms. Leis _____ Mr. Beck _____ Mr. Bryant _____

BOARD OF TRUSTEES:

Jodie L. Leis, President

Philip J. Beck, Vice-President

Kenneth N. Bryant, Trustee

ATTEST:

Joseph C. Grossi, Fiscal Officer

APPROVED AS TO FORM:

Jeff Forbes, Law Director