



**Abercrombie
& Associates, Inc.**
Civil Engineering + Surveying

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APR 23 2024

April 18, 2024

Hamilton County Planning + Development
138 East Court Street
Room 801
Cincinnati, OH 45202

Attn: Bryan Snyder

Re: East Kemper Road Development/Zone Change
Symmes Township, Hamilton County, Ohio
Auditor's Parcel 620-210-240
Our Job No. 22-90-B

Mr. Snyder:

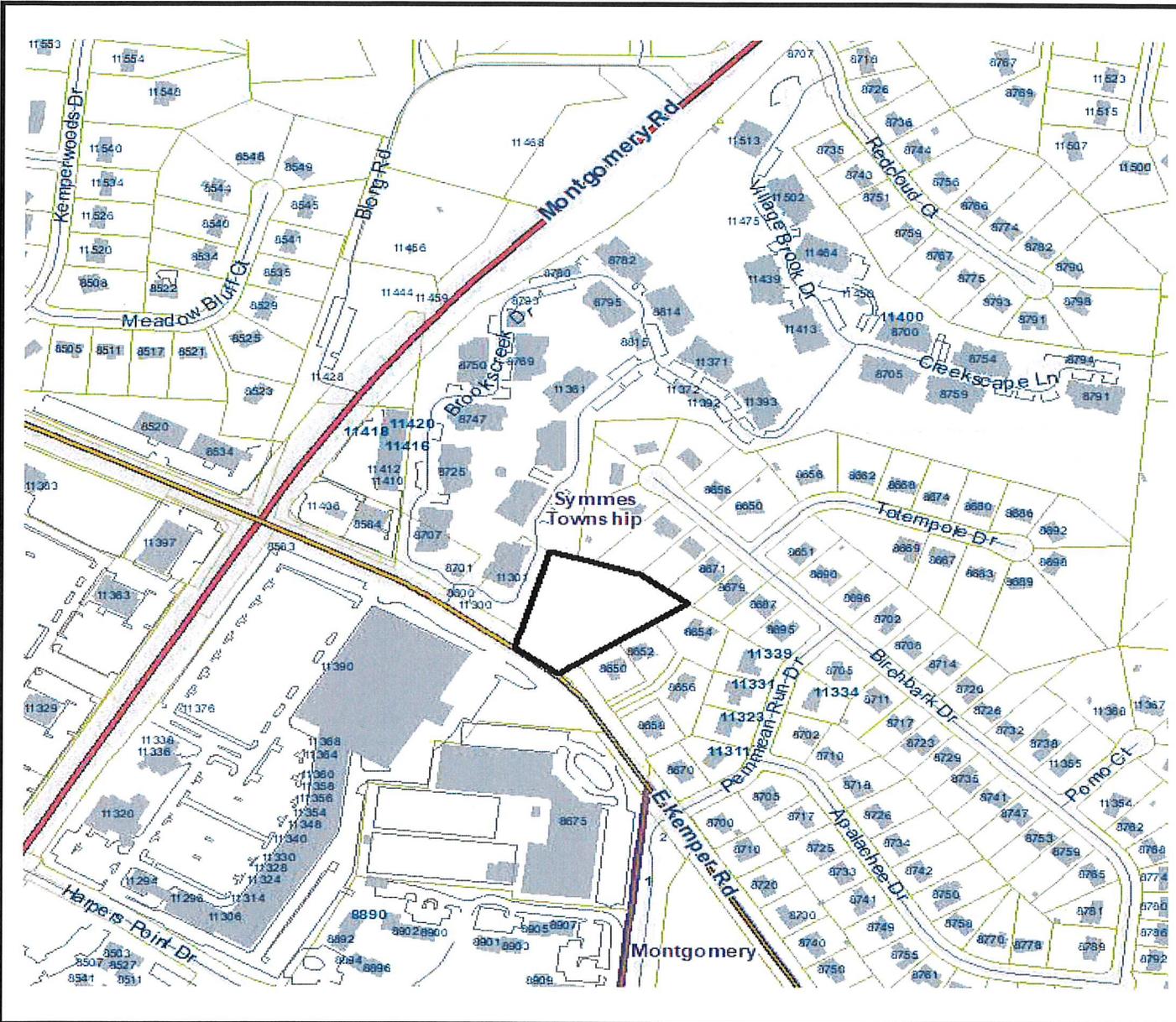
On behalf of Cristo Homes, please see attached concept plan for the above-referenced development that require a zone change from "A-2" Single Family to "DD" Planned Multiple Residence. The plan consists of (13) attached single-family units which will each occupy it's own "fee simple" parcel. The private roadway will be on a separate parcel owned/maintained by the homeowners association & will be built to Hamilton County Engineer's Office Standards. As listed on the attached concept plan, the density of 7.22 units/acre is less than the maximum density of 7.97 units/acre in a transition zone as stated in the zoning resolution.

If there are any questions or if we can be of further assistance, please call me at your earliest convenience.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.

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



Vicinity Map

Case: Symmes 2024-XX
Request: Public Staff Review Conference

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 Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 2004 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

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

Signed: _____ Date: _____

Created: 04-23-2024



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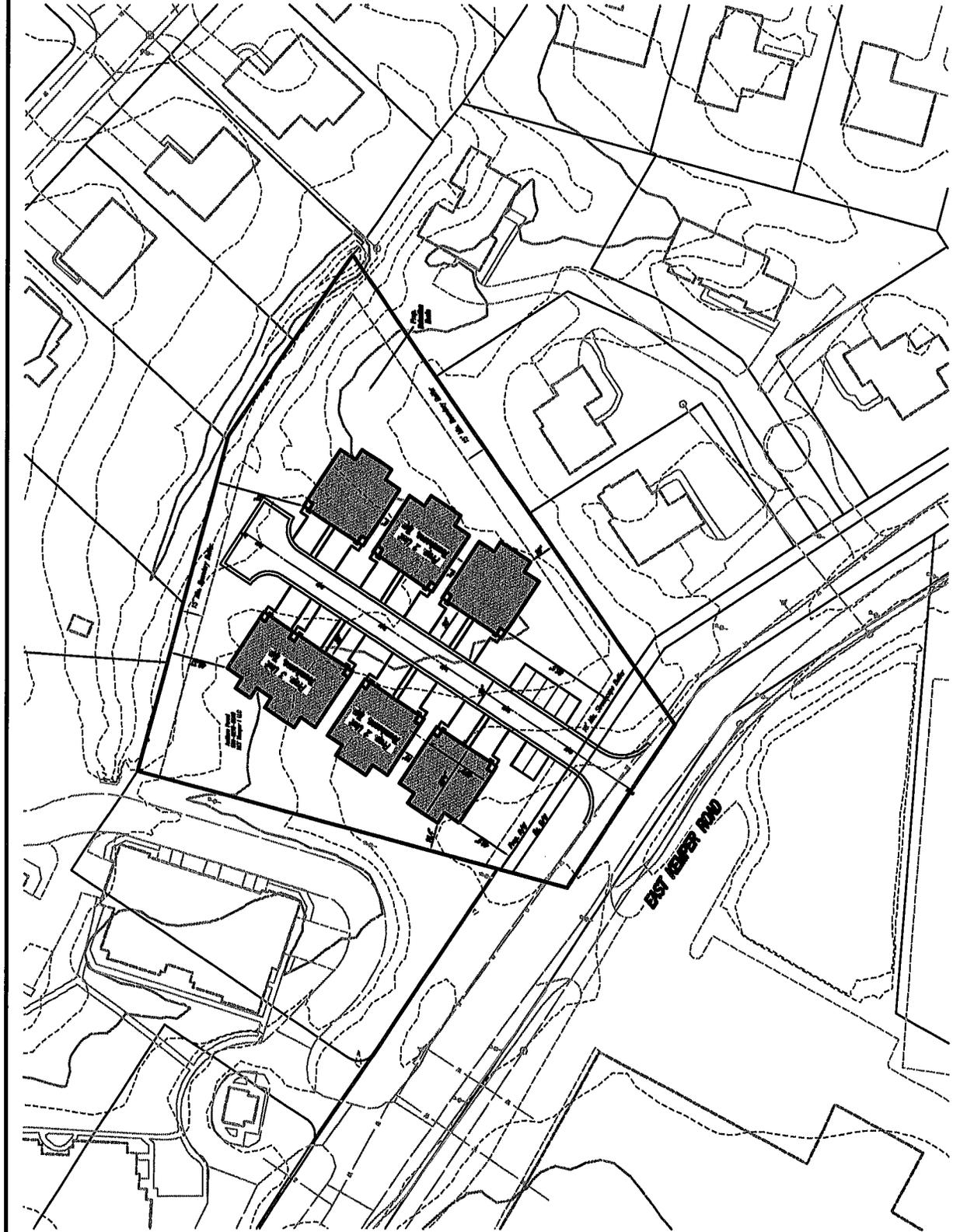
ZONING SUMMARY:
 EX. ZONING DISTRICT: SPACES TRIP 7-2
 MAX. FLY = 40'
 MAX. STY = 30'
 MAX. LOT SIZE = 14,000 SQ. FT.
 MAX. LOT WIDTH = 80'

PROPOSED ZONING: 70' PLANNED MULTIPLE RESIDENCE DISTRICT
 MAX. FLY = 40'
 MAX. STY = 30'
 MAX. BEING HEIGHT = 30'

PARCEL SIZE = 2.10 AC.
DENSITY = 7.22 UNITS/ACRE
MAX. RESIDENT IN TRACT ZONE = 787 UNITS/ACRE

BASE PLAN NOTES:
 ALL EXISTING UTILITIES, UTILITY AND EXISTING FOUNDATIONS ARE SHOWN FROM THE HAMILTON COUNTY GIS (CHDS) AND ARE NOT THE RESULT OF A FIELD SURVEY. ACTUAL FIELD CONDITIONS MAY BE DIFFERENT THAN WHAT IS SHOWN ON THIS PLAN.

DEVELOPMENT NOTES:
 1. NEW STREET TO BE FINISHED AND ADJUT TO THE HAMILTON COUNTY TYPICAL SECTION.
 2. ALL SWIRRY SEWERS ARE TO BE PUBLIC.
 3. WATER MAIN TO BE PUBLIC.



DATE PLOTTED: 3/18/24
 PLOT SCALE: 1/8" = 1'-0"