



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

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.

8111 Cheviot Road, Suite 200 • Cincinnati, Ohio 45247

Phone: (513) 385-5757 • Fax: (513) 245-5161

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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.

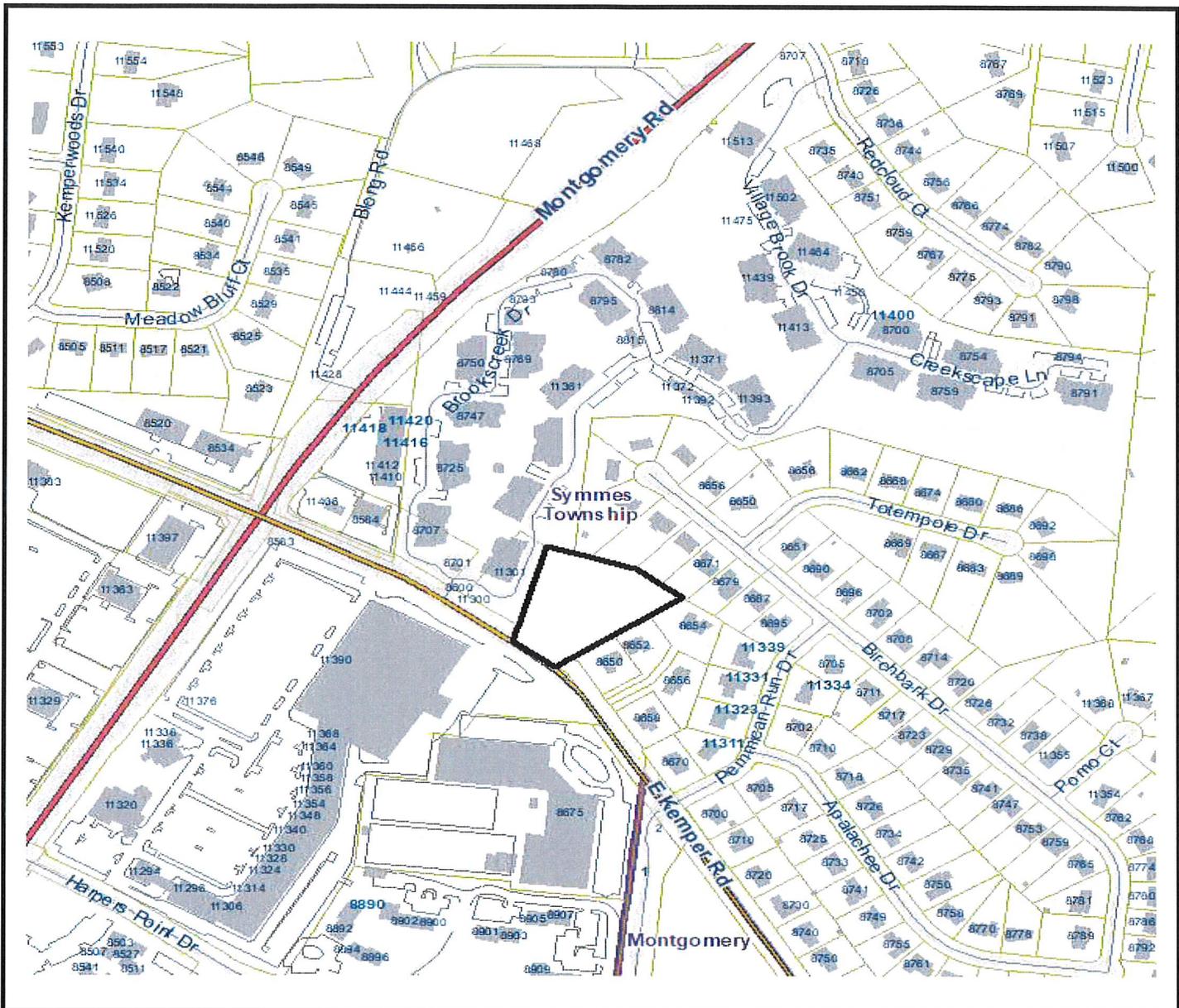


Craig T. Abercrombie, P.S./LEED AP
President

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Attachment



Vicinity Map

Case: Symmes 2024-04; Harpers Mill Duplexes
Request: Zone Change

DISCLAIMER:

Neither the provider nor any of the parties of the Cincinnati area geographic information system (CAGIS) make any warranty or representation, either expressed or implied, with respect to this information, its quality, performance, merchantability, or fitness for a particular purpose. As a result this information is provided as is, and you, the recipient, are assuming the entire risk as to its quality and performance.

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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: 06-03-2024

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**LEGAL DESCRIPTION
1.9508 ACRES**

SITUATE IN SECTION 36, TOWN 5, ENTIRE RANGE 1, MIAMI PURCHASE, SYMMES TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE CENTERLINE INTERSECTION OF EAST KEMPER ROAD (RIGHT-OF-WAY VARIES) AND PEMICAN RUN DRIVE (50' RIGHT-OF-WAY);

THENCE WITH THE CENTERLINE OF EAST KEMPER ROAD, NORTH 33°20'09" WEST, 476.05 FEET AND NORTH 56°25'12" WEST, 33.04 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE CONTINUING WITH THE CENTERLINE OF EAST KEMPER ROAD, NORTH 56°28'00" WEST, 131.31 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE OF KEMPER ROAD, NORTH 15°03'59" EAST, 300.00 FEET TO A POINT AT A SOUTHEASTERLY CORNER OF THE LANDS CONVEYED TO GLENBRIDGE PROPERTY HOLDING COMPANY, LLC BY DEED RECORDED IN OFFICIAL RECORD 13860, PAGE 1034, HAMILTON COUNTY, OHIO RECORDER'S OFFICE;

THENCE IN PART WITH THE SOUTHERLY LINE OF SAID GLENBRIDGE PROPERTY HOLDING COMPANY, LLC AND WITH THE SOUTH LINE OF PEMMIGAN RUN SUBDIVISION BLOCK B, PART 2 AS RECORDED IN PLAT BOOK 202, PAGE 25, HAMILTON COUNTY, OHIO RECORDER'S OFFICE, SOUTH 74° 56'00" EAST, 233.00 FEET TO A POINT AND SOUTH 55°16'00" EAST, 147.97 FEET TO A POINT, SAID POINT BEING IN THE WEST LINE OF HARPERS RUN SUBDIVISION AS RECORDED IN PLAT BOOK 267, PAGE 10, HAMILTON COUNTY, OHIO RECORDER'S OFFICE;

THENCE WITH THE WEST LINE OF HARPERS RUN SUBDIVISION, SOUTH 55°24'13" 382.81 FEET TO THE POINT OF BEGINNING.

THUS CONTAINING 1.9508 ACRES OF LAND OF WHICH 0.1485 ACRES LIES WITHIN THE RIGHT-OF-WAY OF KEMPER ROAD AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

FILE:20-0090.LD1-1.9508AC

8111 Cheviot Road • Suite 200 • Cincinnati, Ohio 45247

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TOWN HOME
THE SEVEN GABLES

Approx. SQ. FT: 766
3 Bedrooms, 3 Baths

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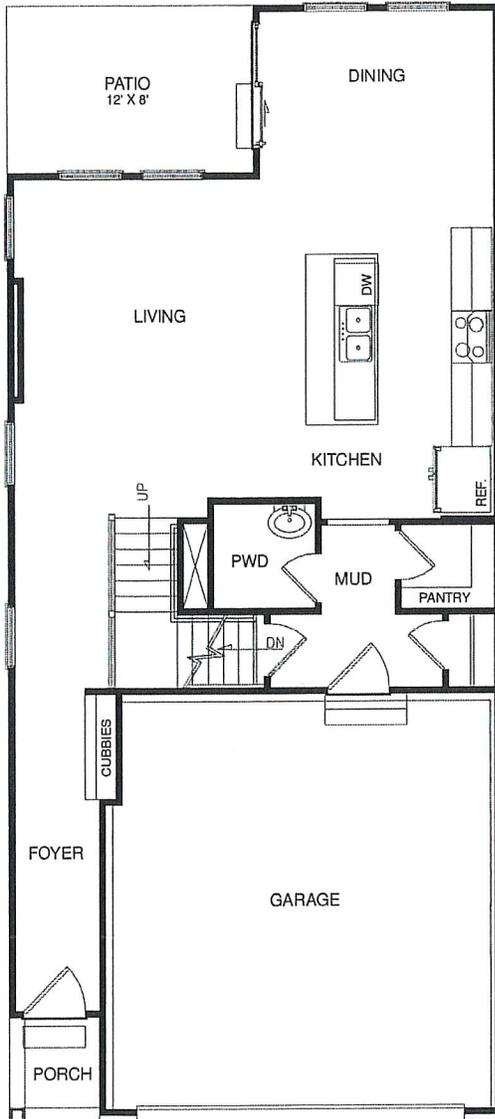
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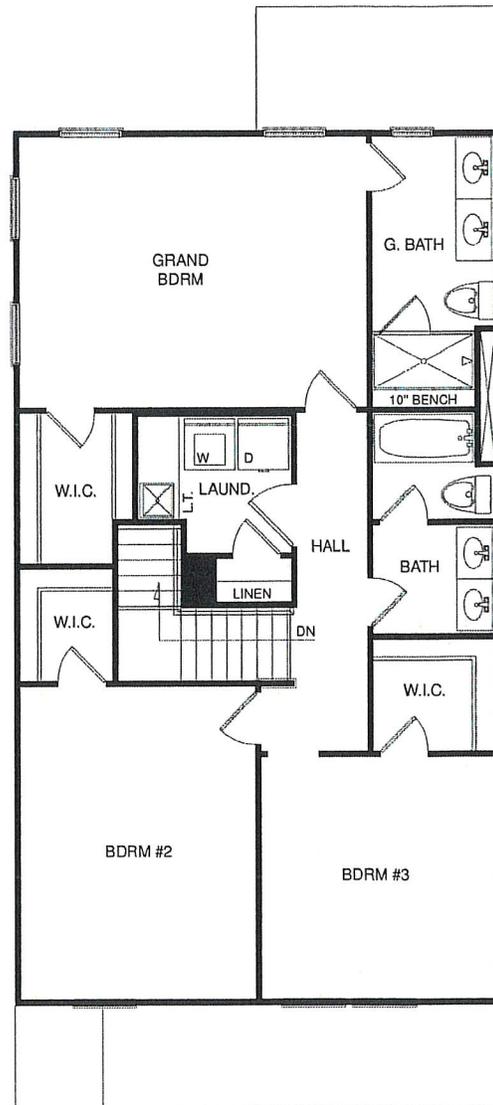
TH3

For more information visit www.CristoHomes.com

FIRST FLOOR

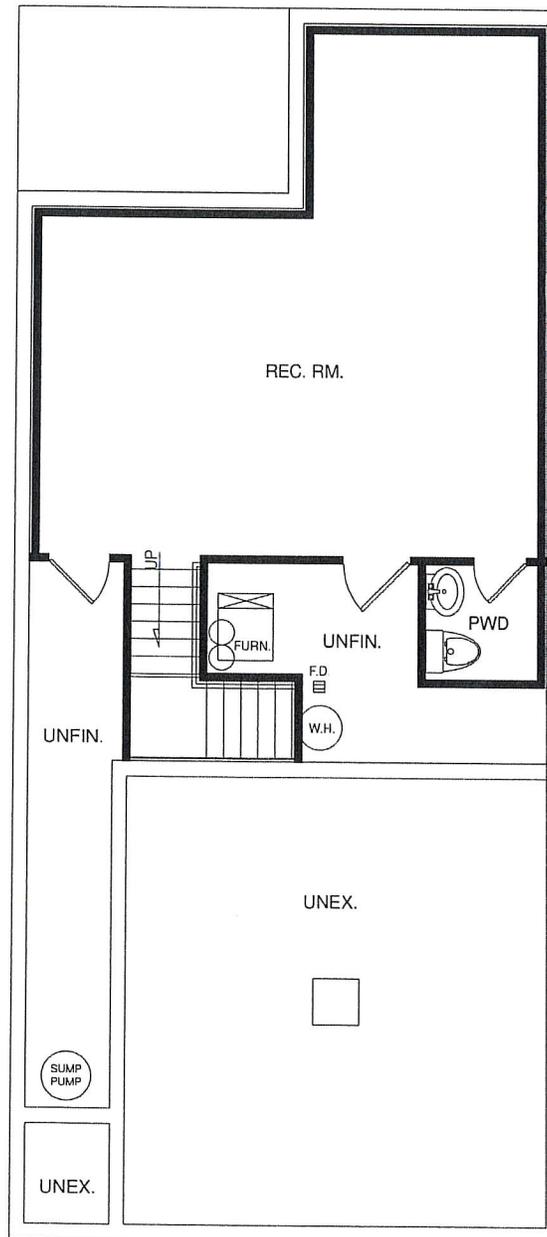


SECOND FLOOR

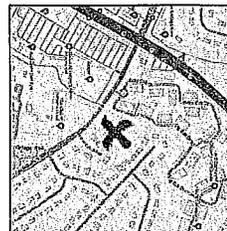
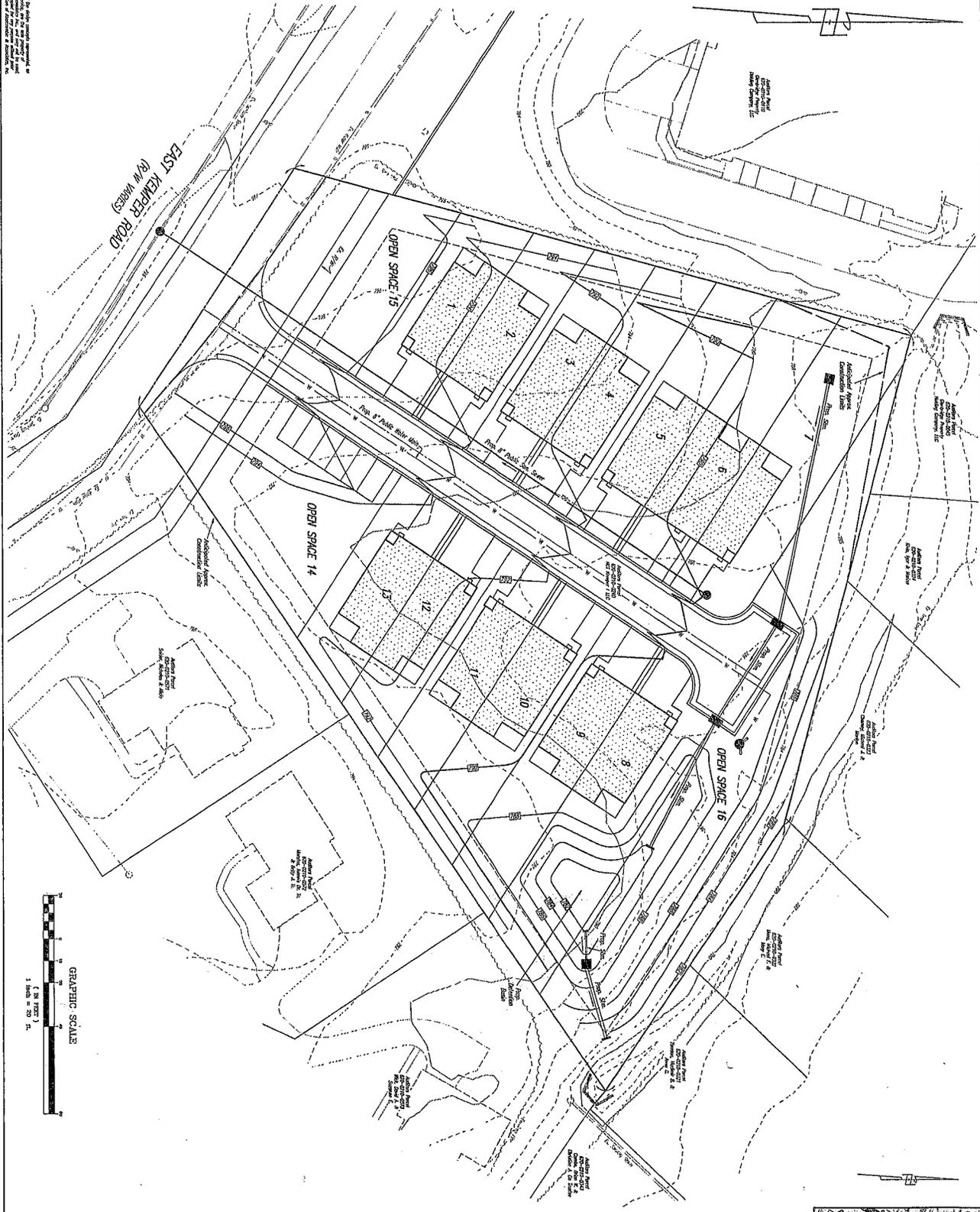


OPTIONAL FINISHED LOWER LEVEL

Approx. 514 Sq. Ft.



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Sheet Title: **PRELIMINARY DEVELOPMENT PLAN**
 Project Title: **SITE UTILITY & GRADING**
THE TOWNES AT HARPERS MILL
SECTION-36, TOWN-5, RANGE-1
SYMMES TOWNSHIP, HAMILTON COUNTY, OHIO

Scale	5-28-24
Drawn By	R.B.
Checked By	C.A.
Scale	1"=20'

PRELIMINARY DEVELOPMENT PLAN
SITE UTILITY & GRADING

20-0250-01
 2
 3

