

RESOLUTION G2024-82

RESOLUTION TO APPROVE A ZONE CHANGE FROM “A2” RESIDENCE TO “DD” PLANNED MULTIPLE RESIDENCE LOCATED ON EAST KEMPER ROAD

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio, on September 3, 2024, heard Case #ZC2024-04 Harpers Mill Townhomes, a request to change the zoning on East Kemper Road from “A2” Residence to “DD” Planned Multiple Residence (parcel 620-0210-0240); and

WHEREAS, Cristo Homes is proposing to construct a 13-unit townhome development in six (6) separate buildings where each unit would be on individual lots with associated landscaping and parking, and one curb cut onto Kemper Road on 1.951 acres; and

WHEREAS, the proposed use is 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 July 3, 2024, at its regular meeting voted to recommend approval with conditions; and

WHEREAS, the Symmes Township Zoning Commission on July 17, 2024, held a public hearing and recommended approval of said zone change with conditions; and

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 concur with the recommendations of the Symmes Township Zoning Commission and approves the Zone Change for East Kemper Road from “A2” Residence to “DD” Planned Multiple Residence (parcel 620-0210-0240) subject to the standard covenants for planned districts and the following conditions:

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

1. Sidewalks are to be installed along the frontage of East Kemper Road with the first building that is constructed per the Hamilton County Engineer’s Office standards and approval;
2. That the site shall contain a maximum of 13 dwelling units;
3. That a detailed lighting plan in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan;
4. That a detailed signage plan in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan;
5. That a landscaping plan that complies with the Zoning Resolution, and with Condition #6 below, shall be submitted as part of the Final Development Plan;
6. That mature trees shall be preserved, where feasible, where grading is not indicated up to the eastern property line;
7. That all off-street parking spaces shall meet the requirements of the Zoning Resolution;
8. That a sign shall be installed at the entrance to the proposed private access road that clearly identifies the driveway as “private” and “end public maintenance.”

Section 3. 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 4. 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 5. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

ADOPTED SEPTEMBER 3, 2024 – RESOLUTION G2024-82

Vote Record: MS. LEIS _____ MR. BRYANT _____ MR. BECK _____

BOARD OF TRUSTEES:

Jodie L. Leis, President

Kenneth N. Bryant, Vice-President

Philip J. Beck, Trustee

ATTEST:

Joseph C. Grossi, Fiscal Officer

APPROVED AS TO FORM:

Jeff Forbes, Law Director