



December 6, 2024

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DEC 17 2024

Bryan Snyder, AICP
Development Services Administrator
Hamilton County Planning + Development
138 E. Court Street, Room 801
Cincinnati, OH 45202

RE: Symmes Township Zone Map Amendment Application – 8800 Governors Hill Drive,
Symmes Township, Hamilton County, Ohio

Via Overnight Delivery

Dear Mr. Snyder:

On behalf of the International Society for Krishna Consciousness (ISKCON) of Cincinnati, Inc., owner of the property located at 8800 Governors Hill Drive, Symmes Township, I am transmitting this letter to request approval of a Zone Map Amendment. ISKCON is requesting a change from the existing EE District to the OO District for the property. This change is requested to allow for the proposed Cincinnati ISKCON Cultural Center in the existing building and parking facilities. Please accept this Application Letter describing the project and the Zone Map Amendment request.

The existing building at 8800 Governors Hill Drive is two stories and 28,000 square feet, 14,000 square feet per floor. The property is 2.1 acres. The first floor is currently vacant, and the second floor is partially occupied by Verizon offices. The first floor was previously used by DeVry University.

The Cultural Center will provide multiple services and operations, including the following: spiritual worship, religious assembly, and temple; classrooms and courses; restaurant; book shop; gift shop; festivals to promote ISKCON customs and philosophy; and offices. Proposed classes include healthy living, yoga, cultural dress, vegetarian eating, and spirituality. The Cultural Center, classes, shops and restaurants will be open to the ISKCON congregation and the public. Access to the restaurant will be subordinate and incidental to the primary use and will be entered from within the building. A proposed floor plan for the ISKCON Cultural Center is included in the application.

The following is a summary of the parking requirements for the proposed Cultural Center.

- Worship/Temple – 195 seats – 1 space per 4 seats – 49 parking spaces required
- Restaurant – 74 seats (1,221 SF) – 1 space per 4 seats – 34 parking spaces required
- Gift Shop – 623 SF – 1 space per 200 SF – 4 parking spaces required
- Office 2nd Floor – 14,000 SF – 1 space for 1st 1,000 SF + 1 space per 400 SF – 33 parking spaces required.
 - Total Required Parking Spaces – 105 spaces
 - Existing/Provided Parking Spaces – 112 spaces

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The existing building will be used for the proposed Cultural Center; therefore, the building will be compatible with the existing character of the area. The following are the surrounding land uses:

- To the east is a retail shoe store (Designer Shoes Warehouse).
- To the south is an existing multi-story office building.
- To the west is a vacant office building recently approved for conversion to multifamily residential apartments.
- To the north is Interstate 71.

We believe there have been changes in the area that are altering the land use composition.

1. The COVID-19 pandemic significantly impacted the office market, resulting in higher rates of office vacancies in the area and the region in general. This trend impacts the viability of office use for the subject property.
2. The current EE District zoning is primarily for retail and commercial uses, even though the current and previous occupants of 8800 Governors Hill Drive are office and educational uses.
3. The market shows there is increased demand for non-retail/non-office uses in the Governors Hill area as demonstrated by recent conversions of existing vacant office buildings to multifamily residential development.
4. Our understanding is that Symmes Township desires to encourage mixed and active uses in the Governors Hill area. We believe that the Cultural Center achieves such desire and will bring congregation members and visitors to the area, utilizing existing infrastructure designed for such activity. ISKCON believes that activity can be generated by the Cultural Center and can include an outdoor eating area for the restaurant if allowed and supported by Symmes Township.

The 2009 Symmes Township 10 Year Master Plan designates the property as Retail-General. The description of Retail-General in the Master Plan is “community and regional oriented businesses that tend to locate along highways with relatively high traffic volumes.” Although the proposed use is not retail, we believe that the Cultural Center is an appropriate use for this area and is a use that “tends to locate along highways with relatively high traffic volumes”. As described above, the current and most recent use of the property is for office and educational uses, uses more appropriately allowed in the OO District than the EE district. The Master Plan has a Public, Semi-Public, Institutional land use category which includes churches, schools and religious institutions. We believe the location of these Public, Semi-Public, Institutional land uses on the future land use map reflect existing conditions, not future use locations.

Enclosed please find the following material for the Zone Map Amendment application:

- 2 copies of the Zoning Amendment application and checklist.
- 7 full size and reduced size copies of the Property Survey and Legal Description.
- 7 full size and reduced size copies of the Proposed Development Plan /Existing Conditions Plan (page 1).
- 7 full size and reduced size copies of the Zoning Plat (page 2).
- 7, 11”x17” copies of the Proposed Floor Plan.
- A check for \$3,628.59 for the Map Amendment and Technology Application Fee.
- A flash drive containing PDFs of the enclosed material.

It is my understanding that this application will be reviewed by the Hamilton County Regional Planning Commission on February 6, 2025, and by the Symmes Township Zoning Commission on February 19, 2025. Please confirm these dates and transmit a copy of the meeting agenda and staff report when available. Please review this information and let me know if you require additional information.

We respectfully request approval of the Zone Map Amendment to OO District to allow the ISKCON Cultural Center. We look forward to working with you and the Township on this project.

Thank you for your time.

Sincerely,



Jonathan Woche, AICP, LEED GA
JW; MDC #5347 Copy: ISKCON, Bricker Graydon

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LEGEND

- 5/8" IRON PIN SET (UNLESS NOTED OTHERWISE)
- SINGLE POST SIGN
- ⊕ LIGHT POST
- ⊕ FLAG POLE
- ⊕ TELEPHONE BOX
- ⊕ ELECTRIC BOX
- ⊕ GUARD POST
- ⊕ GROUND LIGHT
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- STM MH STORM MANHOLE
- SAN MH SANITARY MANHOLE
- ⊕ STAND PIPE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ SPRINKLER HEAD
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER MANHOLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- WATER LINE
- GAS LINE
- FENCE LINE
- ==== STORM SEWER
- ==== SANITARY SEWER
- ▨ CONCRETE AREA
- ▨ ASPHALT AREA

First American Title Insurance Company
 Commitment for Title Insurance
 Commitment No. NCS-313708-CH12
 Dated April 17, 2009
 Schedule B - Section II Exceptions

13. Restrictions and Easement as they appear on the plat of Knechtly Land Subdivision, Block B, as recorded in Plat Book 238, Pages 42 and 43, and recorded in Plat Book 273, Pages 65 and 66, Hamilton County, Ohio Records. Does affect the subject site. Blanket in nature, not plottable.
14. Appropriation of rights and easements of access to and from Interstate Highway No. 71 by the State of Ohio in Case No. A-194036 on the docket of the Common Pleas Court of Hamilton County, Ohio, by entry dated October 14, 1963 and recorded in Deed Book 3414, Page 358, Hamilton County, Ohio Records. Loss of access does affect the subject site. Channel easement document not plottable.
15. Easement from Knechtly Land Company to Cincinnati Bell, Inc., dated March 26, 1977 and recorded August 1, 1977 in Deed Book 4089, Page 1454, Hamilton County, Ohio Records. Does not affect the subject site. Not plotted.
16. Declaration of Development Standards, Covenants and Restrictions for Governor's Hill dated December 21, 1983 and recorded December 28, 1983 in Mortgage Book 4482, Page 2140, Hamilton County, Ohio Records.
- A) Affidavit of Scrivener's Error to attach legal descriptions to Declaration of Development Standards, Covenants and Restrictions, dated February 9, 1994, filed for record March 8, 1994 in Official Record Volume 6413, Page 1497, Hamilton County, Ohio Records. Does affect the subject site. Blanket in nature, not plottable.
17. Easement in favor of Cincinnati Gas and Electric Company dated January 25, 1984 and recorded February 15, 1984 in Deed Book 4279, Page 295, Hamilton County, Ohio Records. Does affect the subject site. Plotted and labeled as item #17.
18. Easement in favor of Cincinnati Gas and Electric Co., dated August 13, 1985 and recorded October 25, 1985 in Deed Book 4325, Page 271, Hamilton County, Ohio Records. Does affect the subject site. Plotted and labeled as item #18.
19. Easement Agreement to General Electric Company, a 10 foot x 300 foot easement and right-of-way, dated February 1, 1993 and recorded February 17, 1993 in Official Record Volume 6088, Page 1363, Hamilton County, Ohio Records. Does affect the subject site. Plotted and labeled as item #19.
20. Together with non exclusive Grant of Drainage Easement as found in Deed Book 4333, Page 1463, recorded February 11, 1988, of the Hamilton County, Ohio Records. Benefits the subject site. Plotted and labeled as item #20.
21. Together with a non exclusive easement for access and maintenance of communication equipment, among Duke Realty Investments, Inc. and Governor's Hill Partners set forth in the Amended and Restated Access Easement recorded September 16, 1993 in Official Record Volume 6271, Page 1253 of the Hamilton County, Ohio Records and Second Amended and Restated Access Easement recorded October 27, 1993 in Official Record Volume 6305, Page 158, Hamilton County, Ohio Records. Does affect the subject site. Blanket in nature, not plottable.
22. Easements and other rights in favor of parties other than the owner listed in Schedule A, Item 3, pursuant to Reciprocal Easement Agreement With Regard To Access and Drainage, dated August 17, 1993, and recorded August 18, 1993, in Official Record Volume 6246, Page 2093, Hamilton County, Ohio Records. Does affect the subject site. Plotted and labeled as item #22.

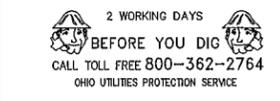
LEGAL DESCRIPTION
 PARCEL NO. 620-0202-0028
 LOT 3

Tract I
 Situated in Section 31, Town 4, Entire Range 2, Symmes Township, Hamilton County, Ohio, and being all of Lot 3 of Knechtly Land Subdivision, Block B, as the same is recorded in Plat Book 238, Pages 42 and 43, and re-recorded in Plat Book 273, Pages 65 and 66, Hamilton County, Ohio Records.

Tract II - Easement:
 Together with non exclusive Drainage Easement as found in Deed Book 4333, Page 1463, recorded February 11, 1988, of the Hamilton County, Ohio Records.

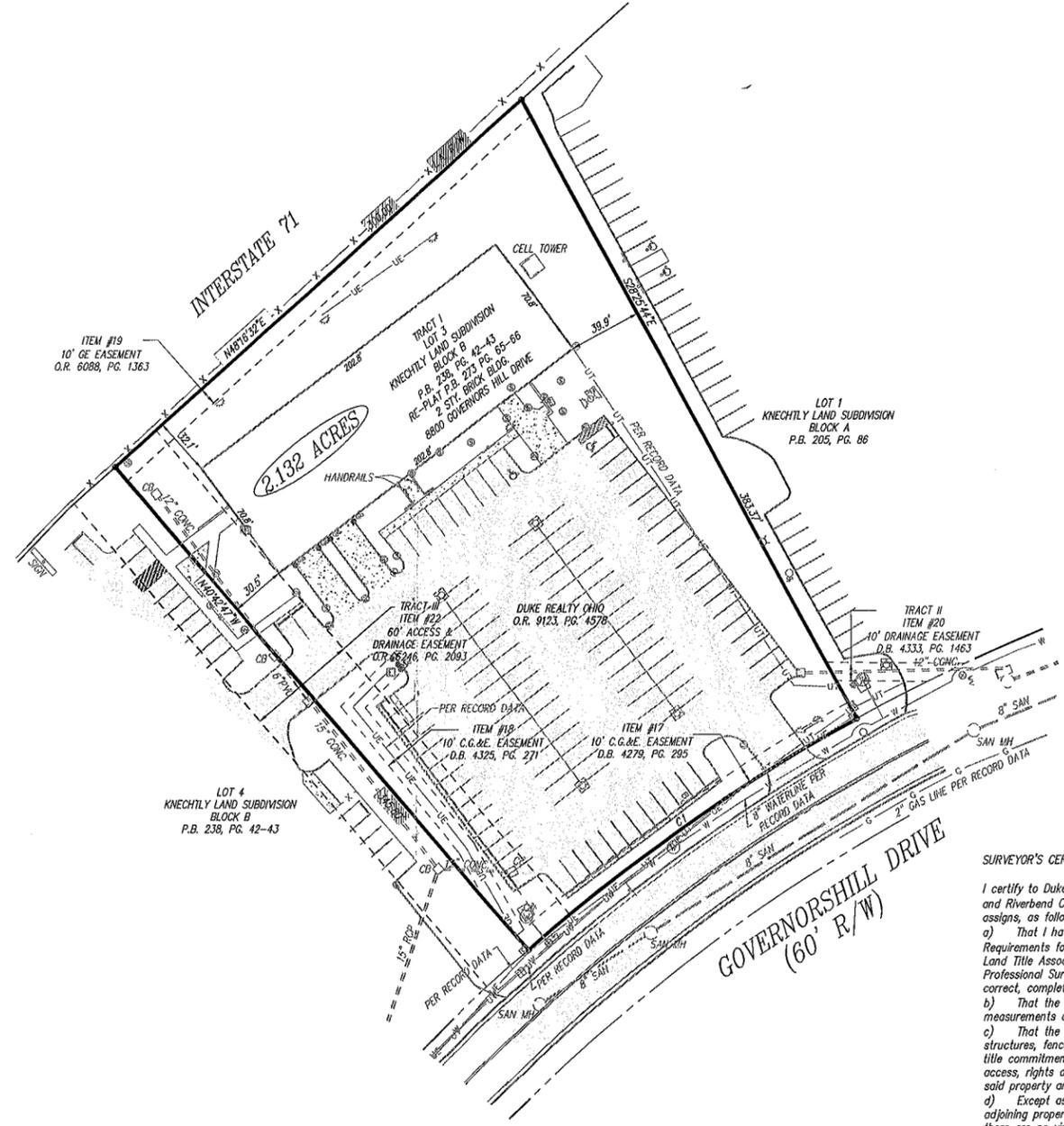
Tract III - Easement:
 Together with a non exclusive Reciprocal Easement Agreement with Respect to Access and Drainage among Duke Realty Investments, Inc. and Duna Developers Limited Partnership, recorded on August 18, 1993 at Official Record Volume 6246, Page 2093 of the Hamilton County, Ohio Records.

Tract IV - Easement:
 Together with a non exclusive easement for access and maintenance of communication equipment, among Duke Realty Investments, Inc. and Governor's Hill Partners set forth in the Amended and Restated Access Easement recorded September 16, 1993 in Official Record Volume 6271, Page 1253 of the Hamilton County, Ohio Records and Second Amended and Restated Access Easement recorded October 27, 1993 in Official Record Volume 6305, Page 158, Hamilton County, Ohio Records.

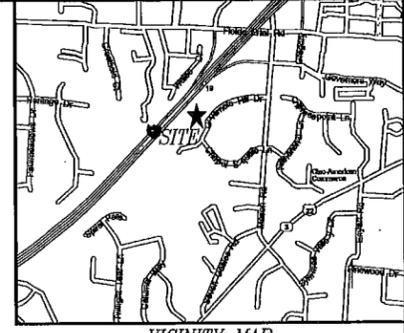
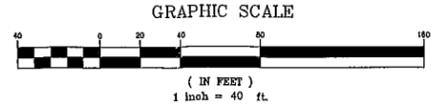


NOTE:
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

- NOTES:
- 1.) OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS NOTED.
 - 2.) SOURCE DOCUMENTS AS NOTED.
 - 3.) BEARINGS ARE BASED ON THE PLAT OF "KNECHTLY LAND SUBDIVISION-BLOCK B" AS RECORDED IN P.B. 238, PGS. 42-43 OF THE HAMILTON COUNTY ENGINEERS RECORDS.
 - 4.) ALL MONUMENTATION IS IN GOOD CONDITION.
 - 5.) SITE CONTAINS 113 PARKING SPACES (2 HANDICAPPED AND 111 REGULAR).



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	1026.45	220.07	219.65	S55°25'44"W 1217°03'



KLEINGERS & ASSOCIATES
 ENGINEERS AND SURVEYORS
 6395 Centre Park Drive, West Chester, OH 45380
 (613) 778-7851 Fax: (613) 778-7852

REVISIONS

SURVEYOR'S CERTIFICATE

I certify to Duke Realty Ohio, First American Title Insurance Company ("Title Insurance Underwriter") and Riverbend Commercial Title Agency Limited Partnership ("Agent") and to their successors and assigns, as follows:

- a) That I have surveyed, on the ground in accordance with the minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as jointly established and adopted by the American Land Title Association and American Congress on Surveying & Mapping and National Society of Professional Surveyors, 2005, the property legally described hereof; that said legal description is correct, complete and accurate;
- b) That the boundaries of the property as depicted in the plat were established by actual field measurements and that pins, monuments or other markers were set or found as shown thereon;
- c) That the size, dimensions and locations of all of the boundaries of the property, buildings, structures, fences and party walls and other visible improvements, recorded easements as disclosed in title commitment NCS-313708-CH12, streets, signs, roads, railroads, streams, means of public access, rights of way, visible utility lines and connections, and platted set-back lines which affect said property are shown hereon;
- d) Except as shown there are no visible encroachments, overlaps or overhangs on easements, adjoining property, streets or alleys by any of said buildings, structures or other improvements and there are no visible encroachments, overlaps or overhangs on said property by buildings, structures or other improvements situated on adjoining property;
- e) That this plat correctly shows (i) the courses and measured distances of the exterior property lines of the property; (ii) the scale, the north direction, the beginning point and point of reference from which the property is measured, the width of the streets on which the said property abuts, the lot and block number shown on any map or plat to which reference is made in the legal description of the property, together with the recording references for said map or plat; (iii) the address of the property; (iv) the location and number of parking spaces and the total area of the property in acres; (v) the dimensions of buildings on the property at ground surface level and the distance therefrom to the nearest facing exterior property lines; and (vi) names of adjoining owners of platted lands;
- f) That the property as surveyed and described on the plat is contiguous along its entire boundaries and is enclosed within the perimeters thereof;
- g) That dimensions shown hereon are expressed in feet and decimal part thereof;
- h) That parcels are contiguous with each other and there are no apparent gaps or gores between or among parcels;
- i) Except as shown there is no apparent use of the property for pathways, driveways or roadways, nor for solid waste dump, sump, sanitary landfill, drilling, excavating, building, street or sidewalk construction or repairs, or any changes in street right-of-way lines, either completed or proposed;
- j) That the property has direct access to a dedicated, completed and accepted public street maintained by governmental authority and abuts said dedicated roadway commonly known as Governor's Hill Drive;
- k) The subject property lies within Flood Zone X (other areas determined to be outside the 0.2% annual chance floodplain) based on a graphical interpretation of the flood insurance rate map for Hamilton County, Ohio and Incorporated Areas, Map Number 39061C0115D with an effective date of May 17, 2004.

Randy C. Wolfe
 Ohio Professional Surveyor No. 8033

Date

ALTA/ACSM LAND TITLE SURVEY
 LOT 3
 KNECHTLY LAND SUBDIVISION-BLOCK B
 SECTION 31, TOWN 4, ENTIRE RANGE 2
 SYMMES TOWNSHIP
 HAMILTON COUNTY, OHIO
 FOR: DUKE REALTY OHIO

SCALE: 1"=40'
 DATE: 06/02/09
 DRAWN: CJF/DSE
 DESIGNED:
 CHECKED: RCW
 XREF:
 JOB NO: 070659VB000

Page
 1
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 1

