



RESOLUTION Z2014-01

Resolution Approving Community Unit Plan
in an Existing "B" Residence District (Parkland Meadows CUP)

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio, on June 24, 2014 heard Case No. Symmes 2014-01, Parkland Meadows CUP, a request to approve a 16 lot clustered single-family subdivision on 3.54 acres plus a 3.3 acre dedicated open space tract at 11716 and 11730 Lebanon Road (Book 620, Page 70, Parcels 21 and 258) ("subject property"); and

WHEREAS, the proposed use is consistent with the Symmes Township Land Use Plan, the Hamilton County Thoroughfare Plan and includes a density which is permitted in the existing "B" Residence District while preserving close to one-half the property as permanent open space; and

WHEREAS, the Hamilton County Regional Planning Commission on May 2, 2014, at its regular meeting voted to recommend approval; and

WHEREAS, the Symmes Township Zoning Commission on May 21, 2014 held a public hearing and recommended approval of said CUP with conditions; and

WHEREAS, on June 24, 2014, the Board of Trustees of Symmes Township held a public hearing and reviewed said CUP;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Symmes Township, Hamilton County, Ohio concurs with the recommendation of the Symmes Township Zoning Commission and approves the CUP for the subject property.

BE IT FURTHER RESOLVED that the CUP be subject to the standard covenants for planned districts and the following conditions:

1. That the development shall contain a maximum of 16 single-family lots.
2. That further subdividing of the development shall be prohibited to assure conservation of all open spaces.
3. That a minimum of 3.278 acres of the site shall be conserved as open space area consistent with submitted plans, and that specific prohibitions/restrictions for this

open space area shall be submitted as part of the Final Development Plan, and that prior to the issuance of any zoning certificate for the subject property a permanent declaration of restrictive covenants (first approved by zoning staff) shall be filed with the Hamilton County Recorder covering the open space area and preserving it as open space in perpetuity;

4. That a homeowners association shall be created and incorporated pursuant to the requirements of the Ohio Revised Code and that the homeowners association shall own and maintain all open space areas.
5. That sidewalks shall be provided on both sides of the street.

BE IT FURTHER RESOLVED, that the Board authorizes the expenditure of funds necessary to meet the requirements of the Ohio Revised Code concerning filing of text amendment with the County Recorder.

ADOPTED JUNE 24, 2014

Vote Record: Mrs. Leis aye Mr. Beck AYE Mr. Bryant Aye

BOARD OF TRUSTEES:

Jodie L. Leis
Jodie L. Leis, President

Philip L. Beck
Philip L. Beck, Vice-President

Kenneth N. Bryant
Kenneth N. Bryant, Trustee

ATTEST:

Carol A. Sims
Carol A. Sims, Fiscal Officer

APPROVED AS TO FORM:

Robert P. Malloy
Robert P. Malloy, Law Director