

**RESOLUTION G2022-118**

**RESOLUTION APPROVING A ZONE CHANGE FROM “A” RESIDENCE TO “DD”  
PLANNED MULTIPLE RESIDENCE LOCATED AT 11720 SNIDER ROAD**

**WHEREAS**, the Board of Trustees of Symmes Township, Hamilton County, Ohio, on December 6, 2022, heard Case #ZC2022-01, a request to change the zoning at 11720 Snider Road from “A” Residence to “DD” Planned Multiple Residence (parcel 620-0203-0045); 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 October 6, 2022, at its regular meeting voted to recommend approval; and

**WHEREAS**, the Symmes Township Zoning Commission on October 19, 2022, held a public hearing and recommended approval of said zone change; and

**WHEREAS**, on December 6, 2022, the Board of Trustees of Symmes Township held a public hearing and reviewed the zone change.

**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 11720 Snider Road from “A” Residence to “DD” Planned Multiple Residence (parcel 620-0203-0045) subject to the standard covenants for planned districts and the following conditions, modifications, and variances.

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

1. That the development shall include a maximum of 20 attached single-family townhome units.
2. That a detailed lighting plan in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan.
3. That a detailed signage plan in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan.
4. That a landscaping plan that complies with the Zoning Resolution and with the Modification #1 listed below, shall be submitted as part of the Final Development Plan.

**Section 3.** That the Board of Trustees approve the modification as requested by the applicant:

- 1 Section 327 – That the site shall provide a fifteen (15) foot undisturbed area where no vegetation may be removed along the southeastern and northern property lines where a fifteen (15) foot boundary buffer is required because removing vegetation to install a boundary buffer would be unnecessary and undesirable.

**Section 4.** That the Board of Trustees approve the variance as requested by the applicant and recommended by staff.

1. That the buildings on the site shall have a maximum height of 2.5 stories or 35 feet where a maximum of 2 stories or 30 feet is permitted.

**Section 5.** 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 6.** 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 7.** This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

**ADOPTED DECEMBER 6, 2022 – RESOLUTION G2022-118**

Vote Record: Ms. Leis \_\_\_\_\_ Mr. Beck \_\_\_\_\_ Mr. Bryant \_\_\_\_\_

**BOARD OF TRUSTEES:**

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Jodie L. Leis, President

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Philip J. Beck, Vice-President

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Kenneth N. Bryant, Trustee

**ATTEST:**

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Joseph C. Grossi, Fiscal Officer

**APPROVED AS TO FORM:**

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Jeff Forbes, Law Director