

December 17, 2021

Mr. Paul J. Drury, Jr., AICP  
Director of Planning and Zoning  
Anderson Township, Ohio  
7850 Five Mile Road  
Anderson Township, OH 45230

RE: Zone Change Proposal  
Community Unit Plan  
Single-Family Residential Subdivision  
Wolfangel Road - Parcel No's. 500-214-0010 and 500-214-0026  
MSP No. 21571.00

Dear Mr. Drury:

On behalf of Beaver Creek Interests, LLC, we are requesting an informal "Open House"/ Community Involvement meeting in an effort to present and discuss a potential zone change request for the above referenced property. The subject property is located along the west side of Wolfangel Road, approximately 400 feet south of Towerview Lane. The property consists of two parcels, parcel 500-214-0010 and 500-214-0026 per the Hamilton County Tax Map Records.

The applicant is proposing a single-family residential development in general conformance with the attached concept plan. The subject property is currently zoned "00" Planned Office. The attached proposal would be to consider a zone change of the property to a Community Unit Plan with an underlying "C" Residence District. The proposed planned development would consist of approximately 35 single-family residential lots with walking trails through the "Green Area" open space area. The open space area would consist of approximately 9 acres or approximately 50% of the proposed development, preserving the natural woodlands and streams.

Beaver Creek Interests, LLC, would like to hold the informal meeting at the Anderson Township Community Center, 7850 Five Mile Road on Tuesday, January 5, 2022 at 6:00 pm. Please notify us if this date is acceptable and a meeting room is available.

We thank you in advance for your help in helping to facilitate this meeting.

Please contact us with any questions or if additional information is required.

Sincerely,

McGill Smith Punshon, Inc.



Douglas A. Smith, P.E., P.S.  
Associate  
Enc.

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