

January 7, 2022

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

RE: Proposed Zone Change Application
Community Unit Plan
Single Family Residential
Parcel No.s 500-214-0026 and 500-214-0010
1949 Wolfangel Road
MSP No. 21571.00

Dear Mr. Drury:

On behalf of the applicant, Beaver Creek Interests, LLC.. we are pleased to submit for review and consideration the attached application for a proposed zone change request for the above referenced property containing approximately 17.2 acres of land located along the west side of Wolfangel Road, approximately 365 feet south of Towerview Lane.

The applicant is proposing a zone change of the subject property from a “OO” Planned Office District to a Community Unit Plan (CUP) with an underlying “C” Residence District to construct a single-family residential subdivision. The surrounding land use and zoning consists of a single-family residential subdivision to the north, zoned “B” Residence District, a hospital to the south, zoned “OO” Planned Office District, single-family residential to the east, zoned “B” Residence District, and a four lane minor arterial roadway (5 Mile Road), zoned “B” Residence District to the west.

The Township’s current land use plan designates the subject property as Public Semi-Public Institutional Utility. In January of 2021 the Township contracted with a land planning consultant and created a steering committee consisting of residents to review and make recommendations related to updating the Township’s Comprehensive Plan and Land Use Plan. The future Land Use plan has classified the land use for the subject property as Single Family Residence, a land use consistent with this proposal.

The proposed plan proposes thirty-five, single-family residential lots to be developed on approximately 17.2 acres, resulting in an approximate density of two units per acre (2.03 units/ac.). A development consistent with the Township’s surrounding density as well as being consistent with national and local housing trends by providing a divers housing stock consisting of quality constructed homes on small, residential lots that are near and adjacent to the Township’s amenities such as parks, trails, and walking routes as well as close to the Township’s “small town” businesses district.

The proposed plan proposes approximately 8.9 acres (51.7%) of open space, preserving the natural streams and woodlands. All open space areas are proposed to be maintained by an established Home Owner’s association.

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Page 2

The proposed development will be served by two public cul-de-sac streets extending from Wolfangel Road. The future public roadways will be designed and constructed per the Hamilton County Engineer's rules and regulations. Wolfangel Road is designated as a Collector Road per the Hamilton County Thoroughfare plan, a roadway classification that can support this proposed land use as well as the existing surrounding land uses.

The proposed development will be served by an existing 18-inch public sanitary sewer that traverses along the southern property line of the subject property.

Water service for the proposed development will be provided by a future public water main extension, extending from an existing 12-inch public water main located along the east side of Wolfangel Road.

Please proceed with the review of the attached plans and application and contact us with any questions or comments. We request the Hamilton County Planning Commission's review of the attached application at their next scheduled meeting.

Sincerely,

McGill Smith Punshon, Inc.



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

cc: Mr. Joe Farruggia, Beaver Creek Interests, LLC.
Mr. Edwin Farruggia, Beaver Creek Interests, LLC.

APPLICATION FOR ZONING AMENDMENT
Anderson Township Planning & Zoning Department
7850 Five Mile Road, Anderson Township, Ohio 45230
(513) 688-8400 press 3

Name of Applicant: Beaver Creek Interests, Inc.

Address: 7861 East Kemper Road

Phone Number 513-477-0855 Fax Number _____

Status: Owner Agent for Owner Potential Owner with Contingency Contract

If agent, please explain relationship (Architect, Lawyer, etc.) _____

If agent, please attach letter from owner(s) acknowledging your representation. If potential owner(s), please attach copy of contingency contract, as well as letter from current property owner acknowledging their knowledge of this process.

Request zone change from "OO" Planned Office

To Community Unit Plan (CUP) Total Area 17.256 ac. Acres


Address of property(s) (if assigned): _____

1949 Wolfangel Road, Cincinnati, Ohio 45255

List current owner of record and Book, Page, Parcel number of each property to be rezoned.

1. Our Lady of Mercy Hospital of Mariemont Ohio - 500-214-0026
2. Our Lady of Mercy Hospital of Mariemont Ohio - 500-214-0010
3. _____
4. _____
5. _____

Applicant 
(Signature)

Applicant 
(Signature)

(Owners MUST Sign Application) **MAKE CHECK PAYABLE TO: ANDERSON TOWNSHIP**

THERE SHALL BE NO REFUND OR PART THEREOF ONCE THE APPLICATION HAS BEEN SUBMITTED TO THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION



Storm Water Drainage System Application

Hamilton county Planning & Development
 138 East Court Street RM 801 - Cincinnati, Ohio 45202
 Phone 513-946-4550
 Fax 513-946-4744

Date: January 7, 2022

1. Applicant to complete all applicable spaces on this form.

Identification	Name	Street Address	City	State	Zip	Phone	Email Address
Owner or Developer:	Beaver Creek Interests, Inc.	7861 E. Kemper Rd.	Cinti	OH	45249	513-477-0855	joefarruggia3000@gmail.com
Contractor:	Unknown at this time						
Engineer	McGill Smith Punshon, Inc.	3700 Park 42 Drive	Cinti	OH	45241	513-759-3208	dsmith@mispdesign.com

2. Project Information:

Project Title: Cross Creek Sbdvission Township: Anderson

A unique name to identify your project

Project Address: 1949 Wolfangel Road

3. Check Applicable Box:

Type of Project	Concept Review	Improvement Plan* Review
Subdivision:	X	
Frontage Subdivision:		
Commercial/Industrial:		
Building Permit:		
Other:		
*Improvement plans are detailed construction drawings.		

4. The owner of the development and undersigned do hereby covenant and agree to comply with all the laws of the State of Ohio and the regulations of the County of Hamilton pertaining to storm water management, and that said construction will be in accordance with plans and specifications submitted herewith and certify that the information and statement given on this application are true.

Beaver Creek Interests, Inc. - Edwin Farruggia Edwin Farruggia Signature January 7, 2022 Date

Print Your Name & Company name

Permits Plus #: _____

**HAMILTON COUNTY ENGINEER'S
INTERSECTION SIGHT DISTANCE REVIEW**

Regional Planning APD#: _____ Township Anderson

Project Name: Wolfangle Road Subdivision

Address: 1949 Wolfangle Road

Lane Width 12 Shoulder Width: 7" Lanes: 2

Direction of Travel South

Speed Limit: 35 MPH

Grade of Prop. Roadway: existing

Target distance from edge of travel way: 14.4 feet
(17.8' Preferred, 14.4' Minimum)

Height of Eye - <u>3.5'</u> Height of Vehicle - <u>3.5'</u>	Required Length*	Measured Length
	Feet	Feet
Looking Right to Complete a <u>Left Turn</u> from a Stop	390	400+
Looking Left to Complete a <u>Right Turn</u> from a Stop or Crossing Maneuver	335	400+

* Is from ODOT L&D Vol. 1 Figure 201-5

Nearest Roadway and or drives (within ISD)

Road/Address	Distance	Direction	Side	Use
1940 Wolfangle Road		west		

Comments: Target set 14.4 off of edge of pavement

Field Inspector Debi Calhoun Date: 26-Nov-21

Reviewer Jeffery T. Newby Date: 30-Nov-21

Approved: X Denied: _____

Reason for Denial _____

1949 Wolfangle Road – Anderson Township

Wolfangle Subdivision – proposed single family residential



November 26, 2021

Looking left 400'



1949 Wolfangle Road – Anderson Township

Wolfangle Subdivision – proposed single family residential

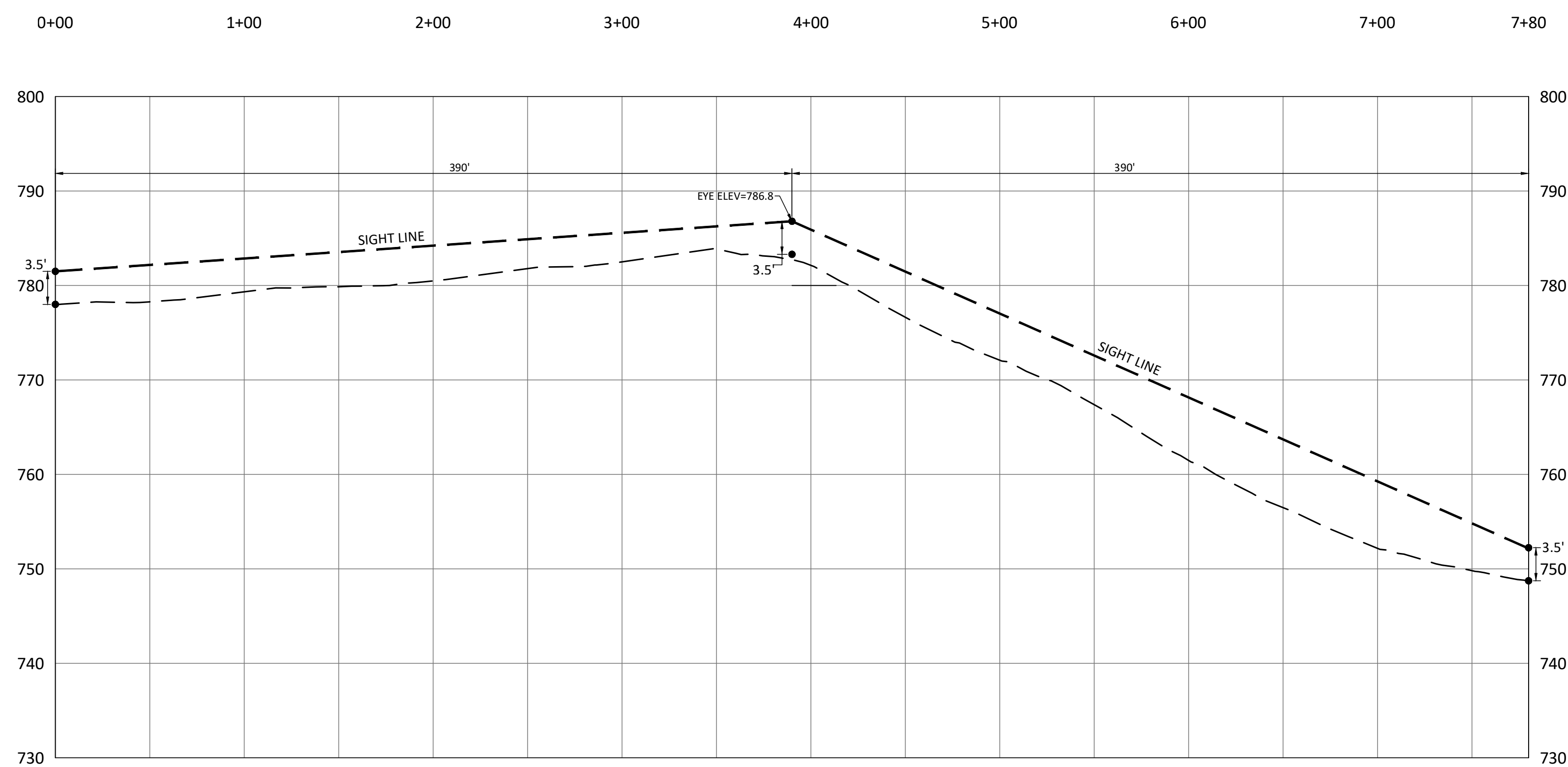
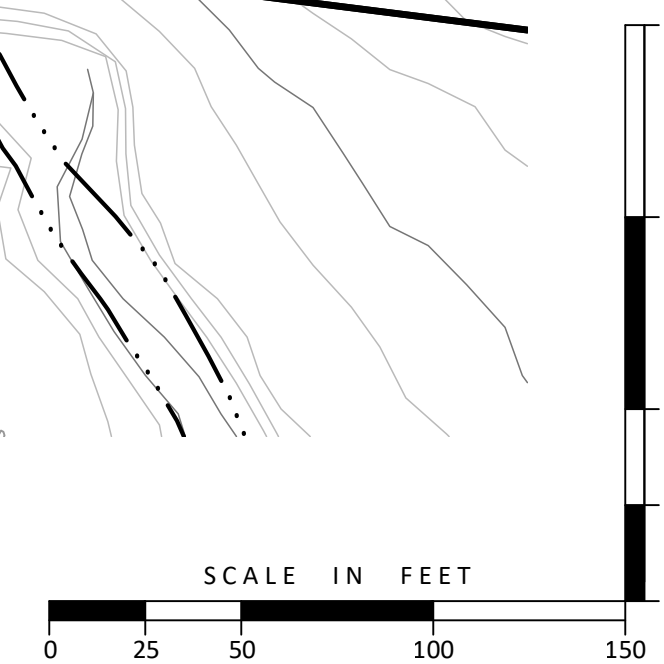
November 26, 2021

Looking right 400'



1949 Wolfangle Road – left turn into proposed development

November 26, 2021



SIGHT DISTANCE
1"=50' HOR. / 1"=10' VERT.

POSTED SPEED LIMIT = 35 MPH



Project Manager DAS
 Drawn By DCA
 DWG 21571004-PRE-00
 X-Ref(s) --

Issue/Revision	No.	Date

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**WOLFANGLE ROAD
SUBDIVISION**
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title

**INTERSECTION SIGHT
DISTANCE STUDY**

Project Number 21571.00
 Drawing Scale AS NOTED
 Sheet Number 1 / 1
 File Number 21571

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DESCRIPTION FOR: BEAVERCREEK INTERESTS, INC

**AREA TO BE RECLASSIFIED "C"
(COMMUNITY UNIT PLAN)**

**LOCATION: WOLFANGEL ROAD
17.256 ACRES**

Situate in Robert Morrow's Military Survey No. 618, Anderson Township, Hamilton County, Ohio and being part of the lands conveyed to Our Lady of Mercy Hospital of Mariemont, Ohio (Parcel I and II,) by deed recorded in Book 4226, Page 395, Hamilton County, Ohio Recorder's Office and also being more particularly described as follows:

BEGINNING in the westerly right of way of Wolfangel Road (r/w varies) and being the northwest corner of a Dedication Plat as record in Plat Book 350, Page 71, Hamilton County, Ohio Recorder's Office, also being in the south line of Meadowlark Acres Subdivision as recorded in Plat Book "65" Page's 1-2, Hamilton County, Ohio Recorder's Office;

Thence, with a proposed zoning line and the west right of way line of said Wolfangel Road, along the following three (3) courses and distance's:

- 1) South 06°37'26" West, 199.83 feet to a point;
- 2) South 07°12'06" West, 19.80 feet to a point;
- 3) South 45°55'24" East, 50.00 feet to a point in the west line of lands as conveyed to Kathryn L. Stemmer and Mark A. Stemmer by deed in O.R. 9386, Page 6030, Hamilton County, Ohio Recorder's Office;

Thence, with said proposed zoning line and with the west line of said Stemmer lands, a 1.144 Acre Tract as conveyed to Mercy Hospital Anderson by deed in O.R. 11964, Page 2266, Hamilton County, Ohio Recorder's Office and 0.802 Acre Tract as conveyed to Our Lady of Mercy Hospital of Mariemont, Ohio by deed recorded in Book 4369, Page 210, Hamilton County, Ohio Recorder's Office , South 07°12'06" West, 1283.56 feet to a point in the centerline of State Road (r/w varies);

Thence, with said proposed zoning line and with the centerline of said State Road, North 84°57'34" West, 10.02 feet to a point in said Our Lady of Mercy Hospital of Mariemont, Ohio (parcel III) Deed Book 4226, Page 395, Hamilton County, Ohio Recorder's Office;

Thence, with said proposed zoning line and with lines of said Our Lady of Mercy Hospital of Mariemont, Ohio (parcel III), along the following seven (7) courses and distance's:

- 1) North 07°12'06" East, 1143.60 feet to a point;
- 2) South 73°35'46" West, 202.39 feet to a point;
- 3) South 53°30'25" West, 247.27 feet to a point;
- 4) North 83°03'35" West, 317.04 feet to a point;
- 5) North 63°18'05" West, 394.50 feet to a point;
- 6) North 65°50'55" West, 240.28 feet to a point;
- 7) North 14°51'15" West, 78.25 feet to a point in the easterly right of way line of Five Mile Road;

Thence, with said proposed zoning line and the easterly right of way line of Five Mile Road along the following three (3) courses and distance's:

- 1) North 17°36'41" East, 41.43 feet to a point;
- 2) North 30°39'20" West, 148.12 feet to a point;
- 3) North 26°58'28" West, 238.88 feet to a point in the south line of the aforesaid Meadowlark Acres Subdivision;

Thence, with said the proposed zoning line and with the south line of said Meadowlark Acres Subdivision, South 83° 19' 34" East, 1498.09 feet to POINT of BEGINNING.

Containing 17.256 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description was prepared from a Zoning Plat by McGill Smith Punshon, Inc. dated January, 2022. Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone.

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

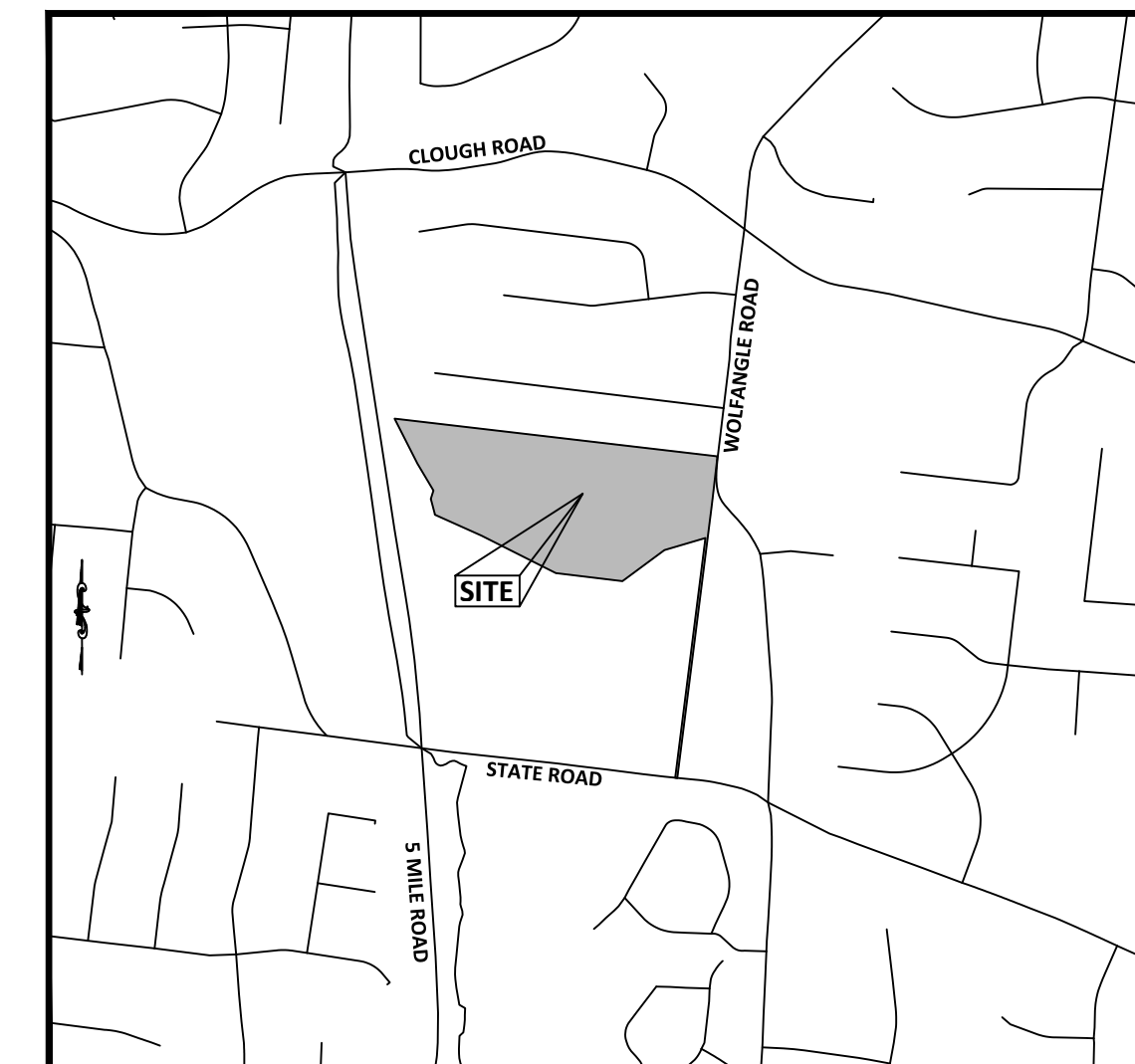
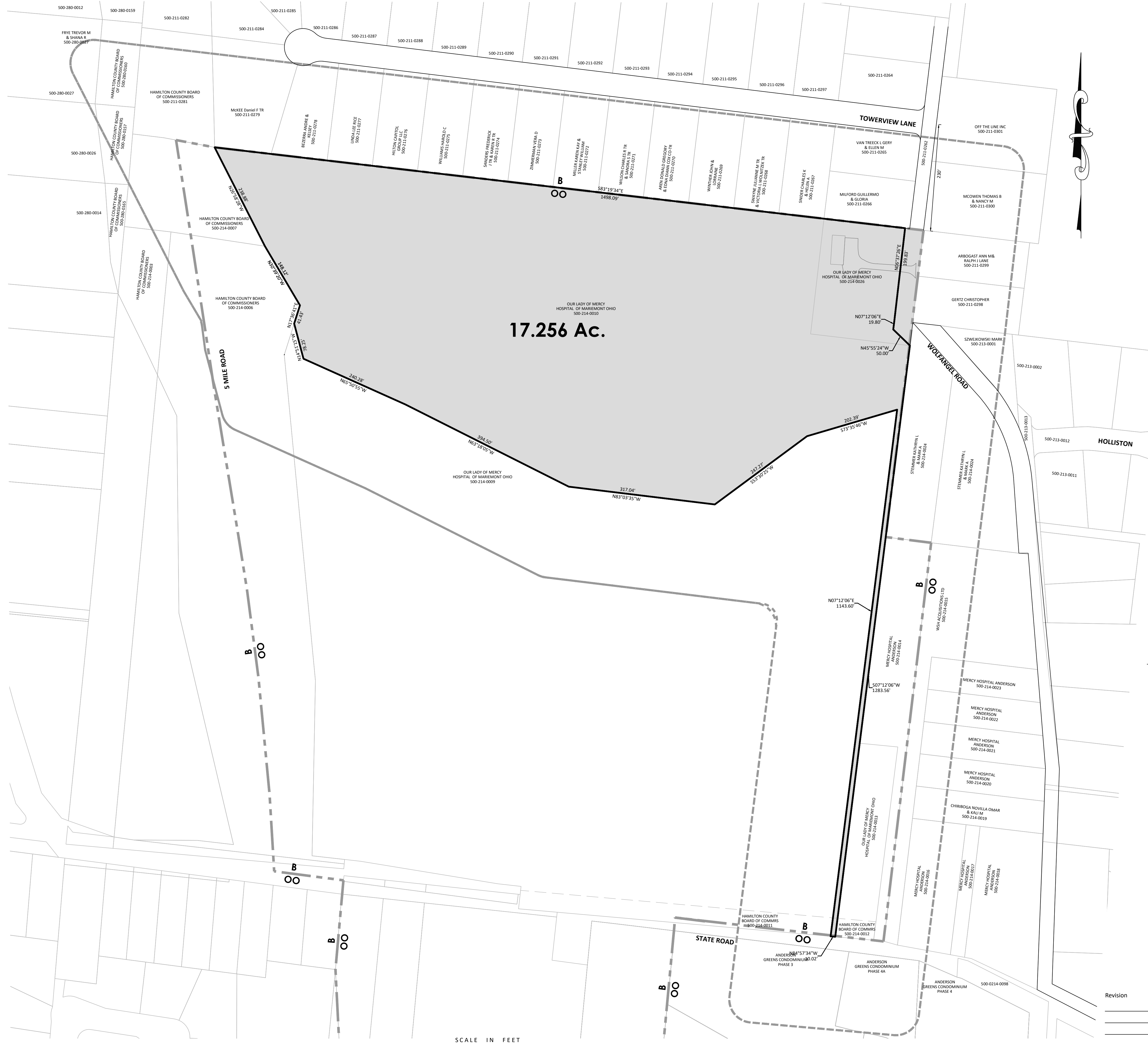


Louis J Hanser P.S. #7843

Prepared by: McGill Smith Punshon, Inc.
Date: January 7, 2022
MSP No.: 21571.00

21571.00-LEG- zon chg 17.256 ac.docx





VICINITY MAP
N.T.S.

OWNER
OUR LADY OF MERCY OF MARIEMONT OHIO
7500 STATE ROAD
CINCINNATI, OHIO 45255

APPLICANT
BEAVERCREEK INTERESTS, LLC
7861 EAST KEMPER ROAD
CINCINNATI, OHIO 45249

General Notes
AREA OF PROPOSED ZONE CHANGE: 17.472 Ac.
EXISTING ZONING DISTRICT: OO (PLANNED OFFICE DISTRICTS)
PROPOSED ZONING DISTRICT: C-CUP
BOUNDARY BASED ON SURVEYS DEEDS AND SURVEYS

ZONE CHANGE PLAT
CROSS CREEK SUBDIVISION
SITUATE IN ROBERT MORROWS M.S. NO. 618
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

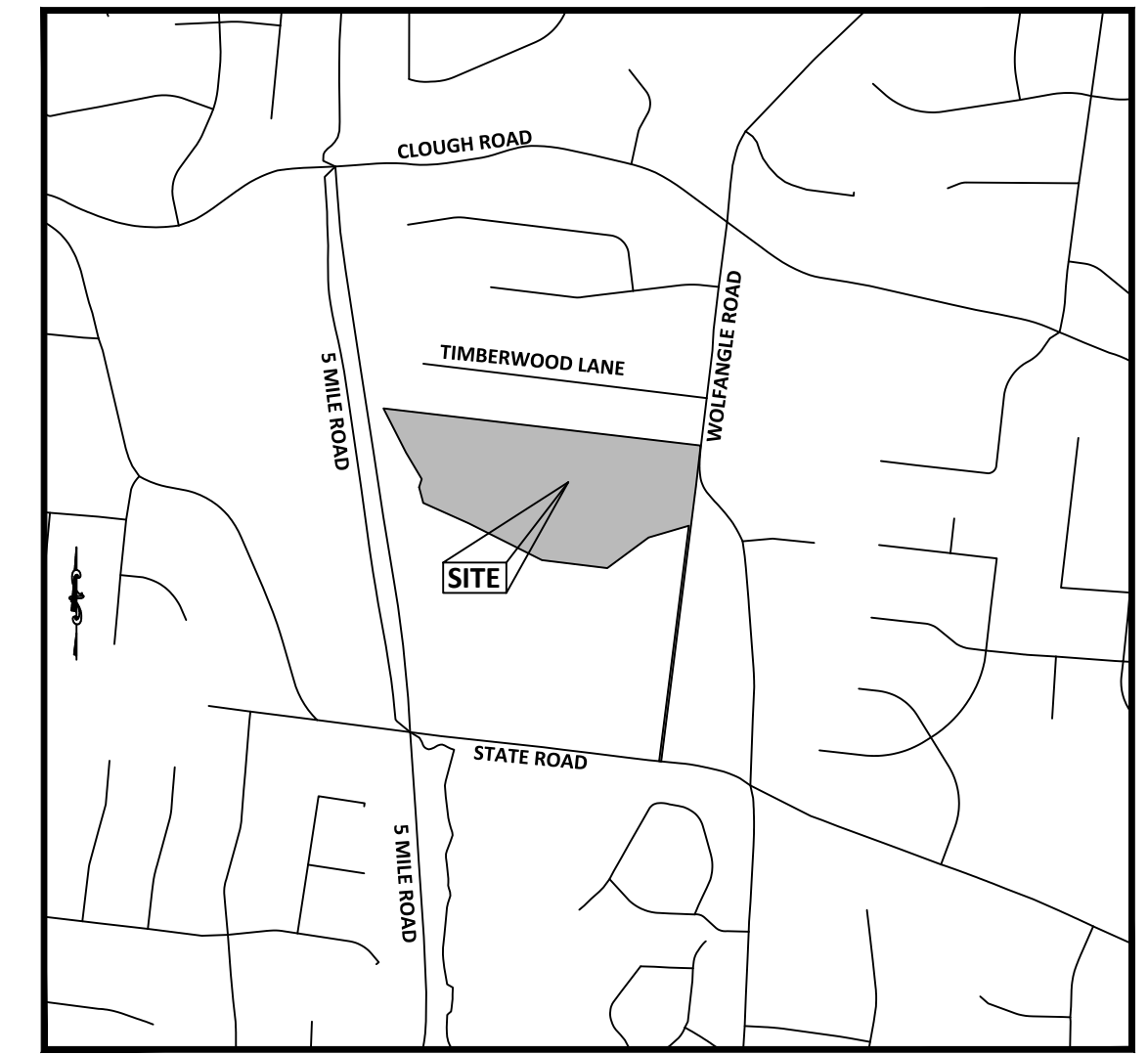
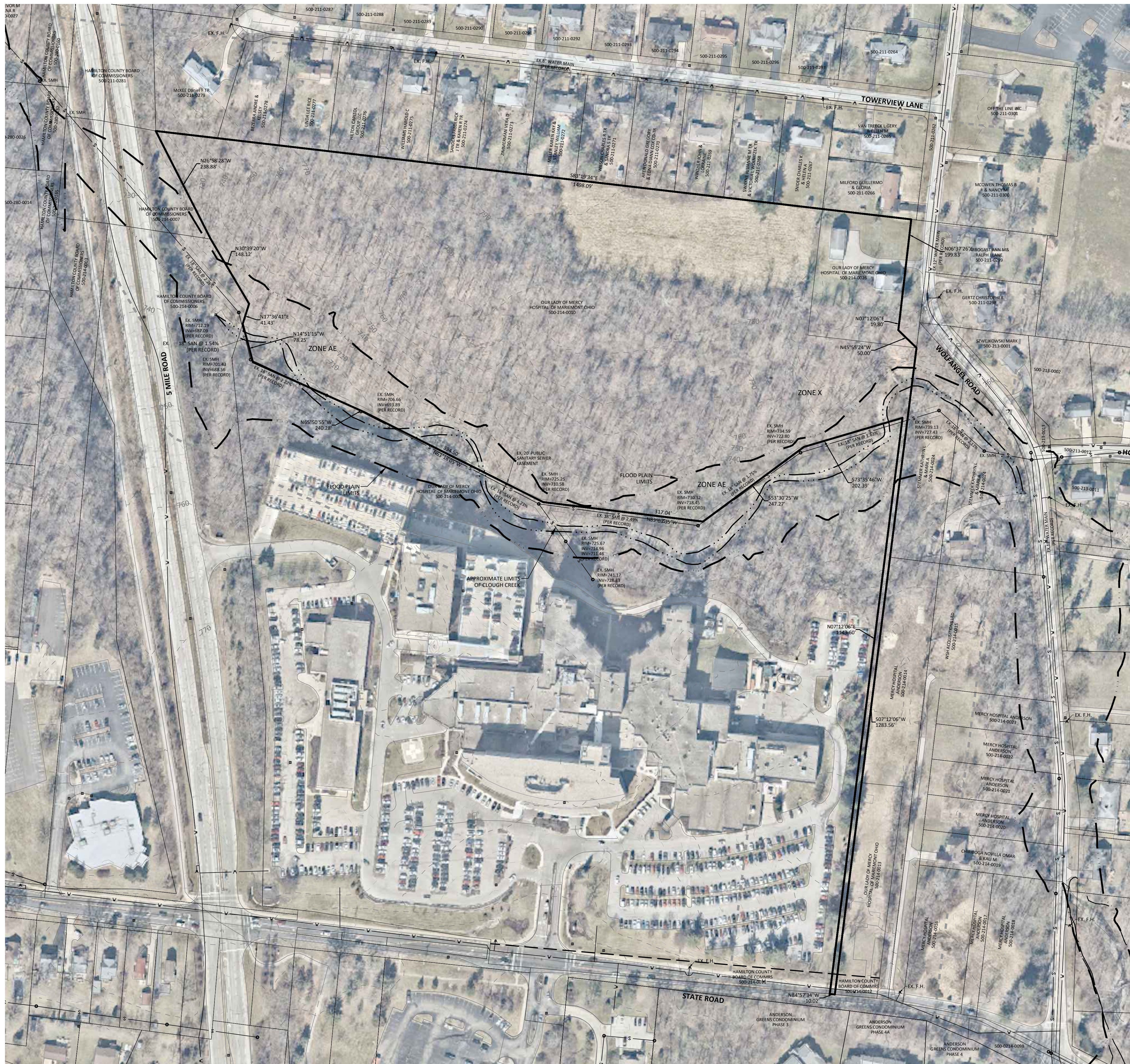
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Survey Database	DAS
DWG	N/A
X-Ref(s)	21571004-ZON-00
Project Number	21571.00
File No.	Sheet No. 1/1

Revision	By	Date

MSP
DESIGN
McGill Smith Punshon

■ Architecture 3700 Park 42 Drive
 ■ Engineering Suite 190B
 ■ Landscape Architecture Cincinnati OH 45241
 ■ Planning Phone 513.759.0004
 ■ Surveying www.mspdesign.com





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EXISTING FEATURES PLAN
**CROSS CREEK
SUBDIVISION**

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ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

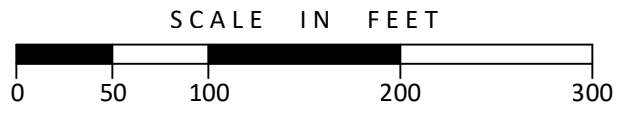
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DWG	N/A
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Project Number	21571.00
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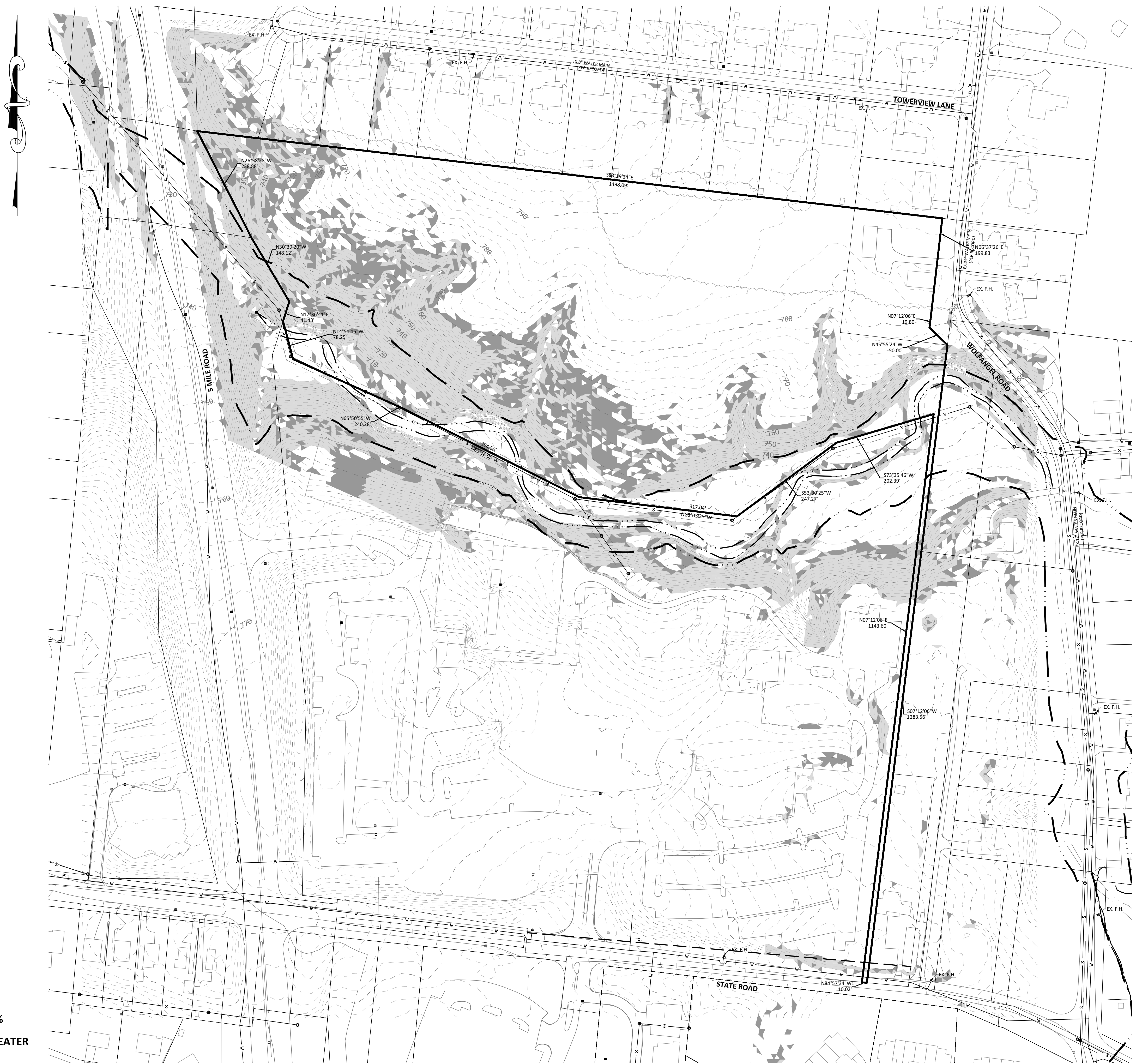
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CONTOUR INTERVAL IS TWO FOOT
TOPOGRAPHIC INFORMATION SHOWN HEREON IS
BASED ON BUTLER COUNTY G.I.S. MAPPING AND
DOES NOT REPRESENT AN ACTUAL TOPOGRAPHIC
SURVEY.





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APPLICANT

BEAVERCREEK INTERESTS, LLC
7861 EAST KEMPER ROAD
CINCINNATI, OHIO 45249

SLOPES 20%-24.99%
 SLOPES 25% OR GREATER

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EXISTING FEATURES SLOPE ANALYSIS
**CROSS CREEK
 SUBDIVISION**
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X-Ref(s)	
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File No.	Sheet No. 2 / 2

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 ■ Architecture 3700 Park 42 Drive
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ZONE SITE ACREAGE: 17.256 AC.
 "OO" PARCEL 500-214-0010
 "OO" PARCEL 500-214-0026
 PROP. "C" RESIDENCE (CUP)
 AREA WITHIN PUD ZONE IS 17.256 AC.
 AREA IN RIGHT-OF-WAY IS 0.00 AC.

MINIMUM REQUIREMENTS PER ZONE C
 MIN. LOT AREA: 6,000 S.F.
 MIN. LOT WIDTH: 50 FEET
 MIN. FRONT YARD: 30 FEET
 MIN. SIDE YARD: 5 FEET
 MIN. REAR YARD: 30 FEET

**PROPOSED "C" RESIDENCE (CUP)
 OVERLAY REQUIREMENTS**
 MINIMUM LOT AREA: 6,480 S.F.
 MINIMUM LOT WIDTH: 54 FEET
 MINIMUM FRONT YARD: 30 FEET
 MINIMUM SIDE YARD: 5 FEET
 MINIMUM REAR YARD: 30 FEET

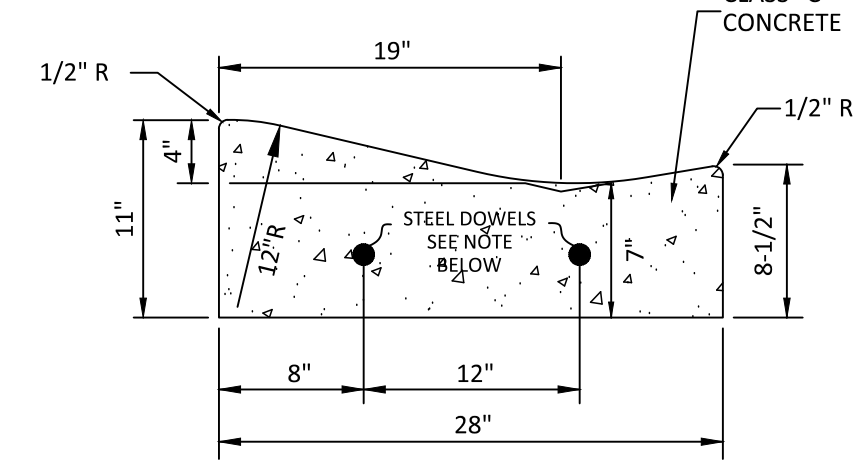
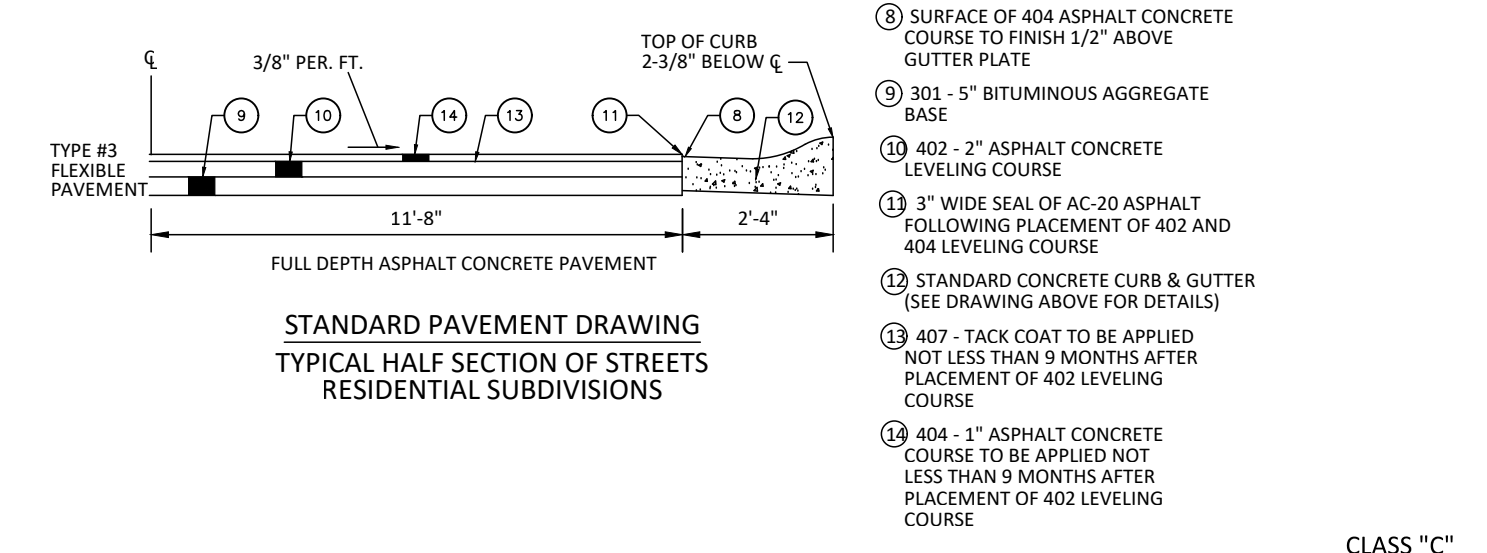
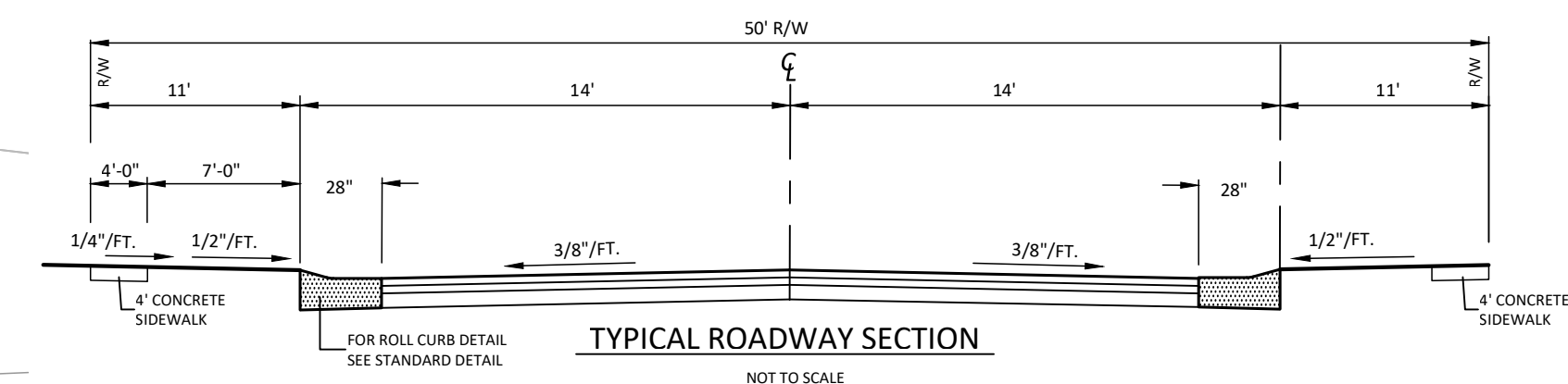
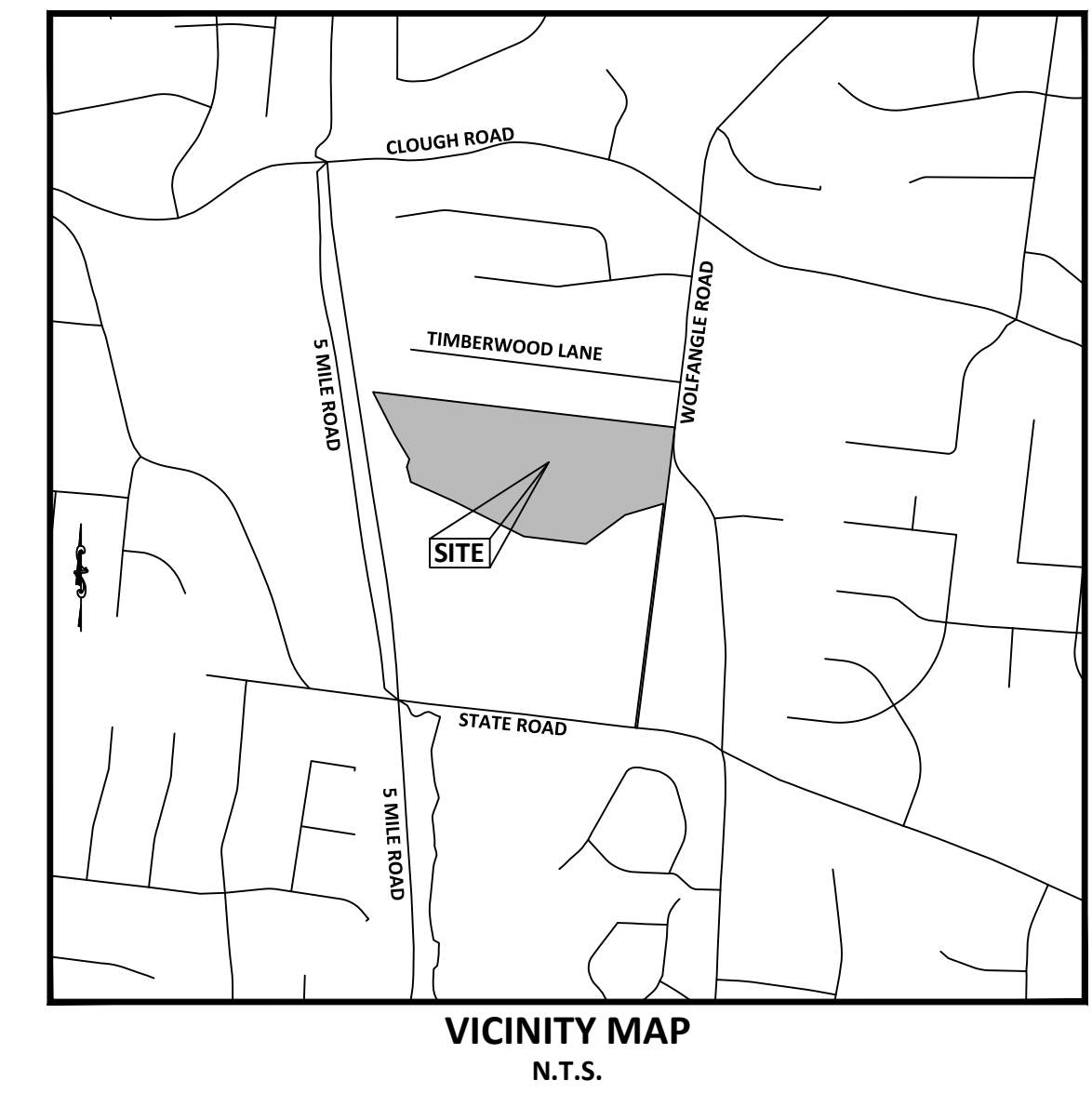
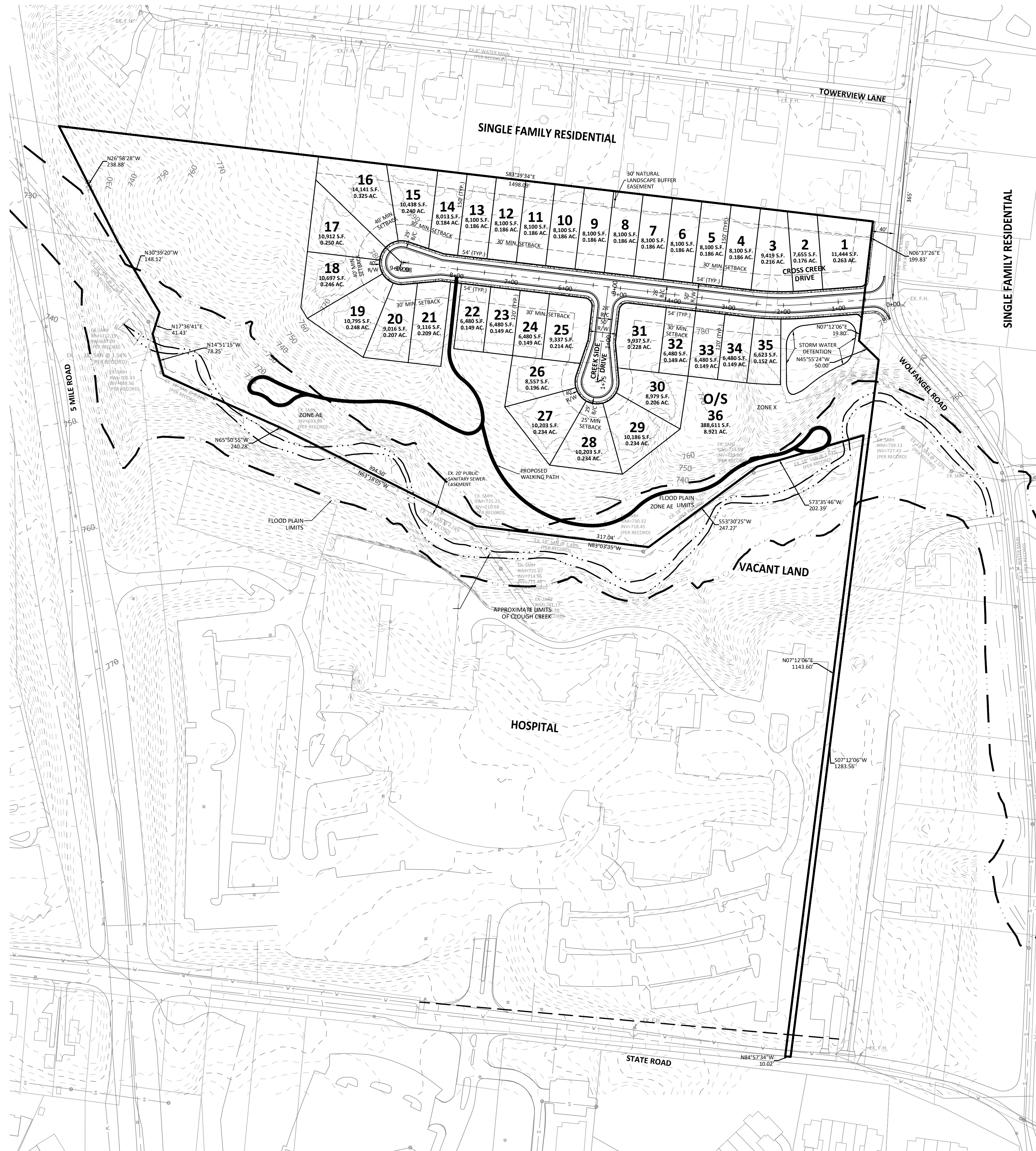
OPEN SPACE AREA: 8.921 Ac.
OPEN SPACE PERCENTAGE: 51.7%

LOT YIELD: 35
GROSS DENSITY: 2.03 UNITS / ACRE

APPROXIMATE 54'x120' (SOUTH OF CROSS CREEK DRIVE)
TYPICAL LOT SIZE: 54'x150' (NORTH OF CROSS CREEK DRIVE)

GENERAL NOTES

- ALL PROPOSED STREETS & IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH HAMILTON COUNTY STANDARDS & SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- CONTOUR INTERVAL IS TWO FOOT.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON HAMILTON COUNTY G.I.S. MAPPING AND DOES NOT REPRESENT AN ACTUAL TOPOGRAPHIC SURVEY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE AE (AREA OF SPECIAL FLOOD HAZARD AREAS WITH BFE OR DEPTH) AS DENOTED ON MAP PANEL 39061C0378E, 2117 / 2010 OF THE NATIONAL FEMA FLOOD HAZARD MAPS.



CONCRETE CURB & GUTTER SECTION
 REQUIREMENTS AS SHOWN WITH EXPANSION JOINTS AT RADI AND INLETS, IMPRESSED CONTRACTION JOINTS AT 10' SPACING BETWEEN EXPANSION JOINTS.
 NOTE: ONE INCH NON-EXTRUDING EXPANSION JOINTS W/TWO DOWELS AND SLEEVES OR TWO DOWELS BAR ASSEMBLIES.

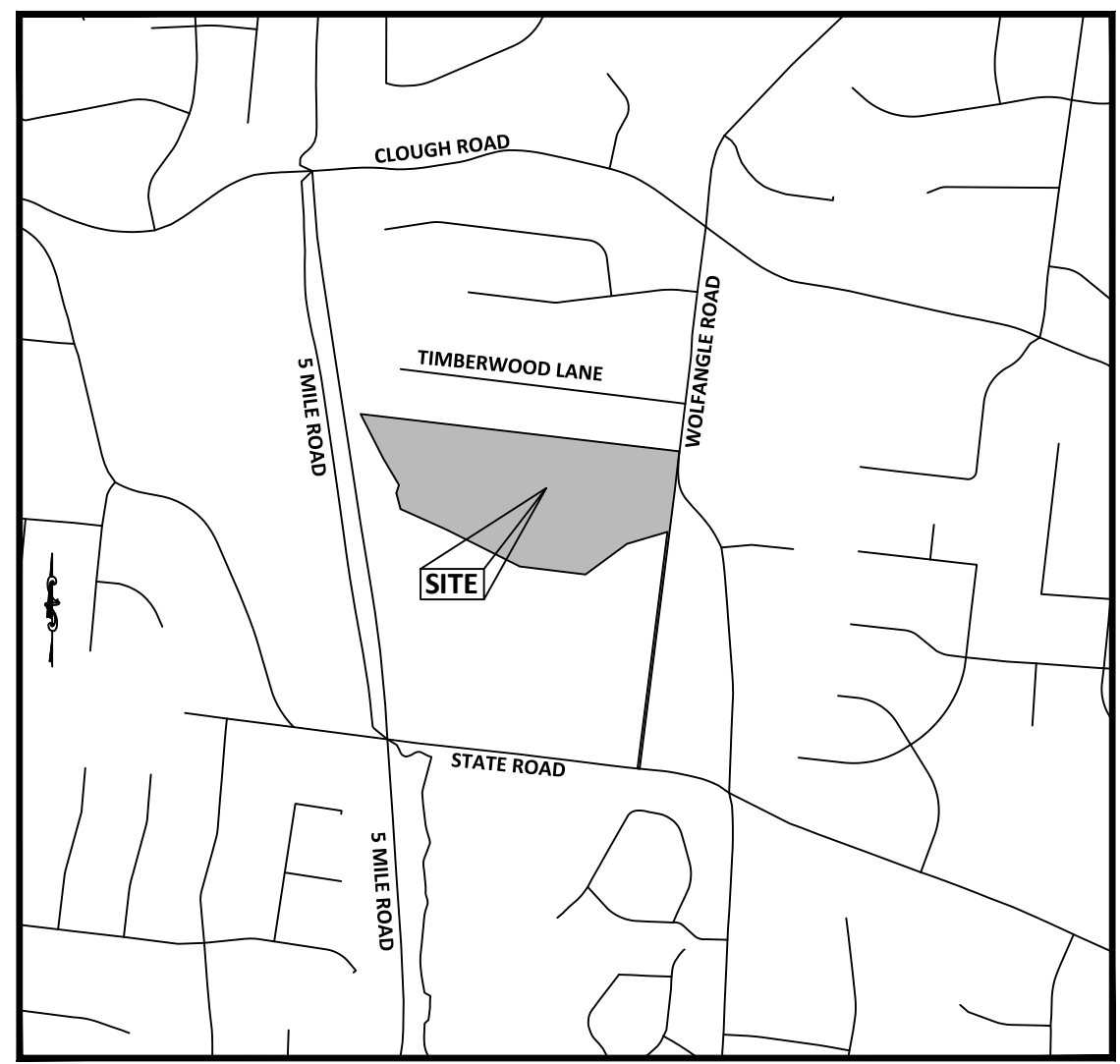
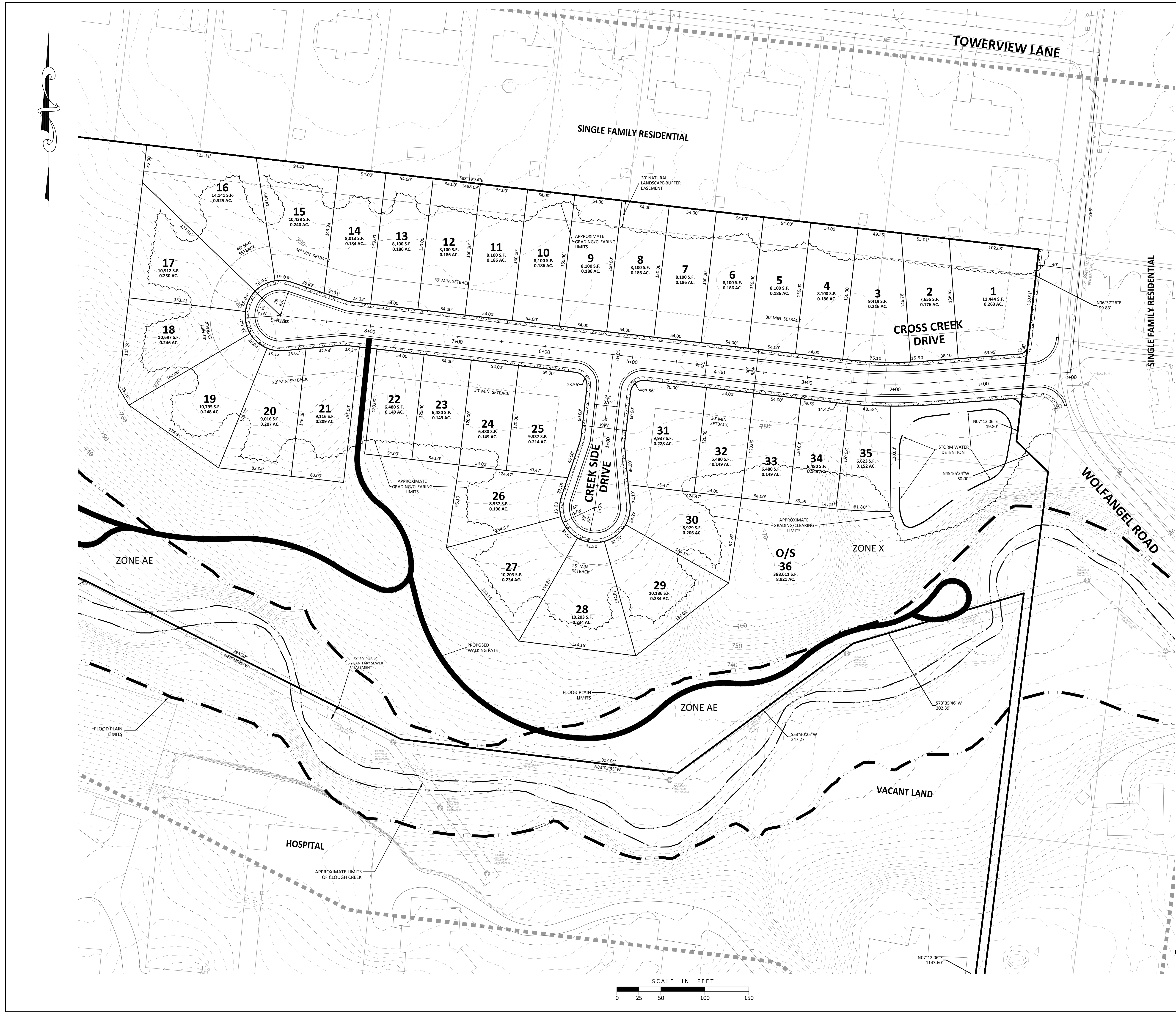
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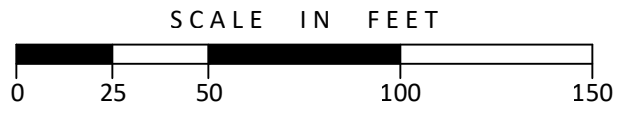
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