

Application for 6177 Striker Road Rezoning

Hamilton Township Zoning Commission

7:00 PM, August 14, 2023

General Information

Applicant: Mr. Kevin Hildebrand
3476 Irwin Simpson Road
Mason, Ohio 45040

Property Owner: Mr. Kevin Hildebrand
3476 Irwin Simpson Road
Mason, Ohio 45040

Spokesperson: Mr. Kevin Hildebrand

Property Location: 6177 Striker Road
Hamilton Township, Ohio
45039

Existing Zoning: M-2 Heavy Industrial Zone

Existing Land Use: Vacant Land

Parcel Information: Size 1.931 acres
Account No. 2801604
Parcel ID 16-11-20-0130



Area Land Use: North: B-2 General Business Zone
East: B-2 General Business Zone
South: B-2 General Business Zone
West: B-1/B-2 Neighborhood Business/General Business Zone



Request: The applicant has requested a zone change from M-2 Heavy Industrial to R-3 Multi-Family Residence. The zone change is intended to allow for 12 condominiums on the property.

Notice: A legal ad providing notice of the hearing on this case was published in *The Journal News* on July 30, 2023. Notices were mailed to all property owners within 200 feet of the subject property.

History: The land is currently vacant. The Board of Trustees recently approved a site plan for a banquet facility on the property. The Hamilton Township Comprehensive Plan and Future Land Use Plan show this area as being rural residential. Rural Residential includes land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots.

This was heard at the Warren County Regional Planning Commission on July 27, 2023, where they recommended denial based on this area being the industrial corridor for the Township as well as the rezoning not meeting the Comprehensive Land Use Plan.

Warren County Water and Sewer Department had the following comments:

1. We are opposed to the rezoning of the property to residential. We do not believe it is consistent with the majority of the surrounding land uses that includes the Army Reserve Facility, Regional Municipal Wastewater Plant, Electrical Substation, and industrial facilities along Grandin Road. The intention of the Grandin Road corridor is to be a commercial, light manufacturing and retail-not residential.
2. The Water Department routinely receives noise and light complaints from residents to the south in the Miami Bluffs subdivision. Our need to illuminate the treatment plant for security purposes is opposite to the neighbor's preference for no lighting. We don't need additional residential neighbors, especially high density residential.

The staff is not aware of any other comments from other partner organizations.

Review Criteria for Zoning Text and Map Amendments:

HTZC Section 3.7.4 provides the following guidelines for the Zoning Commission when considering Zoning Text and Map Amendments:

- A. *The amendment is consistent with the Hamilton Township Land Use Plan, other plans or development policies adopted by the board of township trustees;*
- B. *The amendment is consistent with the purpose of the zoning code;*
- C. *Where more than one zoning district is available to implement the land use designation, the applicant must justify zoning being sought and show that it is best suited for the specific site, based upon the policies of the township; and*
- D. *Any other substantive factor deemed appropriate by the zoning commission or board of township trustees.*

Action:

The Zoning Commission will hold a public hearing on August 14, 2023, including the following actions:

- Open the hearing
- Swear in witnesses
- Take testimony regarding the application from staff, the applicant, and anyone else in attendance at the hearing who wishes to speak
- Close the hearing
- Deliberate
- Recommend approval, approval with modifications, or denial of the proposed Rezoning

CK 2102



Application to the
ZONING COMMISSION
7780 South SR 48
Hamilton Township, OH 45039

ZONING AMENDMENT AND PUD STAGE 1

APPLICANT

Name KEVIN HILDEBRAND
SGC PROPERTIES LLC
Address 3476 IRWIN SIMPSON RD.
MASON, OH 45040
Phone Number 513-677-5333
Email kevinhsells@gmail.com

OWNER

Name SAME
Address _____
Phone Number _____
Email _____

SUBJECT PROPERTY

Street Address 6177 STRIKER ROAD
Parcel ID Number 16112000130 Acreage 1.931
Current Zoning M2 Requested Zoning R3

APPLICATION REQUIREMENTS

- Filing Fee
- Property Owner's Affidavit
- Site plan drawn to scale showing subject property and all properties within 200 feet
- Any other relevant plans
- Statement explaining in detail the development plans for the property

[Signature]
Applicant Signature

7/5/2023
Date

PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO

COUNTY OF WARREN

I (we) KEVIN HILDEBRAND

hereby certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to Hamilton Township considering the attached application and approving the request for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the Hamilton Township Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the approval. I (we) authorize Hamilton Township to place a Public Meeting notification sign on the property. I (we) authorize Hamilton Township staff to enter and inspect the property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

[Handwritten Signature]

Signature

KEVIN HILDEBRAND

Printed Name

3476 IRWIN SIMPSON RD

Street Address

MASON OH 45040

City, State, Zip Code

513-677-5333

Phone

Subscribed and sworn to before me this 27th day of June 2023

Alison Holbrook

Notary Public



ALISON HOLBROOK
Notary Public
State of Ohio
My Comm. Expires
June 4, 2027

