

APPLICATION FOR ZONE MAP AMENDMENT  
and PRELIMINARY DEVELOPMENT PLAN  
or AMENDMENT TO A FINAL DEVELOPMENT PLAN  
COLERAIN TOWNSHIP ZONING COMMISSION  
4200 SPRINGDALE ROAD  
CINCINNATI, OH 45251

Case No.: ZA 2009-0801 Date Filed: 08-24-09  
Date of Preliminary Hearing (if applicable): 04-28-09  
Request Change from: R-3 to: PD-R  
Township: Colerain Book: 510 Page: 183 Parcels: 0010, 0011, 0012 & 0013  
Physical location of property (address or brief description if no address assigned):  
9998 & 10032 Prechtel Road

Name of Applicant: Robert G. Rothert  
Telephone No.: 513-385-5757 Email Address: brothert@abercrombie@associates.com  
Address: 3377 Compton Road, Suite 120  
City: Cincinnati State: Ohio Zip: 45251-2507  
\*Name of Owner(s): 1-Nicholas Parkinson & Adam Wallpe, 2-Michael J. Faillace & Clinton R. Ladd  
Telephone No.: 513-923-3297 Email Address: mikejf@fuse.net  
Address: 9998 & 10032 Prechtel Road  
City: Cincinnati State: Ohio Zip: 45252

Name, address and parcel number of each property owner of record within the proposed amendment area:

1. Nicholas Parkinson & Adam Wallpe, 10032 Prechtel Road, Parcels 0010, 0011 & 0012
2. Michael J. Faillace & Clinton R. Ladd, 9998 Prechtel Road, Parcel 0013
3. \_\_\_\_\_

(attach separate sheet if necessary for additional parcels)

Signatures: [Signature] Date: 8/24/09  
Applicant: [Signature] Date: 8/24/09  
\*Owner: [Signature] Date: 8/24/09  
\*Owner: [Signature] Date: 8/24/09

Filing fees shall accompany the application. Make check payable to: *Colerain Township Board of Trustees*.

Filing fee: \$1,900.00 Legal notices: \_\_\_\_\_ Cert. Mail: \_\_\_\_\_ TOTAL: \_\_\_\_\_

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

\*Although the Applicant need not be the same as the Owner(s), the Owner(s) shall co-sign for an amendment.

**\*\* PLEASE NOTE: A hearing notice sign will be placed in your yard the week before your hearing and a Planning & Zoning staff member will visit the property to take photographs to be shown at the hearing. \*\***



August 25, 2009

Colerain Township  
Zoning Commission  
4200 Springdale Road  
Cincinnati, OH 45251-1419

Attn: Dr. Susan H. Roschke  
Zoning Administrator

Ref: 9998 & 10032 Prechtel Road

Dear Dr. Roschke:

Please find attached the application for a zone change at the above referenced addresses. Also included are copies of the preliminary plan, zone change map, ownership list, application fee, MSD concept letter and SDS application for Public Works. The site is located on the East side of Prechtel Road approximately 530 feet south of Dry Ridge Road and contains 7.17 acres of land of which 6.13 acres are part of the proposed zone change. The property is presently occupied by 2 single family homes, one of which will be torn down and the other parceled off and sold. The house being kept and sold is not part of the zone change.

The property is presently surrounded by single family uses. The properties to the north, west and south are presently zoned "R-3" Suburban-Low Residential District with the property to the east being zoned "PD-R" Planned Residence District (Multi-Family).

The land use plan calls for this property to be single family residence. The proposed use is for detached single family residence in a PD-R setting. The proposed lots will have a width of 70 feet at the building setback with front yards of 35 feet, side yards of 7.5 feet, rear yards of 30 feet and minimum lot areas of 10,500 square feet. Open space for the project will be located along the Prechtel Road frontage with mounding and landscaping as well as a large open space in the northeast corner of the site that will include a gazebo overlooking the proposed retention lake. The open space area of 1.42 acres exceeds the 20% requirement of the zoning code. All of the lots will access off the new subdivision street with no individual curb cuts on Prechtel Road.

The target market for this subdivision is the lifestyle buyer or empty nester. The location is excellent with the close proximity of Pebble Creek Golf Course along with the available retail and restaurant opportunities in Stone Creek Towne Center and Northgate Mall and surrounding areas. We feel that the proposed development will be a nice addition to the already desirable housing stock in the area and give the residences of Colerain Township an additional option to retirement living.

Would you please process this application so as to start the rezoning process with the October 1st Regional Planning Commission Meeting and October 20th Colerain Township Zoning Commission Meeting.

If there are any questions or if I can be of further assistance, please call me at your earliest convenience.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'R.G. Rothert', with a stylized flourish at the end.

Robert G. Rothert, PE

Attachment



AUGUST 25, 2009

**LEGAL DESCRIPTION  
6.13 ACRES  
AREA TO BE RE-ZONED**

SITUATE IN SECTION 16, TOWN 2, ENTIRE RANGE 1, COLERAIN TOWNSHIP,  
HAMILTON COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

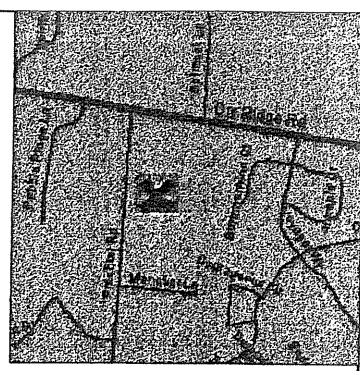
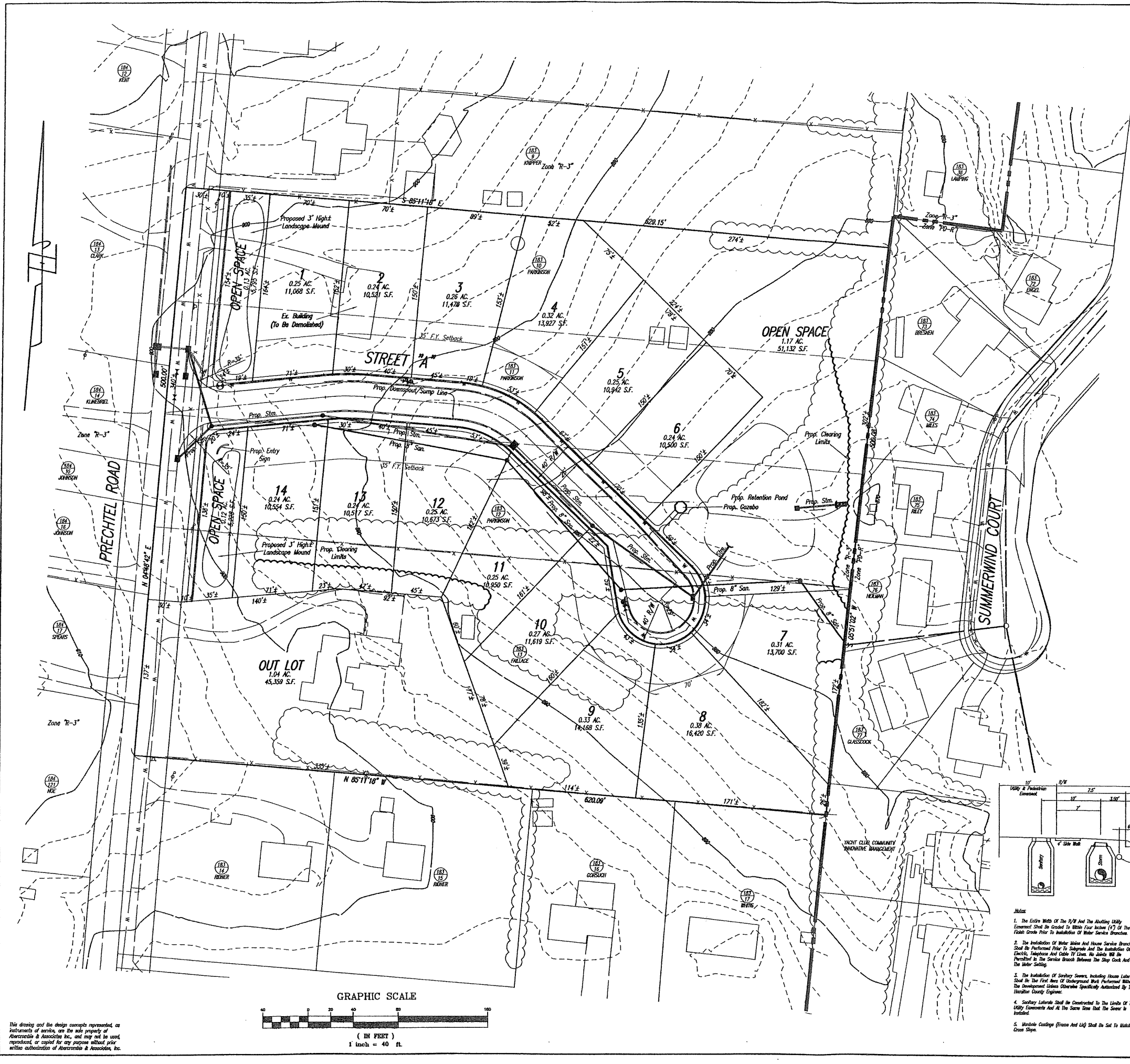
BEGINNING AT THE CENTERLINE INTERSECTION OF DRY FORK ROAD AND  
PRECHTEL ROAD, THENCE ALONG THE CENTERLINE OF PRECHTEL ROAD, SOUTH  
04°48'42" WEST, 523.73 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN  
DESCRIBED TRACT; THENCE LEAVING THE CENTERLINE OF PRECHTEL ROAD,  
SOUTH 85°11'18" EAST, 629.15 FEET TO A POINT; THENCE SOUTH 05°51'02" WEST,  
500.08 FEET TO A POINT; THENCE NORTH 85°11'18" WEST, 285.09 FEET TO A POINT;  
THENCE NORTH 20°18'11" WEST, 176.70 FEET TO A POINT; THENCE NORTH 85°11'18"  
WEST, 92.34 FEET TO A POINT; THENCE SOUTH 85°27'34" WEST, 139.51 FEET TO A  
POINT; THENCE NORTH 85°11'18" WEST, 30.00 FEET TO THE CENTERLINE OF  
PRECHTEL ROAD; THENCE ALONG THE CENTERLINE OF PRECHTEL ROAD,  
NORTH 04°48'42" EAST, 362.67 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 6.13 ACRES OF LAND AND BEING SUBJECT TO THE RIGHT OF  
WAY OF PRECHTEL ROAD AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY PROPOSED TO BE  
DEVELOPED IS A COMPLETE, PROPER AND LEGAL DESCRIPTION THEREOF.

  
\_\_\_\_\_  
STEPHEN L. CAHILL  
OHIO REGISTERED SURVEYOR #7862

File:09-0012.ld1-.6.13ac



VICINITY MAP

Ex. Zoning= R-3  
Prop. Zoning= PD-R  
Gross Site Area= 6.13 Acres  
Net Site Area= 5.26 Acres  
Open Space Required @ 20%= 1.05 Acres  
Open Space Provided= 1.42 Acres  
Prop. Front Yard= 35'  
Prop. Rear Yard= 30'  
Prop. Side Yard= 7.5'  
Prop. Min. Lot Area= 10,500 Sq. Ft.

Visual Inspection Does Not Reveal Landslide Prone Soils And Bedrock  
Outcroppings. A Geotechnical Engineer Will Be Utilized During Construction.

Existing Topography Obtained From The Latest Edition Of CAGIS Maps.

Lighting To Be Standard Subdivision Street Lights.

Each House Will Be Individually Landscaped.

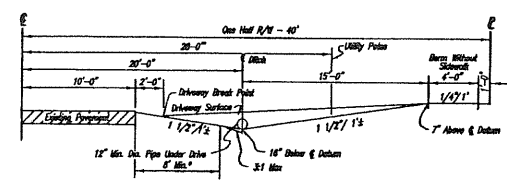
Subject Property Is Located In Flood Zone "X" As Determined By A Personal Review Of Flood Map No. 39061C00050 Dated May 17, 2004 Of The National Flood Insurance Program.

Auditors Reference: Auditors Parcel 510-0183 & 510-0184

Owners:  
Nicholas Parkinson & Adam Walpole  
10032 Prechtel Road  
Cincinnati, Ohio 45252

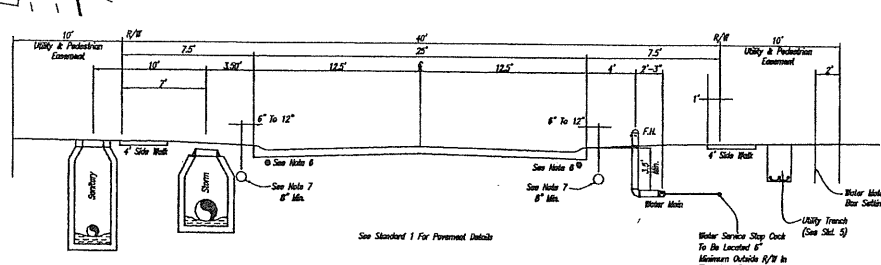
Michael J. Fallace & Clinton R. Ladd  
9998 Prechtel Road  
Cincinnati, Ohio 45252

TYPICAL HALF SECTION - COUNTY ROAD



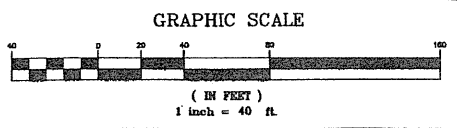
The area between the edge of pavement and the R/W line shall be graded and completed as shown above.  
To be used in F&D Conditions

TYPICAL SECTION FOR P.U.D. PUBLIC STREET



- Notes:
1. The Entire Width Of The R/W And The Auxiliary Utility Easement Shall Be Graded To Within Four Inches (4") Of The Finish Grade Prior To Installation Of Water Service Branches.
  2. The Installation Of Water Mains And House Service Branches Shall Be Performed Prior To Subgrade And The Installation Of Electric, Telephone And Cable TV Lines. No Joints Shall Be Permitted In The Service Branch Between The Stop Cock And The Meter Setting.
  3. The Installation Of Sanitary Sewers, Including House Laterals Shall Be The First Item Of Underground Work Performed Within The Development Unless Otherwise Specifically Authorized By The Hamilton County Engineer.
  4. Sanitary Laterals Shall Be Constructed To The Limits Of The Utility Easements And At The Same Time That The Sewers Is Installed.
  5. Manhole Coverings (Frames And Lids) Shall Be Set To Match Ground Slopes.
  6. See Std. Plan 3 For Detail Of Drains At Stop Points In Vertical Profile.
  7. Locations Of 8" Minimum Diameter Collector Pipes Where Required For Downspout And/or Sump Pump Connections. Outlet To Horizontal Catch Basins. 24" Minimum Depth Required To Flows Of Pipe. One 6" Lateral Per Lot Shall Be Installed. Pipe Shall Meet The Requirements Of D.0.0.7, 707.33, 707.43 (ASTM F481) Or 707.43 (ASTM F794). Pipe Shall Be Non-Perforated And Installed With Manhole Connections. A Subside Drainage Structure Shall Be Provided At The Upstream End Of The Collector Pipe. Channel Structures Shall Be Of Uniform Design With Readily Accessible Open Level With The Surrounding Ground. Prefabricated Units May Be Provided. Accessibility For Clean Out Equipment Is A Condition Of Acceptance By The Engineer. Backfill Shall Conform To 603.10 For Type "B" Correl. Bedding Shall Conform To 603.10.
  8. Location Of Sewer Shall Be As Determined By The Hamilton County Regional Planning Commission And/Or The Township.
  9. Sewers Installed In The Easement Shall Be Maintained By The Home Owners.
- \* Location Of Water Meter Box Shall Generally Be Seven Feet (7') Beyond The R/W Line. In Special Cases Due To Physical Encumbrances The Meter Box May Be Located Between Five Feet (5') And Ten Feet (10') From The Property Line As Determined By The Meter Works. In Those Cases Where The Meter Box Is Located Between Five Feet (5') And Ten Feet (10') From The Property Line The Meter Service Branch Shall Be Extended A Minimum Of Seven Feet (7') Beyond The Box In The Original Installation. The End Of The Meter Service Branch Shall Be Capped Utilizing A Flared Copper To Iron Fitting And Brass Plug. The Branch Shall Be Pressurized From Main To Plug.

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9998 & 10032 PRECHTEL ROAD  
PROPOSED ZONE CHANGE  
"R-3" TO "PD-R"

Date	4-2-09
Drawn by	D.G.
Checked by	R.G.R.
Scale	1" = 40'

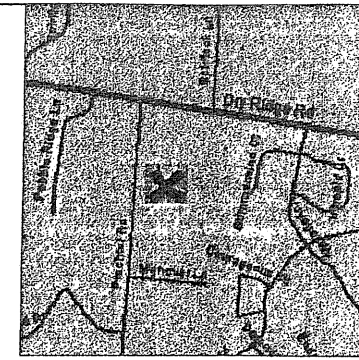
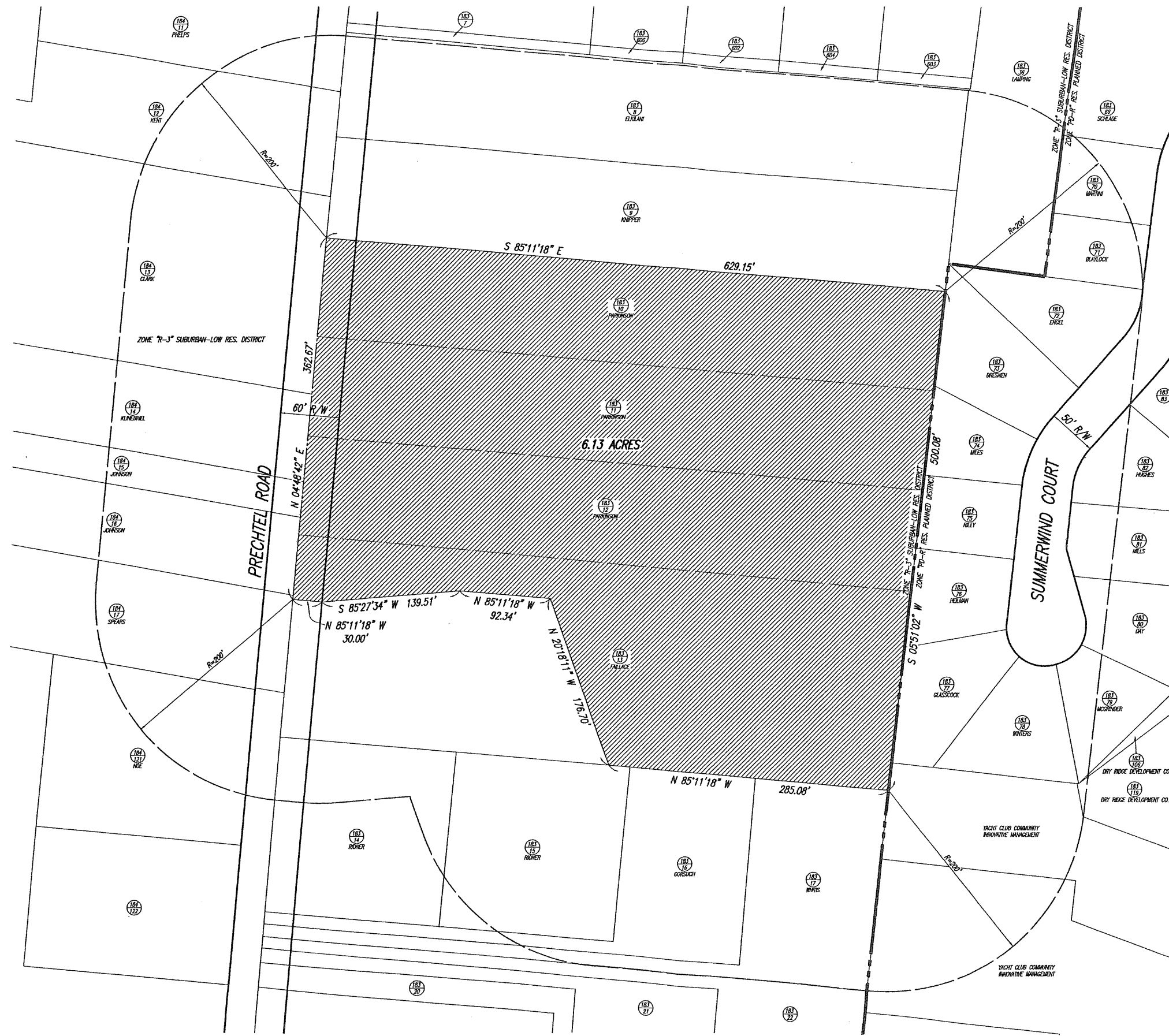
PRELIMINARY PLAN

SEC-16, TOWN-2, E-RANGE-1  
COLERAIN TOWNSHIP  
HAMILTON COUNTY, OHIO

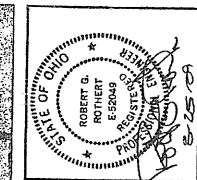
Abercrombie & Associates, Inc.  
Civil Engineering + Surveying  
513-386-5757  
www.abercrombie-associates.com

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OR UTILITIES PROTECTION SERVICE

09-0012 1



VICINITY MAP



8-21-09
G.R.
RGR
1" = 50'

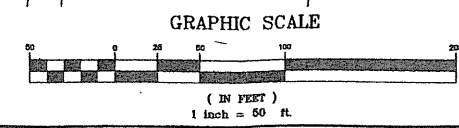
OWNERSHIP MAP
SECTION-16, TOWN-2, E.RANGE-1 COLERAIN TOWNSHIP HAMILTON COUNTY, OHIO

OWNERS:  
NICHOLAS PARKINSON & ADAM WALLPE  
10032 PRECHTEL ROAD  
CINCINNATI, OHIO 45252

MICHAEL J. FAILLACE & KLINTON R. LADD  
9998 PRECHTEL ROAD  
CINCINNATI, OHIO 45252

AUDITORS REFERENCE: AUDITORS PARCEL 510-0183 & 510-0184

ZONE CHANGE FROM ZONE  
"R-3" SUBURBAN-LOW RESIDENTIAL DISTRICT TO  
ZONE "PD-R" RESIDENTIAL PLANNED DISTRICT



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