Once operated by the Hamilton County Zoning Department, Sycamore Township residents voted in November 1998 to establish their own local zoning code and administrative procedures, much like that of the Hamilton County Zoning Department. The change would mean that the Trustees would be making the final zoning decisions in the Township. This new role for Sycamore Township is beneficial to the residents because we will be able to promptly respond to zoning violations and local people will be making the decisions for our future. The Zoning Commission is a commission of five Township residents appointed by the Trustees. The Planning & Zoning Commission makes recommendations to the Trustees on all Township issues such as Zone Changes, Planned Unit Developments, PUD Modifications, LASR’s and provides feedback for the Township corridor studies, land use plan and specific public interest. Please contact the Planning & Zoning office for the step by step process to file for a PUD, or Modification to a PUD.

WHAT IS A PLANNED UNIT DEVELOPMENT? A type of development that enables residential, commercial, or light industrial uses to be developed alone or in combination under one unified plan of development under more flexible standards pursuant to the standards and procedures set forth in Chapter 18 or Section 7-7 of the Sycamore Township Zoning Resolution. PUD’s can be classified as a PUD I or a PUD II. Where appropriate, this development promotes:

- A mixture of both land uses and dwelling types with at least one of the land uses being regional in nature
- The clustering of residential land uses providing public and common open space
- Increased administrative discretion to a local professional planning staff while setting aside present land use regulations and rigid plat approval processes
- The enhancement of the bargaining process between the developer and government municipalities which in turn strengthens the municipality’s site plan review and control over development for potentially increased profits due to land efficiency, multiple land uses, and increased residential densities.

HOW DO I KNOW IF MY PROPOSAL IS A PUD I OR A PUD II? Proposed planned unit developments whose net densities or intensities fall within the PUD I or II range as shown in the Table of Permissible Uses in Chapter 3 of the Sycamore Township Zoning Resolution will be classified as a PUD I or a PUD II hearing. This may be determined by completing an Impervious Surface Ratio worksheet.
WHAT IS THE DIFFERENCE BETWEEN A PUD I AND A PUD II?

**PUD I:** Requires only an administrative review and approval by the Sycamore Township Zoning Commission.

**PUD II:** Requires review and recommendation of the PUD by the Sycamore Township Zoning Commission and a final approval by the Board of Trustees.

HOW DO I APPLY FOR A PUD? An application for a PUD will be accepted only after a Zoning Plans Examiner has refused to issue a zoning certificate. Following the refusal of a zoning certificate, and if the applicant should choose to proceed with the project, the completed application packet and application fee shall be filed with the Planning & Zoning Department by the date outlined. You may schedule an appointment with the Zoning Director if you have any questions or wish to further discuss details of a case prior to submission.

WHAT IS THE COMPLETE PUD PROCESS?

1. **Pre-application meeting**
   The applicant is encouraged to meet with the Township to discuss the proposal. During this meeting, the Township will provide information, feasibility, suggestions or alternatives to the plan.

2. **Submission**
   All required drawings, fees, applications, and letters must be submitted by the date outlined. It is the applicant’s responsibility to distribute plans to outside agencies for review and comment.

3. **Sycamore Township Zoning Commission**
   The applicant and the Planning and Zoning Department present the case before the board. The Township will provide all presentation materials and graphics in a power point presentation. The Zoning Commission will make a recommendation to the Township Trustees. During this time, comments from surrounding property owners may be heard.

4. **Sycamore Township Board of Trustees (for PUD II’s only)**
   The applicant and the Planning and Zoning Department present the case before the board. The Township will provide all presentation materials and graphics in a power point presentation. During this time, comments from surrounding property owners may again be heard. A majority vote by the Board of Trustees is required to overturn the Sycamore Township Zoning Commission recommendation.

5. **Thirty (30) Day Referendum/Appeal Period**
   Any decision made by the Township Board of Trustees on a PUD is not official until a period of 30 days has passed. During that time, the decision can be appealed to the Hamilton County Municipal Court by a surrounding property owner or the applicant.
PUD APPLICATION COMPLETENESS CHECKLIST

□ 1. Metes and Bounds Description – Submit (8) copies containing the following information:
   □ a. A metes and bounds description of the subject site;
   □ b. The amount of area contained within the site, and
   □ c. A statement, signed by a registered surveyor, certifying that the description of the property proposed to be developed is a complete, proper and legal description thereof.

□ 2. Letter of Intent – Submit (8) typed copies addressed to the Board containing the following information:
   □ a. A description that describes the change of the premises
   □ b. The size of the area involved
   □ c. A description of proposed use (for land or building)
   □ d. Character of development (architectural treatment, density, intensity)
   □ e. Description of surrounding land uses
   □ f. The specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing zoning classification or to make the property appropriate for the proposed use
   □ g. The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services
   □ h. Other information the applicant feels may be pertinent and would be helpful to the Zoning Commission and Board of Trustees in their review

□ 3. Zoning Plat – Submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file containing the following information:
   □ a. All existing property lines and parcel numbers for each parcel within subject site and within 200 feet of exterior boundary of the subject tract, and the last name of the owners within 200 feet
   □ b. Metes and bounds and dimensions of subject property and area contained therein (in acres)
   □ c. Existing zone districts (shown in dashed lines with heavier line weight than property lines) and zone designations (for site and adjacent areas)
   □ d. Title, Scale and North arrow (North shall be at the top of the plat)
   □ e. Area of proposed rezoning indicated by crosshatching or shading
   □ f. Street names and right-of-way lines with line weight heavier than property lines
   □ g. Distance from subject property to nearest street intersection and or section corner
   □ h. Proposed zone district lines shall extend to the centerline of all dedicated streets; and
   □ i. Surveyor’s stamp

□ 4. Existing Features – Submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file containing the following information:
   □ a. Existing property lines, right-of-way and utility easements for the entire tract and each parcel involved
   □ b. Location of existing zone boundaries and up to 200 feet outside the subject site
   □ c. Existing contour lines (dashed) at ten foot intervals or less and including 200 feet beyond to determine storm drainage. Indicate sources and date of data
   □ d. Existing trees and shrubs
   □ e. Location of watercourses and areas subject to 50 year flood and 70 year flood (indicate source)
   □ f. the use and approximate location of existing structures, pavements, sanitary and storm sewers, sidewalks and curbs, and other physical and natural features (indicate structures to be demolished in dashed lines)

□ 5. Proposed Features – Submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file containing the following information:
   □ a. Name of project, date, scale, North arrow (with North at the top of the plan), map title, title, total number of sheets and sheet number
   □ b. Name of the applicant, present owners and person preparing map
   □ c. Vicinity map that identifies the site with references to surrounding areas and existing street locations
   □ d. Zone (gross) area of entire site; site (net) area including right-of-way
   □ e. Summary table with the following information:
      □ 1. proposed use of all facilities
2. floor area including basements (if non-residential)
3. number of dwelling units
4. parking spaces required; parking spaces provided
5. seating capacity (where appropriate)
6. impervious surface ratio
fo. Perimeter boundary of subject site (excluding right-of-way)
g. Metes and bounds and dimensions of requested area
h. The general location and use of all proposed structures on the subject site including buildings, recreation facilities, parking facilities, trash stations, dumpsters, fences, walls, sidewalks, curbs, mechanicals, etc.
i. Location and dimensions of future building additions and phases of implantation if contemplated
j. Location and dimensions of proposed off-street parking. Show individual parking spaces, loading areas, aisles, and traffic patterns, driveways for ingress and egress and type of pavement
k. Specify front, side and rear yard setbacks of structures and parking areas (indicate if at variance with Zoning Resolution
l. Generalized location of anticipated earthwork
m. Location and Dimensions of proposed streetscape buffer, boundary buffer and interior parking lot landscaping,
n. Construction limits (area to remain undisturbed); location of existing trees and shrubs that will remain and their appropriate diameter or form of canopies
o. Location, dimension, and number (including heights and sq. ft.) of all signs, location and general type of exterior lighting (including height, cut-off angle)
p. Location and details of proposed traffic improvements such as acceleration and deceleration lanes, channelization, etc.
q. Location and dimensions of right-of-ways, easements and all land to be dedicated to the Township, County or reserved for specific uses
r. Typical sections of all right-of-ways
s. Location of proposed retention and detention basins and storm water management
6. Preliminary Grading Plan – The applicant is required to submit (7) copies in 11x17 formats, (2) copy in 24x36 format and (1) electronic file containing a preliminary grading plan identifying proposed contour lines at 2-ft intervals. The contour lines shall be extended to the adjacent property lines and/or right-of-ways.
7. Plan-Color/Presentation Copy – The applicant is required to submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file. The color proposed development plan shall not be mounted and will be kept as part of the file.
8. Architectural Graphics – The applicant is required to submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file containing the following information:
1. elevations
2. cross Sections
3. typical floor plans
The applicant is responsible for submitting their entire plans for comments and review to the following agencies as applicable. The comments made by each agency shall be forwarded to the Township prior to the scheduled hearing before the Zoning Commission.

*Be sure to include the Zoning Case number assigned by Sycamore Township when submitting plans for outside agency review.

---

Mr. Bill Morris  
Greater Cincinnati Water Works  
Engineering Division  
4747 Spring Grove Avenue  
Cincinnati, Oh 45232-7858  
513.591.7858  
Bill.morris@gcww.cincinnati-oh.gov

Mr. Steven G. Parker, P.E.  
Senior Engineer  
Metropolitan Sewer District of Greater Cincinnati  
1600 Gest Street  
Cincinnati, OH 45204  
513.244-1351  
Steven.parker@cincinnati-oh.gov

Mr. Greg Cassiere, R.S.  
Hamilton County General Health District  
250 William Howard Taft Road  
2nd Floor  
Cincinnati, OH 45219  
513.946.7871  
Greg.cassiere@hamilton-co.org

Mr. Marcelo Alberto, PE, Geological Project Engineer  
Hamilton County Soil and Water Conservation District  
Earth Movement Division  
29 Triangle Drive Suite 2901  
Cincinnati, OH 45246  
513.772.7645  
Marcelo.alberto@hamilton-co.org

Mr. Jeff Newby P.E.  
Office of Hamilton County Engineer  
223 W. Galbraith Road  
Cincinnati, OH 45215  
513.946.8421  
Jeff.Newby@hamilton-co.org

Mr. Greg Smorey, CFM  
Hamilton County Public Works  
Special Flood Hazard Area Division  
138 E. Court Street – Room 800  
Cincinnati, OH 45202  
513.946.4760  
Greg.smorey@hamilton-co.org

Ms. Kelsey Keyes  
Waterline Design Technician  
Hamilton County Public Works  
Water Supply Division  
138 E. Court Street – Room 800  
Cincinnati, OH 45202  
513.946.4552  
Kelsey.keyes@hamilton-co.org

Mr. Mohammad Islam PE, Civil Project Engineer  
Hamilton County Public Works  
Storm Water Drainage System Division  
138 E. Court Street – Room 800  
Cincinnati, OH 45202  
513.946-4757  
Mohammad.islam@hamilton-co.org

Chief Rob Penny  
Sycamore Township Fire Chief  
8540 Kenwood Road  
Sycamore Township, OH 45236  
513.792.8562  
rpenny@sycamoretownship.org

Mr. Tracy Kellums  
Sycamore Township Superintendent  
8540 Kenwood Road  
Sycamore Township, OH 45236  
513.792.8562  
tkellums@sycamoretownship.org

Chris Bass  
Ohio Department of Transportation  
ODOT District 8 Permit Technician/Inspector  
505 South State Route 741  
Lebanon, Ohio 45036  
(513) 933-6577  
chris.bass@dot.ohio.gov

Ben Poole EIT  
Project Engineer  
Hamilton County Planning & Development  
Stormwater & Infrastructure  
138 E. Court Street RM 800  
Cincinnati Ohio 45202  
51-946-4753  
ben.poole@hamilton-co.org
**ZONING COMMISSION APPLICATION**

<table>
<thead>
<tr>
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<tr>
<td>ZONE CHANGE</td>
<td>$1,000</td>
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<tr>
<td>PUD I</td>
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<td>PUD II</td>
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<tr>
<td>LASR</td>
<td>$1,000</td>
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There shall be no refund or part thereof once public notice has been given.

1. PROJECT ADDRESS: ____________________________________________________ ZIP CODE: __________

2. NAME | STREET ADDRESS | CITY | ST | ZIP | PHONE NUMBER
---------|----------------|------|----|-----|----------------
OWNER    |                |      |    |     |                
CONTRACTOR |              |      |    |     |                
DESIGNER |                 |      |    |     |                
APPLICANT |               |      |    |     |                
APPLICANTS |            |      |    |     |                
E-MAIL ADDRESS

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE ○ FROM ZONE _____ TO ZONE _______

PUD I ○ PUD II ○ LASR ○

MAJOR ADJUSTMENT TO A PUD ○ MINOR ADJUSTMENT TO A PUD ○

MAJOR ADJUSTMENT TO A LASR ○ MINOR ADJUSTMENT TO A LASR ○

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

____________________________________________________________________________________

5. SQUARE FEET: ___________________ 6. USE: ___________________ 7. HEIGHT: ______________

8. EST. START DATE: ________________ 9. EST. FINISH DATE: ________________ 10. # OF SIGNS: ______

The Department of Planning & Zoning is dedicated to the continuing prosperity of Sycamore Township. We promote high standards for development and quality projects. We look forward to serving our citizens and business community to make Sycamore Township the best it can be.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

**NOTE:** FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

APPLICANT'S SIGNATURE ___________________ DATE ___________________

PROPERTY OWNER'S SIGNATURE ___________________ DATE ___________________
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<td>12/14/2020</td>
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*Please note, Zone Change applications require an Open House prior to official submittal. Conceptual drawings must be provided to the Township a minimum 14 days prior to the Open House.

**Tuesday meeting due to a holiday on Monday