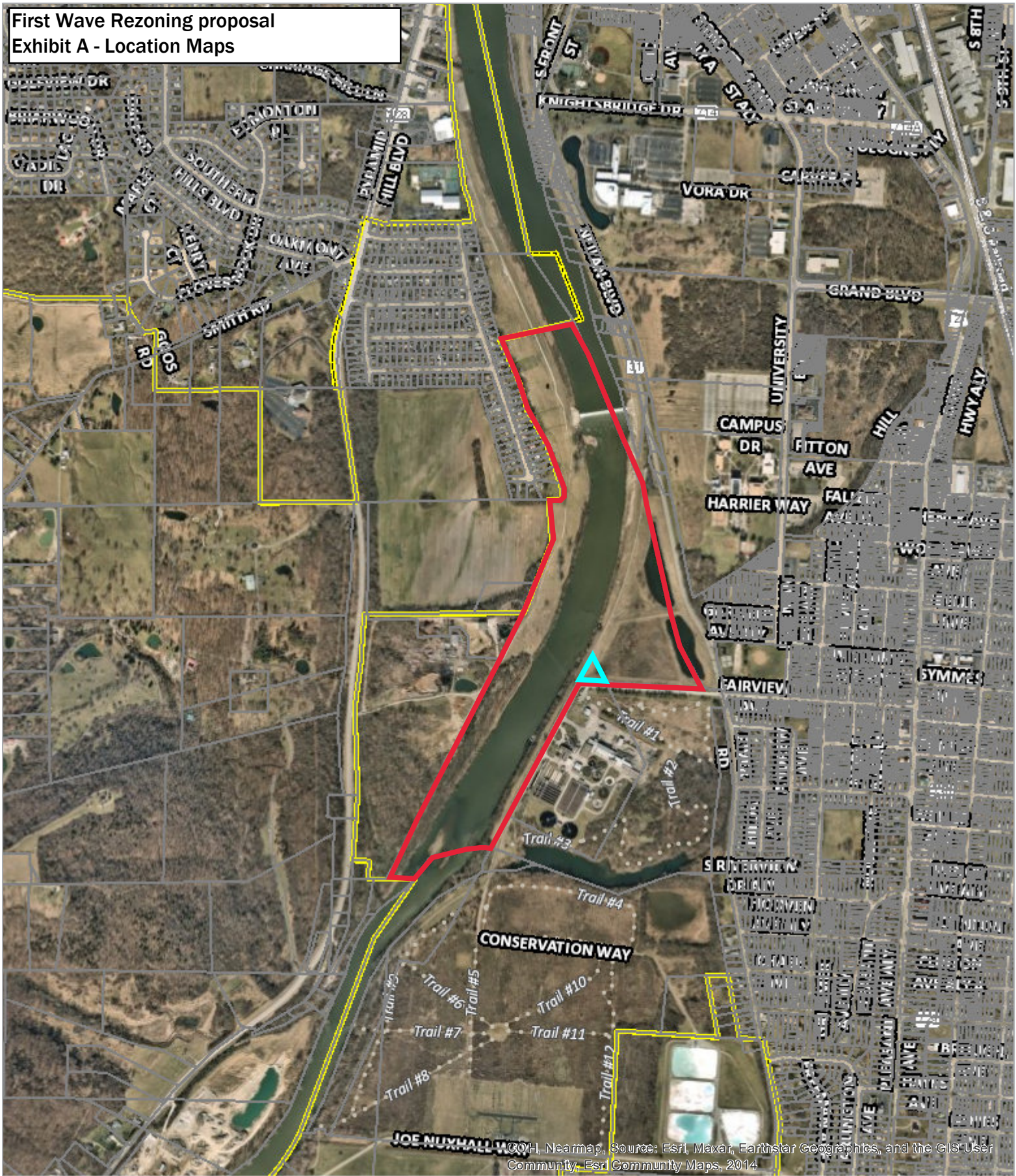




**First Wave Rezoning proposal
Exhibit A - Location Maps**



-  Owner Parcels
-  Municipal Boundaries

Location Map





Owner Parcels



Municipal Boundaries

Location Map





© OH, Nearmap, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps, 2014



Owner Parcels

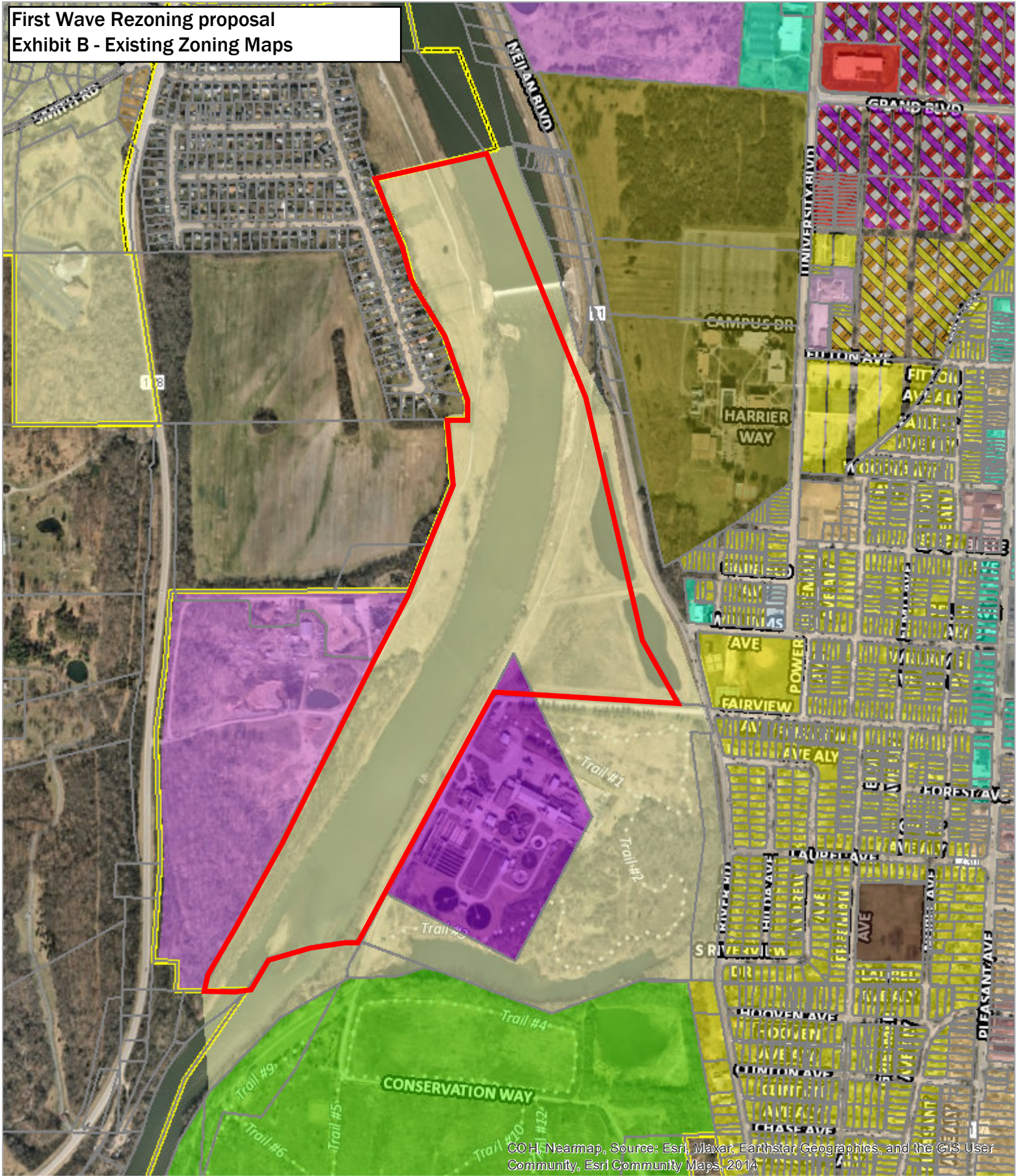


Municipal Boundaries

Location Map





First Wave Rezoning proposal
Exhibit B - Existing Zoning Maps



COH, Nearmap, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps, 2014



-  Owner Parcels
-  Municipal Boundaries

Zoning Map





© 2014, Nearmap, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps, 2014



Site Address Points



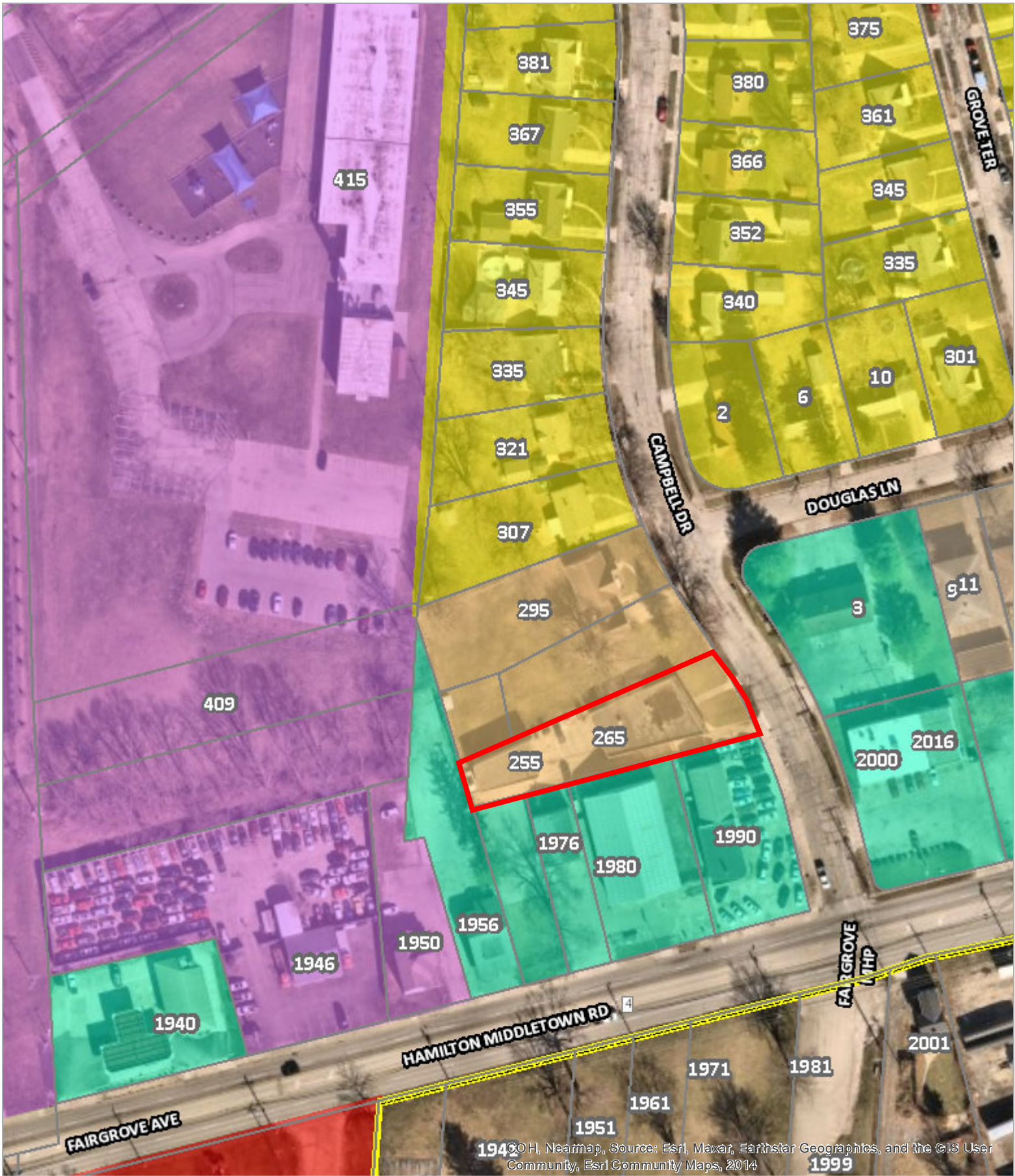
Owner Parcels



Municipal Boundaries

Zoning Map





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Site Address Points



Owner Parcels



Municipal Boundaries

Zoning Map





January 31, 2024

NOTICE OF PUBLIC HEARING

Attention Property Owner:

The City of Hamilton Planning Commission will hold a public hearing on **Thursday evening, February 15, 2024 at 6:00 PM.** in the City Council Chambers, 345 High Street, First Floor, Hamilton, Ohio, 45011. The agenda for this hearing includes the following item:

LOCATION: Portion of the Great Miami River that consists of City Parcel #P6461036000002 and #P6461036000003.

APPLICANT: City of Hamilton

REQUEST: Amend the City of Hamilton Zoning Map, by changing the zoning district of the properties as follows:

- P6461036000002 from R-1 (Single-Family Residence) to AG (Agricultural) district.
- P6461036000003 from I-2 (Industrial) to AG (Agricultural) district.

The proposed change of zoning is to clarify and correct the City of Hamilton Zoning Map, pertaining to district boundaries and due to conflicting past records. There is no development proposal for the property in question.

You are a property owner within 500 feet of the subject property and as such are required by statute to be notified of this public hearing.

Please note that additional information on this project is available on the Planning Commission website for your review: <https://www.hamilton-oh.gov/planningcommission>.

Staff is also providing a Zoom Webinar option for citizens that wish to participate in the public hearing remotely. The webinar information is as follows:

https://us06web.zoom.us/j/85778271285?pwd=K3XTGHKA1B4Iv7YVOlT66PWJM0Ykg.cIBFuWxY8N_uuaUO

Or Telephone: (301) 715-8592 or (312) 626-6799 or (929) 205-6099

Webinar ID: 857 7827 1285 | Passcode: 986608

If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Department in writing for presentation at the meeting, or, please contact the Planning Department via email at planning@hamilton-oh.gov or contact **Liz Hayden, Planning Director** or **Ed Wilson, AICP** of the City of Hamilton Planning Department at (513) 785-7350.

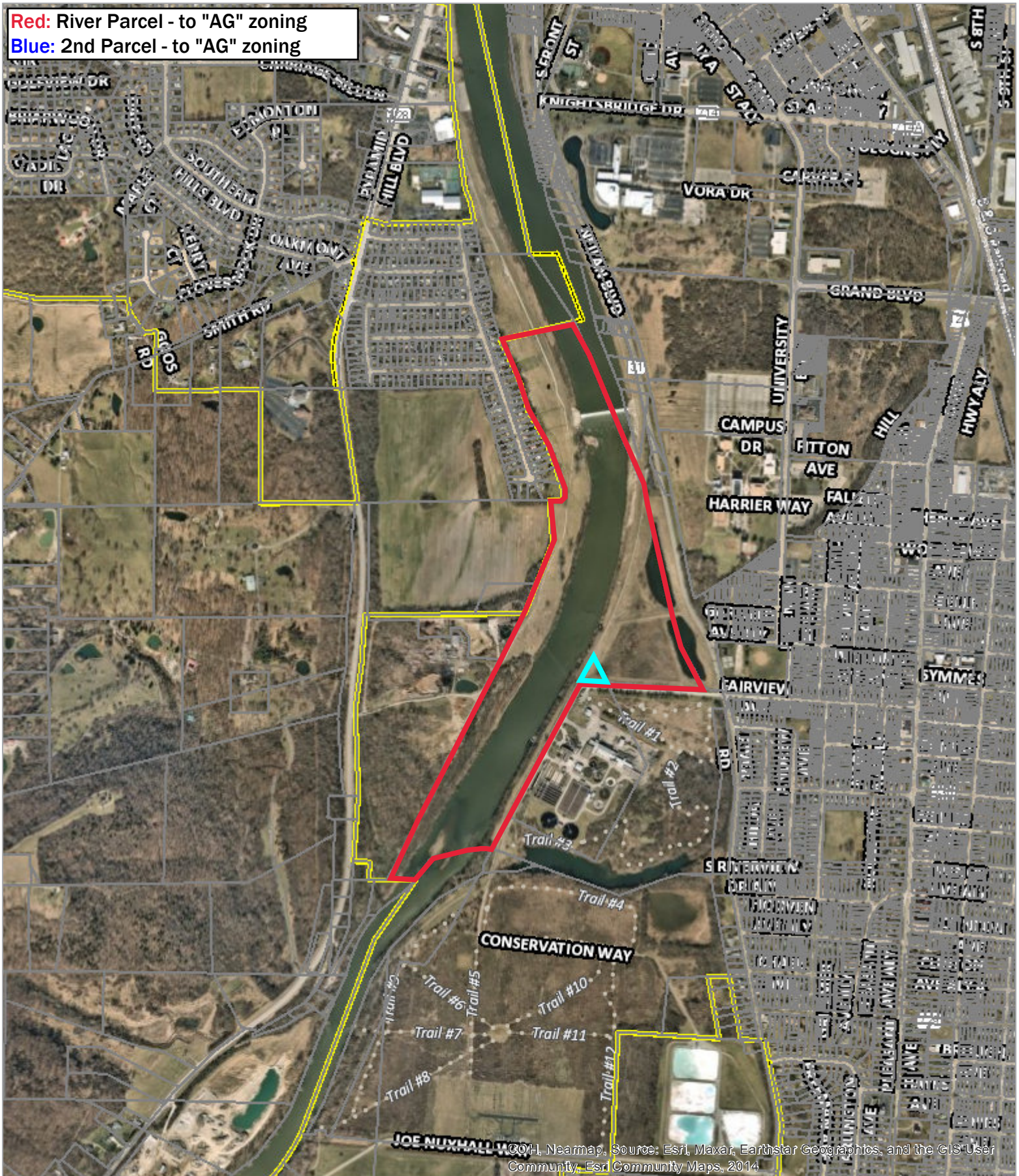
If you or anyone planning to attend this hearing have a disability for which we need to provide accommodations, please notify staff of your requirements at least three (3) days prior to the hearing.

Sincerely,

Edward Wilson AICP

Mr. Ed Wilson, AICP,
Senior Planner

Red: River Parcel - to "AG" zoning
Blue: 2nd Parcel - to "AG" zoning



- Owner Parcels
- Municipal Boundaries

Location Map



January 31, 2024

NOTICE OF PUBLIC HEARING

Attention Property Owner:

The City of Hamilton Planning Commission will hold a public hearing on **Thursday evening, February 15, 2024 at 6:00 PM.** in the City Council Chambers, 345 High Street, First Floor, Hamilton, Ohio, 45011. The agenda for this hearing includes the following item:

- LOCATION:** 646 Clinton Avenue
- APPLICANT:** City of Hamilton
- REQUEST:** Amend the City of Hamilton Zoning Map, by changing the zoning district of the subject property:
- From TN-1 (Traditional Neighborhood 1) to TN-3 (Traditional Neighborhood) 3.

The rezoning proposal is to bring the subject property into a zoning district consistent with the overall St. Ann's Church campus.

You are a property owner within 500 feet of the subject property and as such are required by statute to be notified of this public hearing.

Please note that additional information on this project is available on the Planning Commission website for your review: <https://www.hamilton-oh.gov/planningcommission>.

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Sincerely,

Edward Wilson AICP

Mr. Ed Wilson, AICP,
Senior Planner



COH, Nearmap, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps, 2014



Owner Parcels

Municipal Boundaries

Location Map



January 31, 2024

NOTICE OF PUBLIC HEARING

Attention Property Owner:

The City of Hamilton Planning Commission will hold a public hearing on **Thursday evening, February 15, 2024 at 6:00 PM.** in the City Council Chambers, 345 High Street, First Floor, Hamilton, Ohio, 45011. The agenda for this hearing includes the following item:

- LOCATION:** 255 Campbell Avenue
- APPLICANT:** City of Hamilton
- REQUEST:** Amend the City of Hamilton Zoning Map, by changing the zoning district of the subject property:
- From TN-1 (Traditional Neighborhood 1) to B-2 (Community Business).

The rezoning proposal is to rectify an error with a recent rezoning proposal. The intent of the rezoning was to bring commercial properties located on a portion of Fairgrove Avenue and adjacent into the B-2 (Community Business) zoning district.

You are a property owner within 500 feet of the subject property and as such are required by statute to be notified of this public hearing.

Please note that additional information on this project is available on the Planning Commission website for your review: <https://www.hamilton-oh.gov/planningcommission>.

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Owner Parcels



Municipal Boundaries

Location Map

