



LEGAL NOTICE TO CITY WEBSITE

City Contact: Ed Wilson, AICP  
Date Sent and Posted: January 10, 2024  
Run Indefinitely, Until: February 14, 2024

*EWK 1/10/2024*

*Ed Wilson, AICP  
Planning Dept*

**NOTICE OF PUBLIC HEARING**

The Hamilton City Council will hold a public hearing on **Wednesday evening, February 14, 2024** at 6:00 P.M. in the Council Chambers of the City Building located at 345 High Street, First Floor, One Renaissance Center, Municipal Building on the following item:

- LOCATION:** 7551 Gateway Ave (Parcel P6461057000016) and (Parcel P6461070000056 – the park parcel for Woods of Sycamore Creek subdivision).
- APPLICANT:** Hamilton Leased Housing Associates I, LLLP
- REQUEST:** Preliminary RPD Plan to allow a 244-unit high quality active senior housing (55+) development.  
Rezoning 7551 Gateway Avenue from “R-4” (Multi-Family Residence) to “RPD” (Residential Planned Development).

The proposed independent living community will contain one 4-story residential elevator building. The Applicant is targeting a unit mix of 110 one-bedroom units, 110 two-bedroom units, and 24 three bedroom units, all restricted to senior tenants earning 60% or less of the Area Median Income as defined by HUD.

The development will contain area amenities, including a clubhouse with leasing office and clubroom, fitness center, outdoor dining ramadas, salon, library, central courtyard with game areas, covered porte-cochere entry, walking trails, and community kitchen. Unit amenities will include a stainless-steel appliance package, granite countertops, in-unit washer and dryer, and covered patio or balcony.

An application for this project is on file and available for your review at the Planning Department located at 345 High Street, Suite 350. These materials, in addition to future updates and reports completed by staff during the review process, can found online at:  
<https://www.hamilton-oh.gov/planningcommission>.

If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the City Clerk, Daniel Tidyman ([daniel.tidyman@hamilton-oh.gov](mailto:daniel.tidyman@hamilton-oh.gov)) in writing for presentation at the meeting.

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 seven (7) days prior to the public hearing. The phone number for the Planning Department is 513.785.7350.

Ed Wilson, AICP  
Senior Planner  
City of Hamilton, Ohio



LEGAL NOTICE TO CITY WEBSITE

City Contact: Ed Wilson, AICP  
Date Sent and Posted: January 10, 2024  
Run Indefinitely, Until: February 14, 2024

**NOTICE OF PUBLIC HEARING**

The Hamilton City Council will hold a public hearing on **Wednesday evening, February 14, 2024** at 6:00 P.M. in the Council Chambers of the City Building located at 345 High Street, First Floor, One Renaissance Center, Municipal Building on the following item:

- LOCATION:** 7551 Gateway Ave (Parcel P6461057000016) and (Parcel P6461070000056 – the park parcel for Woods of Sycamore Creek subdivision.
- APPLICANT:** Hamilton Leased Housing Associates I, LLLP
- REQUEST:** Preliminary RPD Plan to allow a 244-unit high quality active senior housing (55+) development.  
Rezoning 7551 Gateway Avenue from “R-4” (Multi-Family Residence) to “RPD” (Residential Planned Development).

The proposed independent living community will contain one 4-story residential elevator building. The Applicant is targeting a unit mix of 110 one-bedroom units, 110 two-bedroom units, and 24 three bedroom units, all restricted to senior tenants earning 60% or less of the Area Median Income as defined by HUD.

The development will contain area amenities, including a clubhouse with leasing office and clubroom, fitness center, outdoor dining ramadas, salon, library, central courtyard with game areas, covered porte-cochere entry, walking trails, and community kitchen. Unit amenities will include a stainless-steel appliance package, granite countertops, in-unit washer and dryer, and covered patio or balcony.

An application for this project is on file and available for your review at the Planning Department located at 345 High Street, Suite 350. These materials, in addition to future updates and reports completed by staff during the review process, can found online at:  
<https://www.hamilton-oh.gov/planningcommission>.

If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the City Clerk, Daniel Tidyman ([daniel.tidyman@hamilton-oh.gov](mailto:daniel.tidyman@hamilton-oh.gov)) in writing for presentation at the meeting.

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 seven (7) days prior to the public hearing. The phone number for the Planning Department is 513.785.7350.

Ed Wilson, AICP  
Senior Planner  
City of Hamilton, Ohio