

MANA - EXHIBIT

DAY 3 - #1

HAMILTON COUNTY REGIONAL PLANNING COMMISSION

Thoroughfare Plan
Right-of-Way Width Modification Application



HAMILTON COUNTY
Planning + Development

APPLICANT INFORMATION			
Last Name	Bastos	First	David
M.I.		Date	9/21/2018
Company	Capital Investment Development Group, LLC	Title	President
Street Address	226 East 8th Street		Suite/Unit #
City	Cincinnati	State	OH
ZIP	45202		
Phone	317-525-5550	E-mail Address	Christian.dial@cigproperties.com

RATIONALE FOR REQUEST (as stipulated by Hamilton County Thoroughfare Plan)

In conjunction with locally adopted subarea plan (please attach or reference plan)	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Impractical based on traffic study (please attach traffic study)	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Bypass or road improvement (please attach letter from County Engineer)	YES <input type="checkbox"/>	NO <input type="checkbox"/>

PROJECT INFORMATION

Name	Gallery at Kenwood	Parcel #	Please Reference attached Survey included Parcel Numbers for all 22 properties	
Address	7887, 7901, 7919, 7937, 7953, 7969, 7987 Kenwood Road, 4797, 4735, 4765 Happiness Way, 7990, 7982, 7974, 7966, 7958, 7938, 7950, 7975, 7983, 7991, 7967, 7959, Festive Ct.	Acres	7.26	Case #2018-12P2
City	Cincinnati	State	OH	ROW Required
Jurisdiction	Sycamore Township	Zip	45236	ROW Requested
				120 Ft
				88.2' - 103.2' (ROW Varies in front of Site)

PLEASE ATTACH SITE PLAN AND SUPPORTING DOCUMENTS

REVIEW PROCESS
Applications to modify the right-of-way dedication width will be reviewed by the County Engineer who will submit a recommendation to the Hamilton County Regional Planning Commission (HCRPC). The HCRPC will consider the County Engineer's report at its next regular meeting (first Thursday of each month) and make a decision on the requested modification.

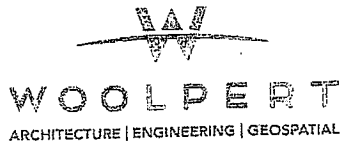
DISCLAIMER AND SIGNATURE

I CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION AND IN THE ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND COMPLETE BASED UPON THE APPLICATION COMPLETENESS CHECKLIST

Signature	Date
Printed Name	David Bastos

FOR OFFICE USE ONLY

Date Received	Fee
Payment Method	County Engineer Recommendation:
HCRPC Decision:	Date of Action:



September 25, 2018

Hamilton County Regional Planning Commission
Planning Services
138 E. Court Street, Room 801
Cincinnati, OH 45202

RE: Thoroughfare Plan

To Whom it May Concern :

Based on analysis and recommendations summarized in the Traffic Impact Study for the Gallery at Kenwood Development, we do not believe the 120 foot wide proposed Right of Way required for Arterial Streets by the Hamilton County Thoroughfare Plan is warranted.

Traffic projections in the Traffic Impact Study include both area background growth and traffic generated by the development. Projections included a 3% compounded growth factor, despite flat growth the past four years. Capacity analyses of these volumes show the need for additional widening at the Kenwood and Montgomery Road intersection, but do not show the need for additional through lanes at the Year 2040 at the proposed site. Based on existing development, future land use plan and the geometric characteristics of the corridor, major widening of the roadway is not recommended, primarily because R/W acquisition would be impractical.

A Continuous Flow Intersection (CFI) alternative intersection improvement at the Montgomery Road intersection was proposed in the Traffic Study that would avoid the need to add through lanes on Kenwood Road. A CFI or other similar design would be preferred because of their ability to limit R/W acquisition in this already constrained corridor.

Therefore, the need to dedicate property to meet the 120 foot Right of Way width called for in the Thoroughfare Plan is not required by future traffic operations projected in the Traffic Impact Study.

Sincerely,

Woolpert, Inc.

Jon Wiley, P.E
Project Traffic Engineer

jw

Woolpert, Inc.
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

**HAMILTON COUNTY REGIONAL PLANNING COMMISSION
Thoroughfare Plan R-O-W Modification Process**

	Schedule	Applicant	RPC Staff	RPC
BEFORE RPC MEETING	At least 21 calendar days before the desired RPC public hearing date (held on first Thursday of each month).	Submits Completed Application and fee ¹		
	Within 1 workday after submission of application		1. Reviews application for completeness & advises applicant 2. Submits application to County Engineer	
	1 week before RPC meeting		Finalizes staff report and copies applicant	Packet is sent to RPC members
	1st Thursday of each month (RPC regular meeting)			Holds public hearing and votes on amendment ²
	Within 1 week after RPC's adoption		Notifies County Engineer of RPC decision	

NOTES:

1. Fees: (\$200.00).
2. RPC approval requires four affirmative votes.