

Burnet Square

3425 Burnet Avenue

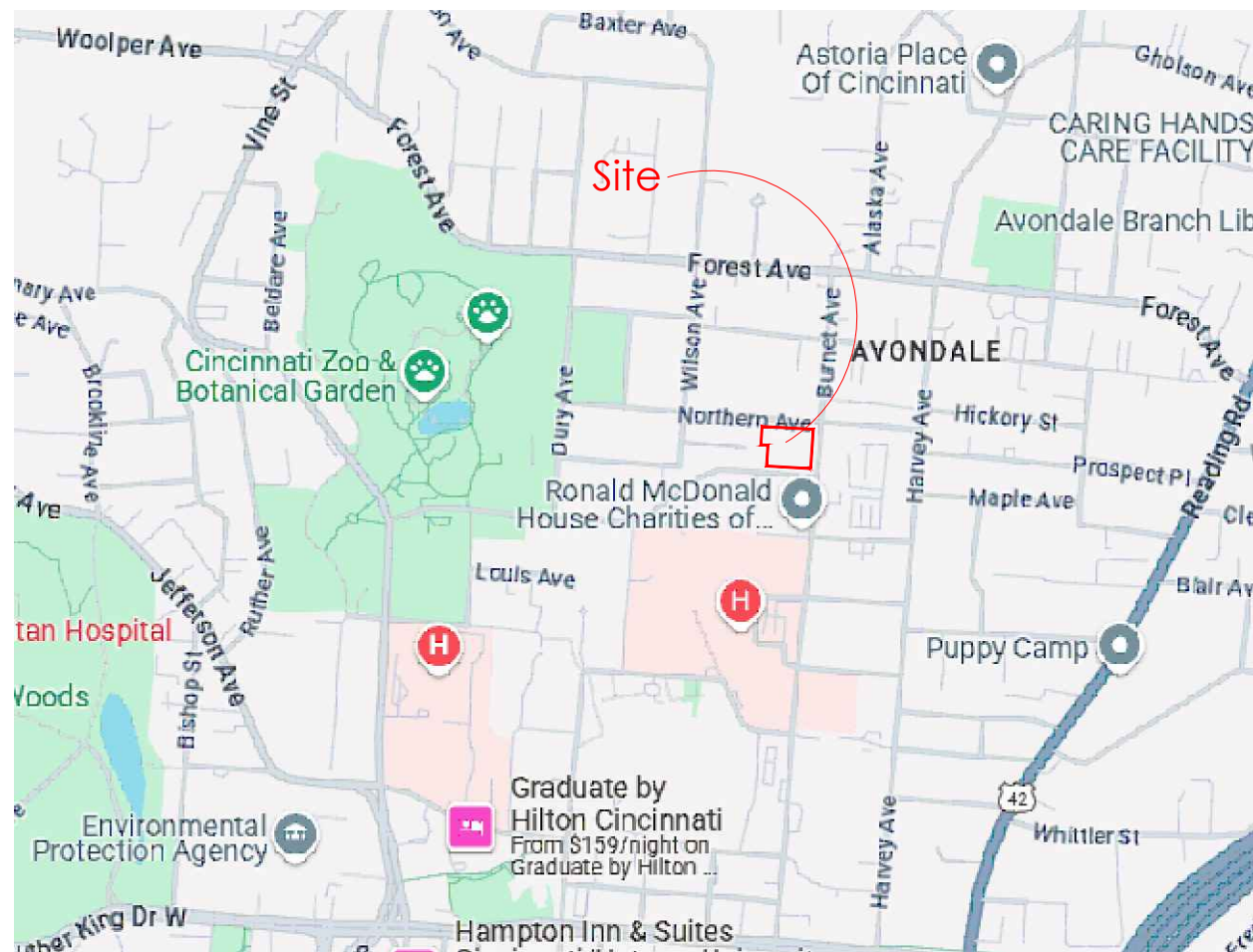
Parcels to be rezoned:
113-0004-0033/0034, 0035, 0036, 0037, 0038
113-0004-0047
113-0004-0168, 0169, 0170, 0171, 0172, 0173/0174

SHEET INDEX:

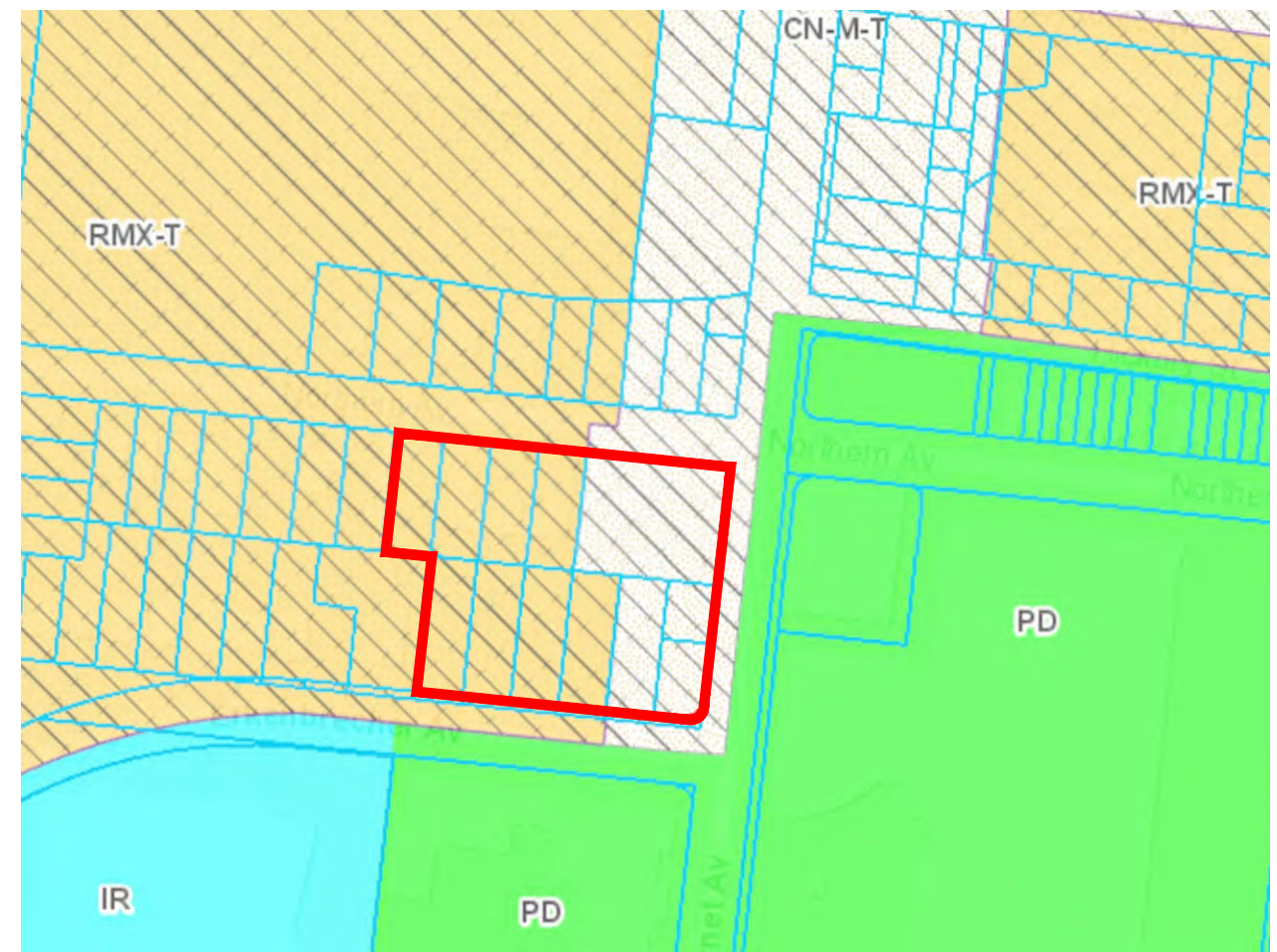
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Planned Development District - Concept Plan

Submitted: April 18, 2025

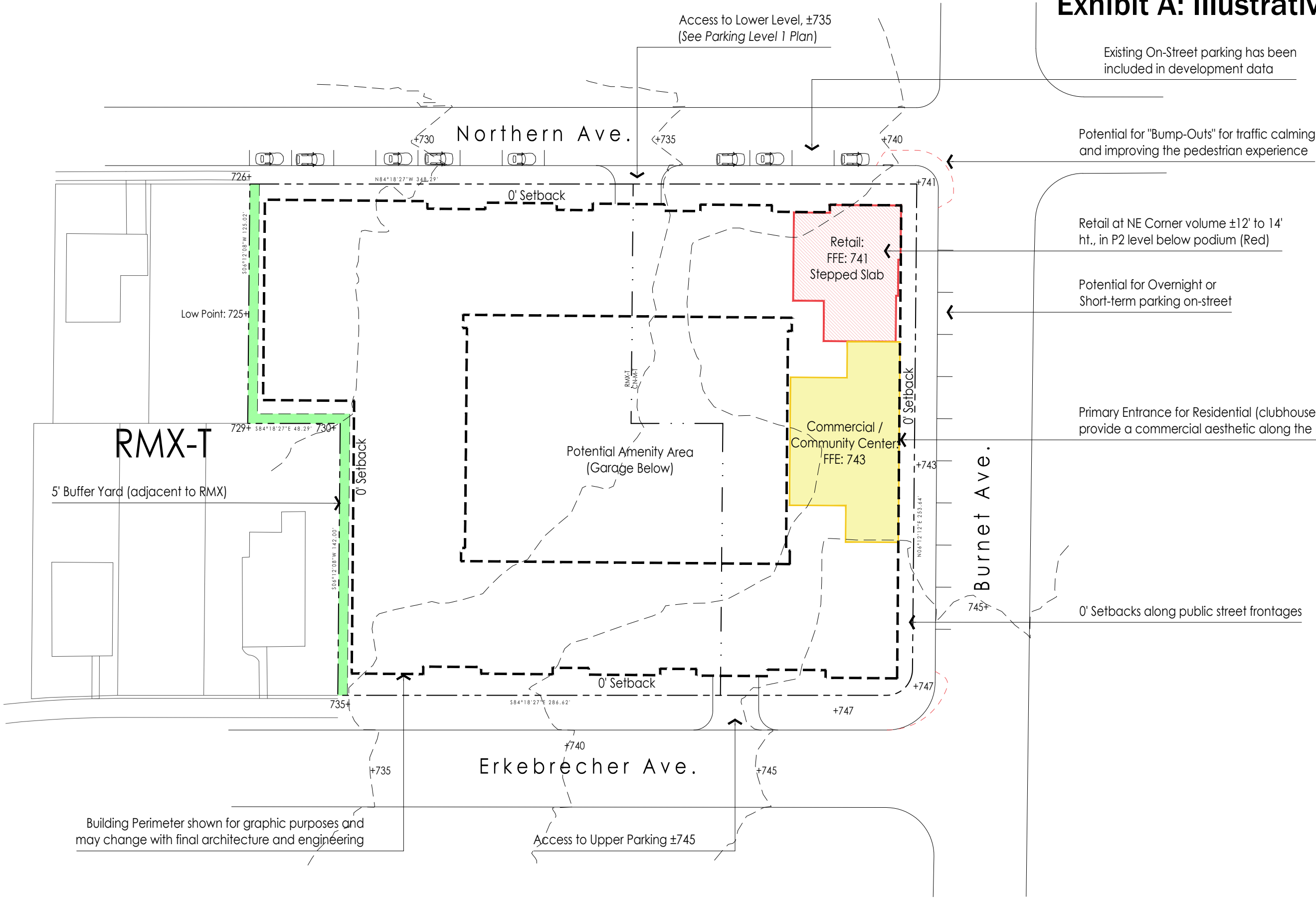


Vicinity Map



Existing Zoning Map

Exhibit A: Illustrative Concept Plan



Burnet Square

Planned Development - Concept Plan
Cincinnati, OH - April 18, 2025



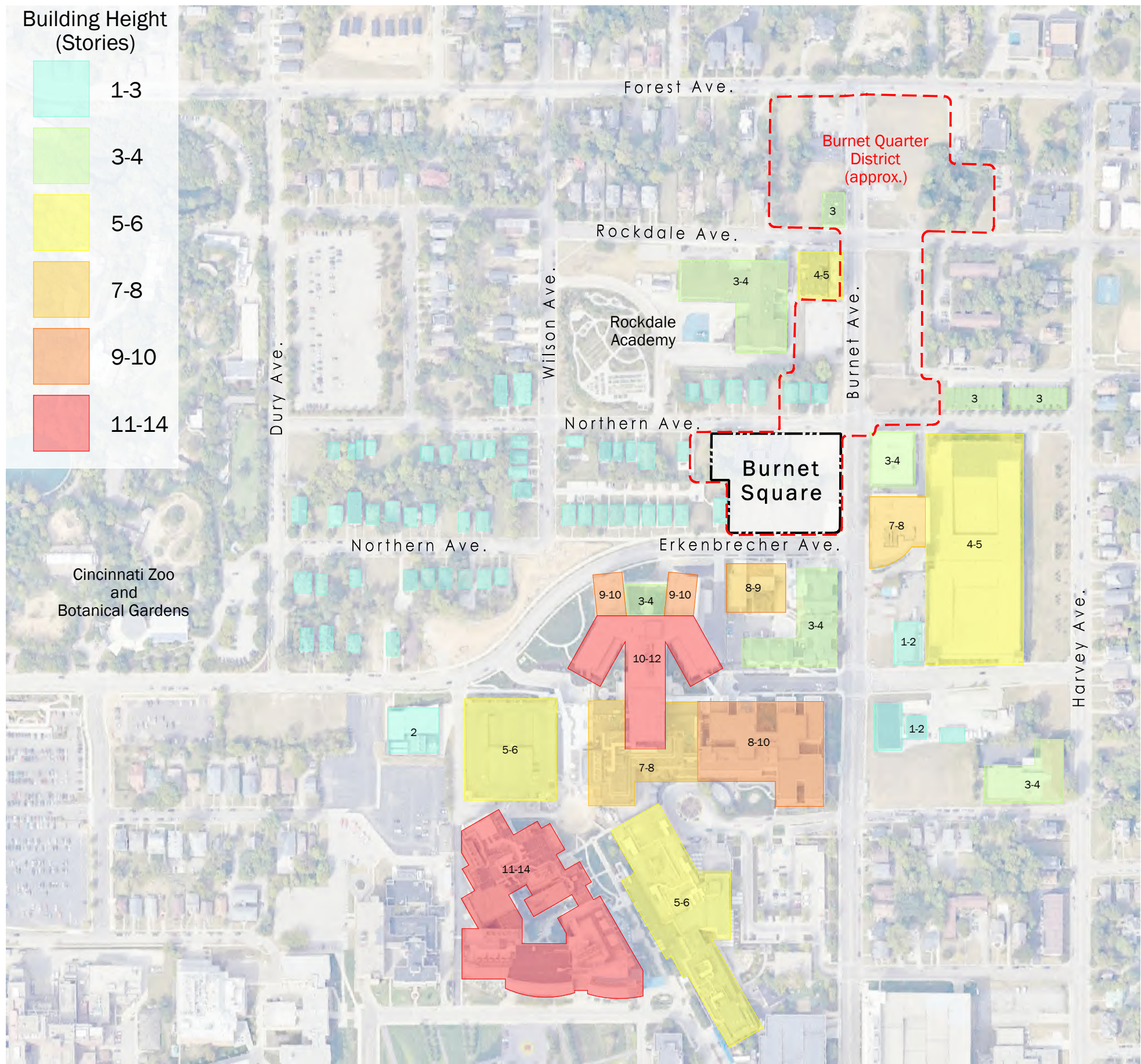


Exhibit B: Site Context Diagram

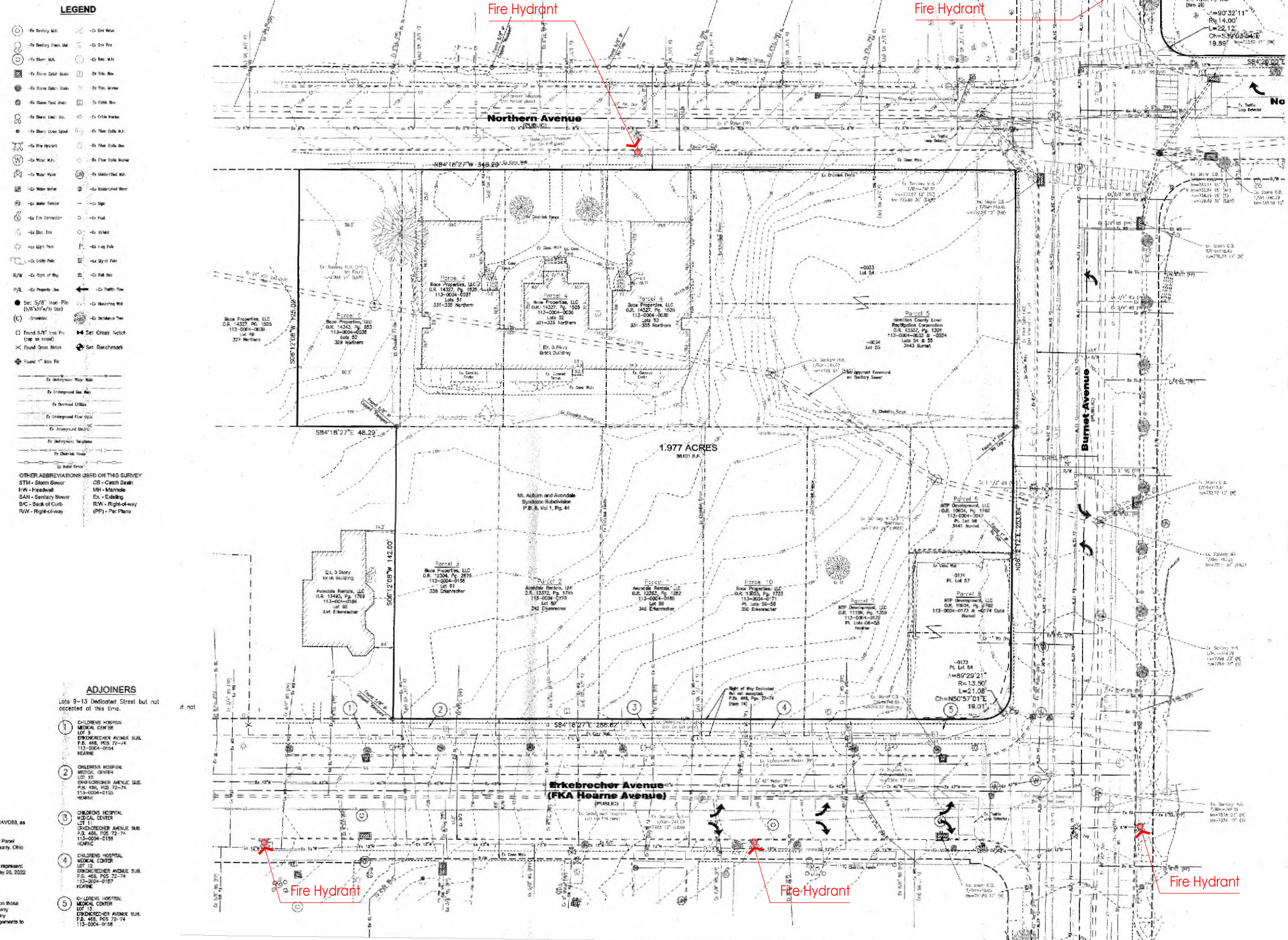


Site Context looking Southeast



Site Context looking Southwest

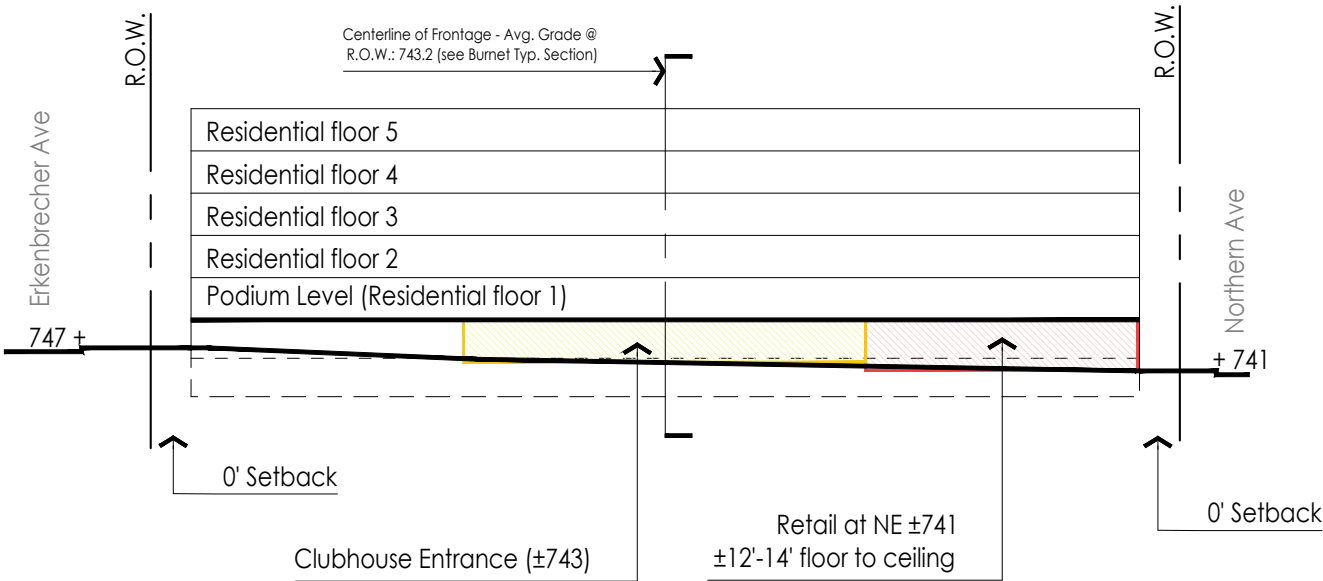
Exhibit C: Site Survey



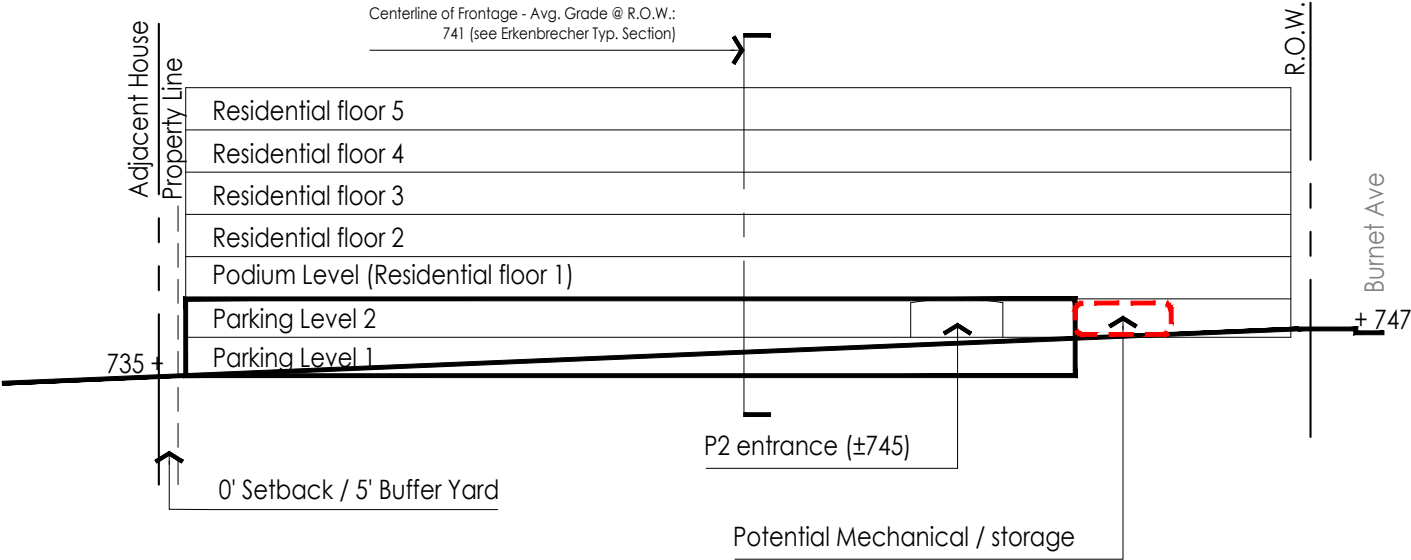
Burnet Square

Planned Development - Concept Plan
Cincinnati, OH - April 18, 2025

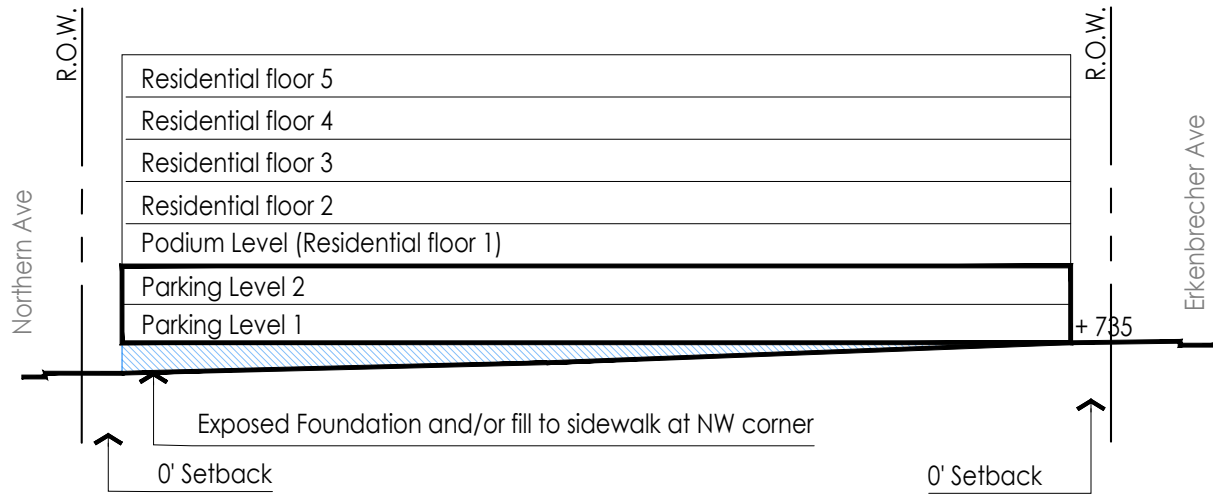
Exhibit D: Vertical Mixed-Use Diagrams



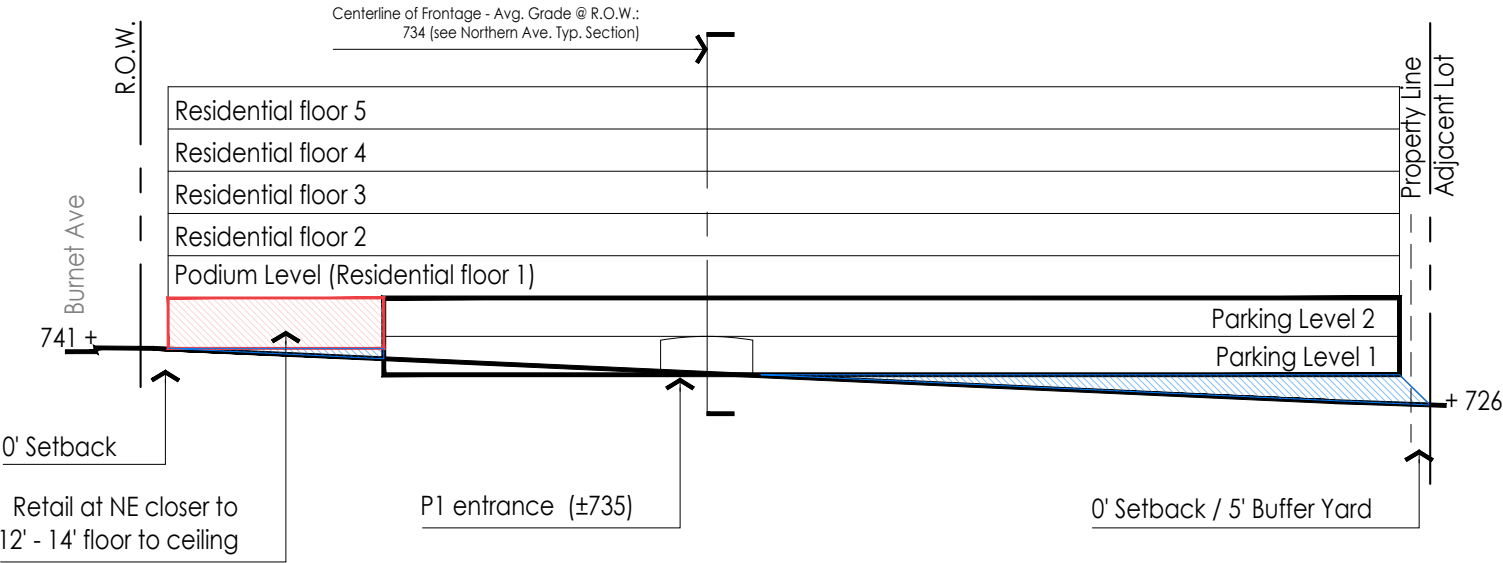
East Elevation
(Burnet Ave.)



South Elevation
(Erkenbrecher Ave.)



West Elevation
(Adjacent Houses)



North Elevation
(Northern Ave.)

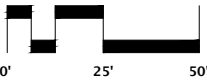
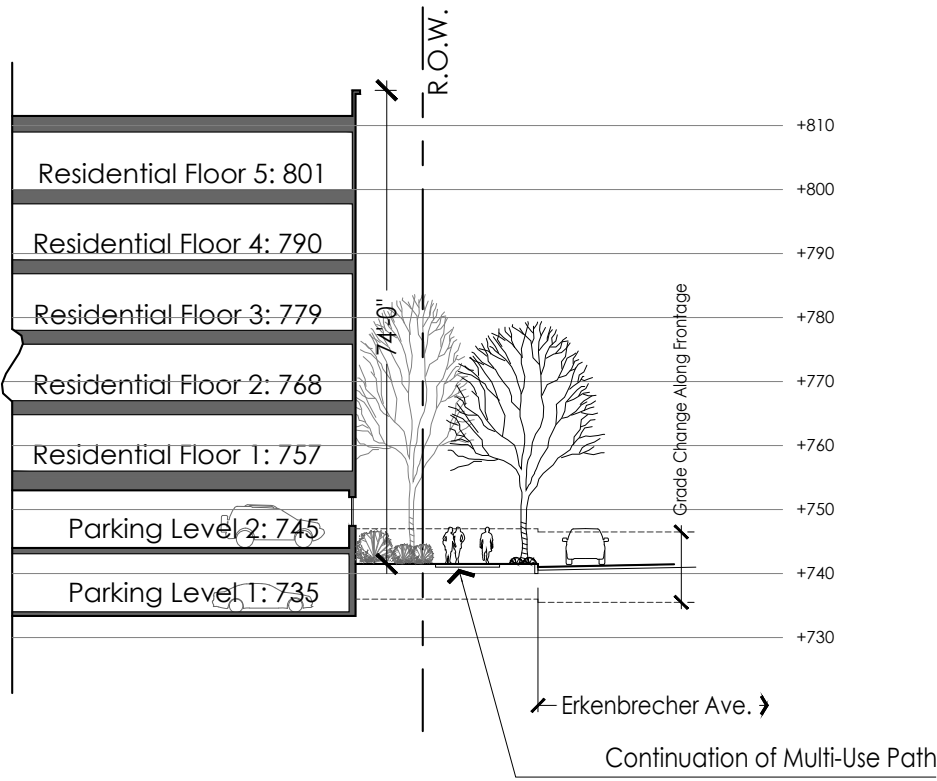
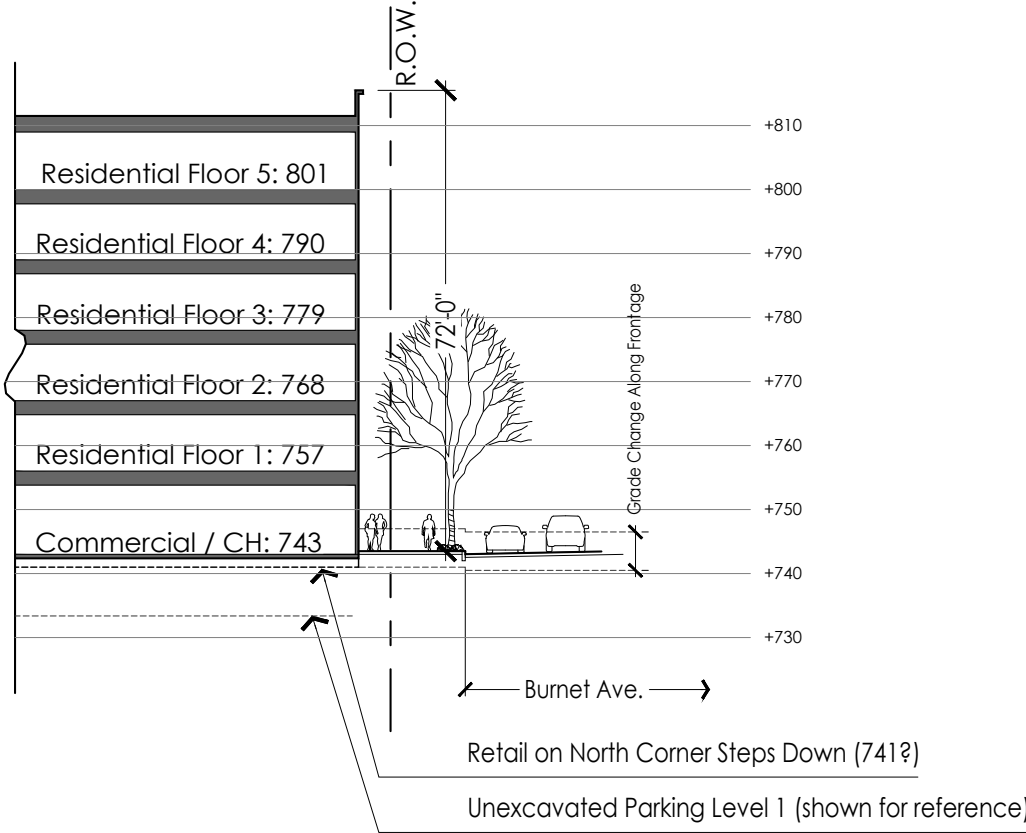


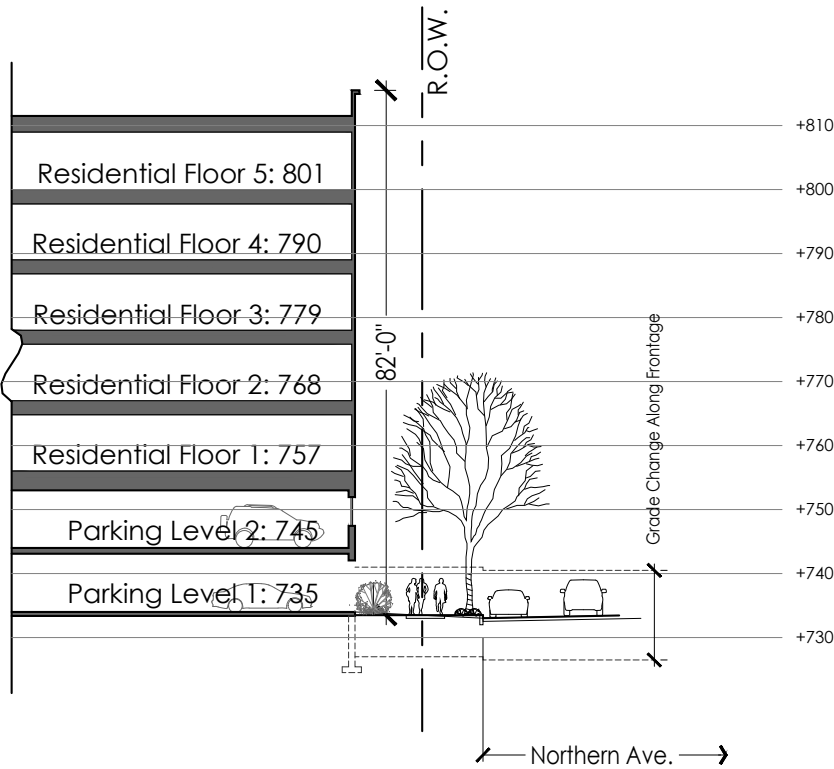
Exhibit E: Typical Sections - Building Height



Erkenbrecher Ave.
(Looking East)



Burnet Ave.
(Looking East)



Northern Ave.
(Looking West)





REZONING OWNERSHIP

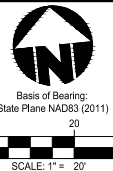
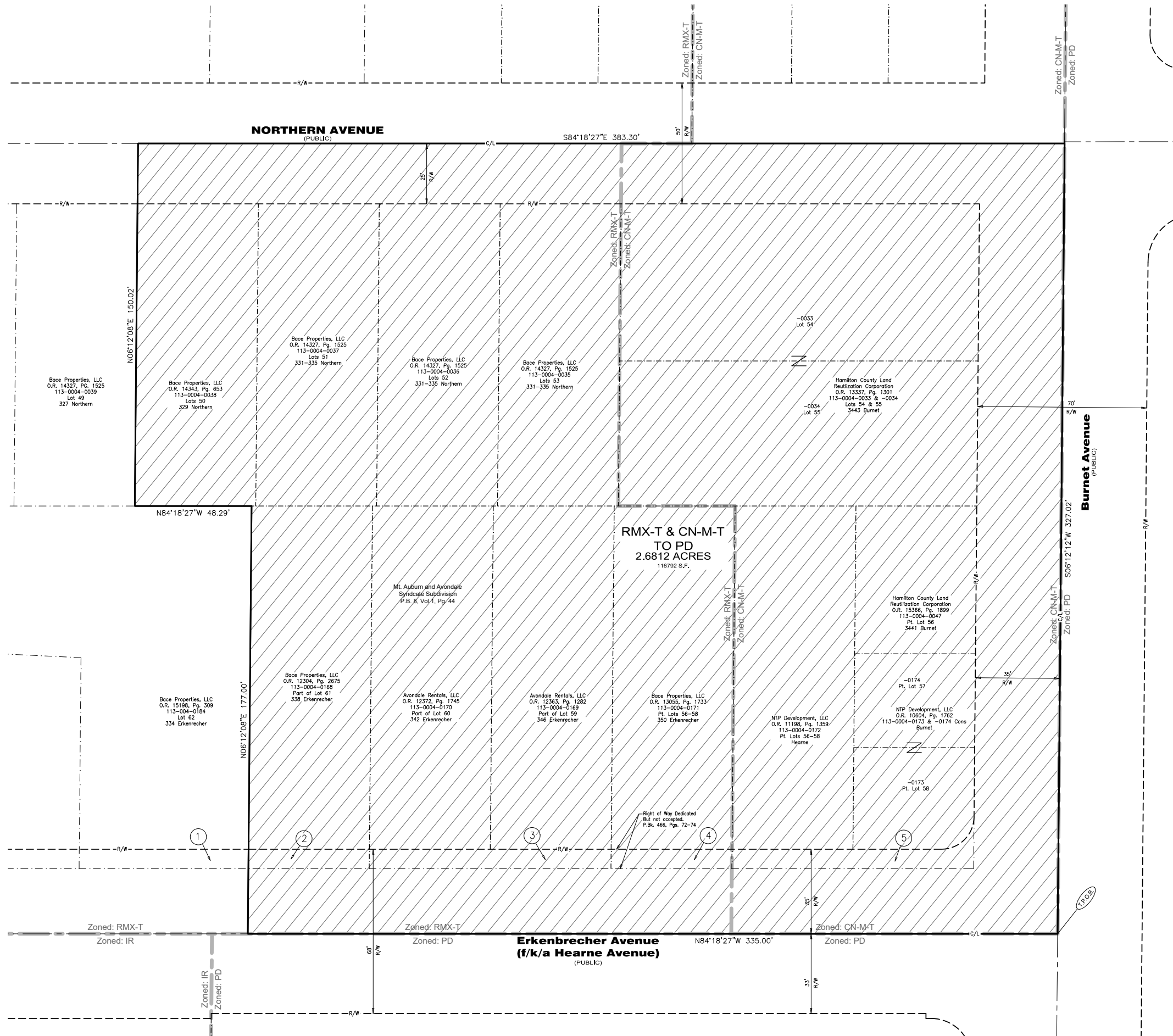


- 1
AVONDALE RENTALS LLC
LOT 9
ERKENRECHER AVENUE SUB
P.B. 466, POS 72-74
113-0004-0154
(DBA R/W)
- 2
BACE PROPERTIES LLC
LOT 10
ERKENRECHER AVENUE SUB
P.B. 466, POS 72-74
113-0004-0155
(DBA R/W)
- 3
AVONDALE RENTALS LLC
LOT 11
ERKENRECHER AVENUE SUB
P.B. 466, POS 72-74
113-0004-0156
(DBA R/W)
- 4
BACE PROPERTIES LLC
LOT 12
ERKENRECHER AVENUE SUB
P.B. 466, POS 72-74
113-0004-0157
(DBA R/W)
- 5
KTP DEVELOPMENT LLC
LOT 13
ERKENRECHER AVENUE SUB
P.B. 466, POS 72-74
113-0004-0158
(DBA R/W)

I HEREBY CERTIFY THAT THIS PLAT IS MADE FROM DEEDS & PLATS OF
RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY.

JEFFREY C. LAMBERT
PROFESSIONAL SURVEYOR #7568
IN THE STATE OF OHIO

4-10-25
DATE

[illegible]

RMX-T & CN-M-T TO PD
2.6812 ACRES
SECTION 15, TOWN 3 F, RANGE 2 BTM
MILL CREEK TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
REZONING PLAT

REZONING PLAT



Drawing:	22-0100 RZ
Drawn by:	PAH
Checked By:	JOL
Issue Date:	04-10-25
Sheet:	

1/1

Plot time: Apr 10, 2025 - 11:08am
Drawing name: J:\2022\22-0100\SV\DWG\22-0100 RZ.DWG - Layout Tab: RZ