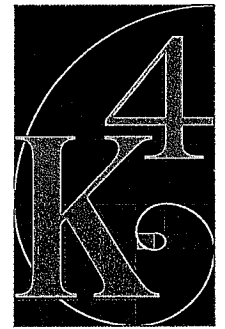
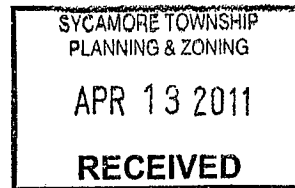


April 13, 2011



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Sycamore Township, Ohio  
Department of Planning and Zoning  
8540 Kenwood Road  
Cincinnati, OH 45236

Re: Major Change to a PUD – Redstone of Kenwood Outlot 1

Members of the Zoning Commission:

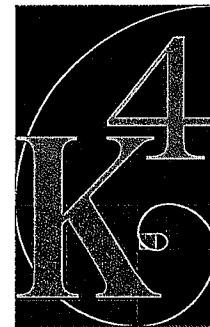
Kenwood High Development (KHD I and KHD II, LLC), are the owners of the (2) vacant outlots directly in front of the Redstone of Kenwood office tower located at 7755 Montgomery Road. The Redstone building was constructed in 2008, and a PUD put in place controlling the development of the frontage lots along Montgomery Road. These lots have existed as vacant, 1.767 acres of green space lawns since 2008.

KHD I & II, LLC have been working with First Financial Bank for the last year to create an acceptable site layout that will permit both lots to be sold and developed to function within the Townships guidelines. First Financial Bank wishes to purchase and occupy Outlot 1. The bank will construct and occupy a 5,134 s.f. prototype branch bank and drive thru on this lot. The bank branch will make extensive use of curtain wall and masonry construction that define the bank's business image. The front entry to the branch will feature a full glass entry façade and the bank's branded metal panel entryway. The character of the building will be a contemporary design in line with that of the Redstone office building and surrounding businesses.

The property to the east of the proposed development is an existing bank branch and drive thru constructed of masonry and metal panels. The businesses to the west are both single story, masonry buildings. The building to the rear is residential in nature with asphalt shingles. The building along Montgomery Road is a strip mall type of design with masonry and storefront facades and a metal panel mansard hiding a flat roof. The Redstone office building borders the property to the north, and is constructed of similar materials in its use of curtain wall, modular masonry units, EIFS, and metal panel roofing. The properties to the south, across Montgomery Road, are contemporary designed, two-story masonry and EIFS businesses with large parking areas.

The bank lot will be accessed from an existing drive / secondary street and traffic light from Montgomery Road. No new access points will be added. The access to the site also take into consideration the Township's future plan for developing the lots to the east of the planned development. A generous green space will be provided between the bank and Montgomery Road, with a 45' building setback and a 30' landscaped strip between the interior drive and Montgomery Road. The interior islands and area around the branch will also be landscaped. A small strip of green space is provided between the existing 10' landscaped area of the Redstone property and the shared access drive that allows the future developer of the KDC-II lot to access the property without an additional access point being requested from Montgomery Road.

The bank and the KHD have made every attempt to develop the lots together while maintaining the separate identity and functionality of each site. To this extent, the bank has provided cross access at both the front and rear of their lot for traffic entering and exiting both lots. The bank drive along the west property line has been moved to the edge of the property line to allow for future shared use of the drive as well as shared parking. The drive also provides for emergency vehicle access to all sides of the building.



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The landscape buffers except in the areas specifically described above shall be planted and installed consistent with the requirements of Section 14 of the Sycamore Township Zoning code.

The site lighting shall be directed away from Montgomery Road and adjacent lots. The Lighting from Customer Drive Thru and ATM area is screened from the public by the building and the site landscaping.

The area to be developed is in a retail business district and the construction of this facility will not have an adverse effect on the community or surrounding properties. Individuals expected to use this facility will reside in the area or work in the surrounding businesses.

The KHD and First Financial Bank therefore ask the Planning Commission to consider the following amendments to the PUD:

- Permit the parking in the rear of the lot and shared entry access, the north property line, of the site to extend to within 2'-0" of the property line and the 10'-0" existing green space in lieu of the 10'-0" landscaped buffer required.
- Permit the west drive around the bank to extend to the west property line instead of the 10'-0" landscaped buffer to allow for future development of shared access and parking between lots 1 and 2.
- Permit the use of EIFS around the upper parapet of the building and drive thru consistent with surrounding buildings and the Redstone office tower in lieu of the PUD's restriction on EIFS

It is with these items in mind the applicant, as the agent for First Financial Bank, requests the Planning Commission consider the information and plans presented and rule in favour of the Owner's request to amend the PUD for these lots.