



J E F F R E Y R
ANDERSON
R E A L E S T A T E

SYCAMORE TOWNSHIP
PLANNING & ZONING

OCT 22 2012

RECEIVED

October 19, 2012

Greg Bickford
Sycamore Township
8540 Kenwood Road
Cincinnati, Ohio 45236

RE: Letter of Intent
Kenwood City Place Project – PUD II and Major Adjustment to a PUD Application
Intersection of Montgomery and Hosbrook Roads

Dear Greg:

The intent of the Kenwood City Place project is to construct two single story buildings on the three parcels at the corner of Montgomery and Hosbrook Roads pursuant to the development plans submitted with this application. The first building is a single story retail / restaurant building of approximately 11,000 square feet of space with outdoor patios and a valet station. This building will be located near the hard corner of Montgomery and Hosbrook. The second building is an approximate 16,000 square foot single story multi-tenant building that will contain retail, restaurant, entertainment and office uses.

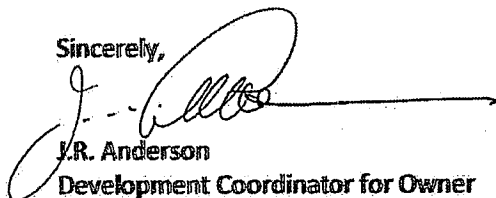
Most of the property will be surfaced parked, but due to the significant grade changes happening around and on the site, there will be a small amount of parking underneath the multi-tenant retail building. In order to maximize the number of parking spaces for the property, the storm sewer and retention / detention system will be located underground near the rear of the property.

Two curb cuts from public rights of way will be utilized for the development with one curb cut located along Montgomery Road and the second curb cut located along Hosbrook Road. A third curb cut is being contemplated off of the Duke Realty owned private drive to the rear of our development. Discussions have been ongoing with Duke Realty and it is anticipated that an agreement can be reached to create the third curb cut off of the private drive.

The two buildings will incorporate compatible architecture in order create a unified development. The development is an extension of what is currently developed along Montgomery Road and the commercial uses proposed for our project fit with the current uses surrounding our development. The density is significantly less than the previously approved plan in an effort to keep the project simple and convenient.

Thank you for your consideration of this major adjustment to the previously approved PUD plan and we look forward to answering any questions and obtaining an approval of this development plan.

Sincerely,



J.R. Anderson
Development Coordinator for Owner