

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE 513.792.8564 FAX

SYCAMORE TOWNSHIP
PLANNING & ZONING

FEB 17 2015

RECEIVED

ZONING COMMISSION APPLICATION

FEES:

ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

APPLICATION NUMBER

2015-082

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7800 Montgomery Road ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER See Attached					
CONTRACTOR See Attached					
DESIGNER See Attached					
APPLICANT See Attached					
APPLICANTS					
E-MAIL ADDRESS					

3. ZONING COMMISSION
ACTION REQUESTED:

ZONE CHANGE ☒ FROM ZONE E TO ZONE EE

PUD I ☐ PUD II ☐ LASR ☐

MAJOR ADJUSTMENT TO A PUD ☐ MINOR ADJUSTMENT TO A PUD ☐

MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR ☐

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

See Attached

5. SQUARE FEET: 426,995 6. USE: See Attached 7. HEIGHT: 50 ft.
8. EST. START DATE: July 2015 9. EST. FINISH DATE: October 2015 10. # OF SIGNS: See Attached

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

[Signature] 2/17/15
APPLICANT'S SIGNATURE DATE

[Signature] 2/17/15
PROPERTY OWNER'S SIGNATURE DATE

SYCAMORE TOWNSHIP ZONING COMMISSION

APPLICATION FOR REZONING AND APPROVAL OF PRELIMINARY PUD PLAN

Attachment

A. The redevelopment team includes the following participants:

Owner: BRE DDR Crocodile Sycamore Plaza LLC ("DDR")

Attn: D. Alexander Antolino
Development Manager
(216) 755-6706
3300 Enterprise Parkway
Cleveland, Ohio 44122

Applicant: Richard B. Tranter, Esq. (on behalf of Owner)

(513) 977-8684
richard.tranter@dinsmore.com
Dinsmore & Shohl LLP
255 East Fifth Street
Suite 1900
Cincinnati, Ohio 45202

Designer: FRCH Design Worldwide

Attn: Monica Lowry
Senior Project Architect
(513) 362-1348
311 Elm Street
Suite 600
Cincinnati, Ohio 45202

Engineer: The Kleingers Group

Attn: David V. Wright
Engineering Group Lead
(513) 779-7851
6305 Centre Park Drive
West Chester, Ohio 45069

Contractor: Fiorilli Construction, Inc.

Attn: Scott Forman
Account Executive
(216) 696-5845 ext. 102
4825 West 130th Street
Cleveland, Ohio 44135

B. State in detail all existing and proposed uses of this building or premises:

The existing and proposed uses include Retail Businesses and Restaurants. Additionally, we propose the following be included in the Supplemental Regulations as permitted uses:

- (a) Retail Businesses, including, but not limited to, establishments offering: (i) apparel, groceries, home furnishings, sporting goods/equipment, athletic wear, footwear, small electronics, eyewear (corrective and non-corrective), jewelry, child/infant products, and cosmetics and skin care products; (ii) commercial and consumer financial products and services (e.g., banks); (iii) automotive products and services (e.g., tire sales and installation); (iv) office and shipping supplies and services; (v) beauty and health services (e.g., salons); (vi) communication devices and services (e.g., mobile phones and tablets); and (vii) gasoline and convenience goods;
- (b) Offices;
- (c) Recreational uses, including, but not limited to: (i) Commercial Recreation Facilities; (ii) Community Recreation Facilities; and (iii) Recreation, Cultural, and Entertainment Facilities;
- (d) Public Service Uses;
- (e) Institutional Uses, including, but not limited to: (i) Churches and other places of worship; and (ii) Nursing and Convalescent Homes;
- (f) Mixed Use Developments (e.g., office and retail);
- (g) Restaurants (with or without drive through or drive up service); and
- (h) Hotels.