



Development
Planning, Inc.

Engineers
Land Development
Surveyors

LETTER OF INTENT

PUD II

8911 ROSSASH ROAD

CINCINNATI, OH 45236

SEPTEMBER 17, 2015

This letter of intent is related to the application for PUD II for the property located at 8911 Rossash Road. Information is presented in order of the PUD Application Completeness Checklist for Clarity.

- a. **Description of Change of the Premises:** No substantial changes to the existing building are sought. A PUD II is being requested as it is required by Sycamore Township due to the Impervious Surface Ratio exceeding the maximum allowed. The ISR is increased beyond the maximum allowed due to a proposed thirty three (33) space parking lot at the rear of the existing building.
- b. **Size of the Area Involved:** The subject property is 1.0977 acres. 0.0775 acres of the property is located in the right-of-way of Rossash Road leaving a net site area of 1.0202 acres. The existing building is 17,980 SF and is one story. There will be no increase in the building size or height.
- c. **Description of the Proposed Use:** There will be no change in the existing use of the facility which is a print head refurbishing company. The proposed parking will increase the productivity and efficiency of their operations.
- d. **Character Development:** The character, density and intensity of the proposed use is existing. The only change will be the addition of a thirty three (33) space parking lot at the rear of the building which will help to increase productivity and efficiency of the current operations.
- e. **Description of Surrounding Land Uses:** The adjacent properties areas are zoned light industrial. To the east are free standing buildings of the Simply Safe Self Storage. To the west, is the free standing building of Munoz Brandz, which is a distributor of team sportswear. To the north is the distribution warehouse of Jones the Florist. The subject property is keeping with the character and density of the immediate surroundings.

- f. **Changes in Character & Conditions of the Area:** The property will be changed by the addition of a thirty three (33) space parking area at the rear of the existing building. The PUD II is being requested because the addition of this parking area makes the Impervious Surface Ratio .80 which exceeds the allowable Impervious Surface Ratio in Industrial Districts of .50
- g. **Effect on Community & Area:**
 - 1. Effect on the Community Objectives and Plans: As the request is for the existing use and improvements to aid the facility to maintain operations. There will positive affect on the community to maintain a facility at the location and accommodate the goals of the community to work with industry.
 - 2. Character of The Immediate Area: The character of the immediate area will remain more or less the same.
 - 3. Adjacent Property: There will be no impact to the adjacent properties.
 - 4. Public Facilities and Services: There is no increase in building size, use or density is requested which would impact public services.
- h. **Other Information:** The increase in parking will help to increase productivity and efficiency of the current operations.