

McGill Smith Punshon, Inc.



October 11, 2017

Sycamore Township Zoning Commission  
8540 Kenwood Road  
Sycamore Township, OH 45236

RE: Proposed Zone Change Request  
"OO" Planned Office  
8262 Pine Road  
Parcel No. 620-202-0584  
MSP No. 02417.22

Dear Commissioners:

On behalf of the applicant, Robert Lucke Group, Inc. we are pleased to submit for review and consideration the attached application for a proposed zone change request for a proposed office development on approximately 3.0057 acres of land located in Sycamore Township along the east side of Pine Road, approximately 1,000 feet north of East Galbraith Road. The applicant is proposing a zone change of the subject property from "B" and "C" Residential to "OO" Planned Office.

The surrounding land use and zoning consists of single family residential to the north, zoned "C" Residential, a church to the east, zoned "B" Residential, multi-family apartments to the south, zoned "DD", Planned Multiple Residence, and vacant land to the west, zoned "OO" Planned Office.

A zone change to "OO" Planned Office is consistent with the current surrounding land use and per the Sycamore Township Land Use Plan. The Township's Land Use Plan designates the subject property as "Single-Family Residential use. However, the plan identifies the adjacent surrounding land uses as "Transitional Use with Office" a use that permits office use, and a use that supports the low intensity office use proposed per this zone change request.

The proposed office development will consist of two, one story office buildings. Building No.1 will have an approximate floor area of 6,000 gsf and building No.2 will have an approximate floor area of 9,000 gsf. The proposed office buildings will be residential in character with steep sloped roofs covered with dimensional shingles. The exterior of the buildings will be constructed with brick veneer and stone.

The plan proposes a low intense use with an impervious surface ratio (ISR) of approximately 30% and still provide adequate off street parking with sufficient buffering and landscaping.

Engineers ■ Architects ■ Surveyors ■ Planners ■ Landscape Architects  
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In the last sixteen years the Robert Lucke Group has developed eleven successful office developments similar to this proposed office development, one in Sycamore Township, six in Symmes Township, three in Mason, and one in Evendale, Ohio. All the office developments consist of low impact, single story, residential style office condominiums being developed near or adjacent to residential land uses. The low impact office use offers an exceptional transition from intense office and multi-family land uses adjacent or near existing residential neighborhoods. In conclusion, we believe the proposed office development and use is consistent with the surrounding land use and meets the objectives of the Township's future land use plans.

Please contact us with any questions or if additional information is required.

Sincerely,

McGill Smith Punshon, Inc.

A handwritten signature in blue ink, appearing to read 'D. Smith', is written over a light blue horizontal line.

Douglas A. Smith, P.E., P.S.  
Project Manager  
Enc.

cc: Mr. Scott Lucke – Robert Lucke Group, Inc.