

Memorandum

November 13, 2017

To Sycamore Township
Department of Planning & Zoning
Attn: Beth Gunderson
8540 Kenwood Road
Cincinnati, OH 45236
513-792-7250

Project TRH Kenwood - Sycamore Township Sign Request
Project# 20170946.0
From Marisa Kolman
Re Letter of Intent – Major Adjustment

Dear Miss Gunderson,

On behalf of our client, Texas Roadhouse, please consider this memorandum as a formal request for approval of a major adjustment to the PUD for the Texas Roadhouse that is located at 7860 Montgomery Road. We are seeking approval of an additional sign located on the east wall at 99.58 SF. The project was original approved under Resolution 2014-144 permitting up to three (3) wall signs not to exceed 100 SF maximum. The building currently has one (1) existing wall sign located on the south wall that is 99.58 SF. Any request requiring modification of a condition of the approval is requiring the major adjustment process. Enclosed for your review and reference is a signage plan with elevations and existing site plan layout.

Since the Texas Roadhouse opened over a year ago, the restaurant has received countless complaints from customers that they were unaware the restaurant existed at this location. The restaurant is tucked behind a number of outparcel buildings along Montgomery Road providing it limited to no exposure from that right-of-way. While the restaurant has I-71 frontage, the lack of signage prohibits recognition of the Texas Roadhouse brand from the highway. The proposed sign would have no impact to the surrounding area, other than assisting potential customers to identify the restaurant location. Texas Roadhouse is seeking approval of an additional wall sign to gain further exposure of the restaurant from I-71 motorists. Should you require additional information or have any questions please do not hesitate to contact us.

End of Memorandum