



January 5, 2018

Amended: February 2, 2018

Mr. Harry L. Holbert, Jr.
Zoning Administrator
Sycamore Township
8540 Kenwood Road
Sycamore Township, Ohio 45236

**RE: Amended Zone Change Application –Response to Staff Report
Mercedes-Benz of Cincinnati
8727 Montgomery Road
Cincinnati, Ohio 45236** **Sycamore 2018-02Z Mercedes-Benz Expansion**

Dear Harry,

We received the Sycamore Township Staff Report for our proposed zone change dated January 3, 2018. We responded initially on January 5, 2018 to this report. On January 8, 2018, we presented our zone change to the Sycamore Township Zoning Commission. At that time we were challenged by the residential neighbors and were granted a continuance to allow us to work with them to mitigate their concerns. On January 18, 2018, we met with a group of these residents and the following updates reflect the outcome of this meeting as well as our further review of these original topics. A copy of our notes for this meeting are attached. In the following revised bullet points, we provide our clarifications to the various comments noted: (*changes are in bold Italic*)

1) **Site Characteristics:**

Size of lot to be rezoned: 2.062 acres (Net lot without ROW is 1.851 acres)
Existing undeveloped lot, proposed ISR: .57 (Not .52) – Note, we are currently reviewing options that could lower this value – adding more pervious area. ***Our civil engineers have calculated a new ISR of .5431 due to refinements made in the parking lot layout.***

2) **Zoning Compliance Issues: (Initial comment with response following)**

a. Per Table 5-5 Maximum Impervious Surface Ratio is 0.50, proposed is 0.63.

Response: The site being rezoned is currently noted with a .57 ISR. The existing dealership site is noted with an.65 ISR. This is the value for the original dealership and the vehicle preparation building that was approved by Case 2000-03Z. The inclusion of the rezoned site reduces the total site to the ***.6258*** value noted. I believe the dealership has a PUD-1 designation that was approved by the Trustees with a .65 ISR level and complies with Note 2 of Table 5-5.

- b. Per Section 10-7.1, Maximum Fence Height of 4' with a 75% openness ratio is permitted, proposed is an 8' tall privacy fence with 0% openness ratio.

Response: The current 8' solid wood fence behind the showroom building was a result of the neighbors request in 2003 when the showroom building was constructed. *As a result of our January 18 meeting with the neighbors, we will have no wood fence on the rezoned property. The existing wood fence west of the showroom addition will be replaced with a new 8' wood board on board fence. This replacement fence will occupy the same location of the current 8' wood fence. The modular retaining wall will have a fall protection rail along the top to meet building code requirements.*

- c. Per Table 12-4 Minimum Parking Stall and Aisle Dimensions are not met as proposed but layout could be revised to meet the Zoning Resolution.

Response: Aisle dimensions are provided as 24' per table 12-4 of the Sycamore Township Zoning Resolution, some spaces were reduced to 18' in length to reduce the ISR but can be revised to meet standard. Parking stall depths adjacent to landscape areas where continuous curbs will be located were reduced where overhang into landscaping areas was achievable to reduce ISR and which is permitted in section 12-4.7 (d). *Drawing C201 has been revised to indicate the correct parking dimensions. There are also other subtle changes to the layout to coordinate with the bollard lighting solution.*

- d. Per Section 12-4.7 Wheel Stops and/or Continuous Curbs shall be provided to protect required landscaping. As proposed by applicant, unclear of type or size.

Response: Standard pre-cast wheel stops are intended to be used on any spaces that do not meet the standard depth. All spaces / parking field have continuous curb provided.

- e. Per Section 12-6.2 Total Landscaping Required is 22 S/F per parking and stacking space, total S/F number not provided by applicant.

Response: The required landscaping area is met per the current plan. We have provided 7,222 SF of ILA per the Sycamore Township 'Interior Landscaping Standards' in 12-6.3. We are only required to provide **2,860**sf of ILA per section 12-6.4 (a) and according to 12-6.2 "Interior and streetscape landscaping count toward the minimum square feet of landscaping required per parking space." Indicating that by satisfying the ILA requirement we have also satisfied the entire Total Landscaping Required section as well. *The revision for the bollard lighting also increased our*

landscape area in the parking lot.

- f. Per Section 12-6.4 Total Interior Landscaping Required is 22 S/F per parking and stacking space, total S/F number not provided by applicant.

Response: The required landscaping area is met per the current plan. Please refer to the above comment response.

- g. Per Section 12-6.6 Credit for existing trees may be used to meet required buffering but areas to be used toward credit are to have species, height and caliper listed on Zoning Compliance plan.

Response: No existing vegetation is currently being counted toward the required density. *In our discussions with the neighbors, we committed to protect and maintain the mature trees along the west property line. We believe these trees will be outside the construction area.*

In our latest landscape plan, we have added specific evergreen trees as well as more deciduous trees to increase the buffering of the single family and condominium neighbors. The berm along the top of the retaining wall has been removed to allow the landscape elements to be kept on the existing grade. The north leg of the modular retaining wall has also been moved south 3' to increase the buffering distance for Wellington Glen.

- h. Per Section 12-9.1 Minimum Setbacks, any vehicular storage yard shall meet a minimum building setback of 30'. As submitted, applicant is requesting a 20' setback in the front yard.

Response: The use of the parking improvement is for inventory and display of new vehicles and as such this is not being classified as vehicle storage. Per section 2-3 of the Sycamore Township Zoning Resolution the definition of a *Vehicular Storage Yard* is "Fleet storage or other inactive vehicle storage and is not accessible to vehicular traffic of the general public" The parking lot will not contain any fleet storage and vehicles parked here are expected to be actively moved during the normal course of business operations. In addition the lot will not be closed off or prevent vehicular traffic of the general public. As parking lots are permitted within the building setback the location of the parking lot doesn't violate this use.

- i. Per Section 12-9.2 Screening, all vehicular storage yard that are visible from the public road, shall be screened.

Response: Our plans reflect a streetscape buffer according to 14-8.2, Figure 14-C 'Alternatives For Retail Streetscape Buffers' Option 2. The vehicles shown on the lot do not qualify as vehicle storage but rather a product that is showcased and available to the public for viewing and purchasing. ***At the request of the residents, we have added a small landscaped berm in addition to the street trees along Montgomery Road to assist with screening the new parking area.***

- j. Per Section 13-5.3 Minimum Setback, signs shall be a minimum of 10' from the right-of-way. Dimension to ground sign not provided.

Response: The ground sign dimensions have been added to drawing SP1.00 showing a 15' setback. A copy of this portion of our revised drawing is attached to this response. Sketch 'A'.

- k. Per Section 13-5.11 Sign Base, a base made up of stone, brick or other architecturally compatible base material. As submitted, material unknown.

Response: The base material has been added in notations to drawing SP1.00 showing a stone base. A copy of this portion of our revised drawing is attached to this response. Sketch 'B' notes this revision.

- l. Per Section 13-12.3 Freestanding Signs, based on street frontage, the applicant would be permitted 64 S/F of signage. Applicants sign calculations should be revised to reflect the Zoning Resolution requirements.

Response: There is no signage proposed on the rezoned lot. For the existing building lot, we are proposing one (1) freestanding ***ground*** sign with ***29.589 SF each face for a total of 59.178 SF (Maximum allowed = 64 SF)*** of sign area total for the two faces. A copy of this portion of our revised drawing is attached to this response. Sketch 'B'. Note: On all signage issues, we are willing to work with staff to find the correct balance of area, location and presentation.

- m. Per Section 13-12.4(a) Building Signs, applicant is permitted building signage at a 1 to 1 ratio. No more than 2 signs per building with a maximum of 150 S/F. The applicant is proposing 3 building signs totaling approximately 180 S/F. Applicants sign calculations should be revised to reflect the Zoning Resolution requirements.

Response: We are requesting a variance to add one (1) building sign for the 'Star' on the second face of the new 'blade'. ***Each 'Star' is 36 SF, the two stars equal 72 SF. The 'Mercedes-Benz of Cincinnati' sign on the front of the building has a sign***

area of 72.125 SF. This produces a total building sign area of 144.125 SF which is below the allowed 150 SF. A copy of this portion of our original drawing is attached to this response. Sketch 'C' shows the blade information. Our sketch 'B' is amended to support this analysis. We request a variance for the third building sign for the added Star on the blade.

We met with The Hamilton County Regional Planning Commission on Thursday, January 4, 2018, as required by the re-zoning process. At that meeting, the concept documents were presented, and we answered their questions. The Planning Commission voted 5-0 to approve the zone change request with three conditions (1) sidewalks on Montgomery Road be installed, (2) no additional signage on rezoned parcel, and (3) no loudspeakers on the new parcel. In summary, they believed our concept was the least intense evolution for this site and that we were adequately buffering the adjoining residential neighbors.

At the prior Zoning Commission meeting, several residents raised a concern for their property values. We note that a new home is being completed at 8701 Appleknoll Drive. It is directly west of the dealership service and wash bay areas. It will have an asking price of \$797,500.00. It appears the dealership is not a hindrance to this type of investment in the neighborhood.

In response to neighbor comments, we have also addressed noise and lighting concerns. The dealership has installed 'No Honking' signs and instructed personnel not to use car horns or alarms to locate sale or service vehicles – sign copy attached. We have also installed sample LED light fixtures on several of the existing poles for evaluation by the neighbors. ***We are also proposing the use of a low bollard light on the new parking area on all rows except the first row nearest Montgomery Road. There will need to be more of these fixtures, but these lights will be less visible to the neighbors.***

In summary, we believe our concept plan for the added parking yields the lowest impact to the neighborhood. Our plan proposes greater set backs on the west (55'-80') and the north (35') from the property lines than other commercial development may achieve. Our increased landscape, fence, berms and overall grading will add to the buffer separation. As noted, our new vehicle inventory consolidation allows other improvements to site circulation that will also reduce noise. The installation of new LED lighting will eliminate the current glare concerns. Our plan will enhance the both the dealership presentation and compliment the character along Montgomery Road.

While this proposal presents a change to the status quo, it is both a passive change and one that is

necessary for the dealership to meet and maintain its viability at this location. In addition to the parking expansion, we are also renovating the existing building with elements that are required by the Mercedes-Benz Autohaus2 criteria for this location. These changes will slightly reduce the current roof area of the facility. The biggest change will be on the front of the original building to accommodate the new service drop off drive enclosure.

Please let us know if you have any added questions related to this response to the Sycamore Township Staff Report. As the Owner noted to the residents on December 7, 2017, we are dedicated to working to find the best solution for all parties.

Very Truly Yours,



Eugene W. Allison, AIA
President
Reztark Design Studio, LLC

Cc:	Greg Bickford	Township Administrator
	David Peterson	DLP Cincinnati
	Ed Keady	DLP Cincinnati
	Mike Russell	MATRIX Development, Inc.
	Joe Trauth	Keating Muething & Klekamp PLL
	Meghan Fitzgerald	Keating Muething & Klekamp PLL
	Matt McLaren, PE	Gresham Smith & Partners
	Travis Sayler, PE	Gresham Smith & Partners
	Patrick Henry, RLA	Gresham Smith & Partners
	Ian Ramous, RA	Reztark Design Studio, LLC

Attachments: January 3, 2018 Sycamore Township Staff Report (Omitted for Brevity)
Copy of 'No Honking Sign'
Copy of Amended Sections of Signage Drawing SP1.00 (A, B & C)
Most Recent Landscape Plan & Civil Plans
January 18, 2018 Neighbor Meeting Notes
Memo with Bullet Outline of Revisions
Rendered Line of Sight Color Views



9824 BLUEGRASS PKWY, LOUISVILLE, KY 40299 - 502-454-4321

CUSTOMER / COMPANY: Matrix Development
 LOCATION:
 SALES PERSON: Alexis
 DESIGNER: AH

DATE/REVISIONS: 12/27/17

PROJECT OVERVIEW

Logo/Art: Provided Recreated
 Sides: Single Double Two Sides
 Surface: First Second

.063 Aluminum signs with reflective vinyl and drill holes in top and bottom.

JOB DETAILS

Print: HP Roland
 Lam: Gloss Matte Dry E. Spray
 Vinyl: RTA ABV Hi-Tac Wrap
 Trans. Perf Reflective

Coro Foam Dibond Poly

Banner: Gloss Retractable Mesh

PVC: 3mm 6mm Other

Acrylic: 1/8" 1/4" 1/2"

Alum: .063 .080 1/8"

other

CHANNEL LETTER FABRICATION

Standard Reverse

.063 Alum. backs 1/8" Acrylic faces

.040 Alum. returns

other

Raceway: 5" 7.5" Low Profile

Raceway Length:

COLORS

PMS

PMS

Faces:

Trim/Cap:

Returns:

Raceway color:

INSTALLATION DETAILS

Pertinent installation information

CUSTOMER APPROVAL

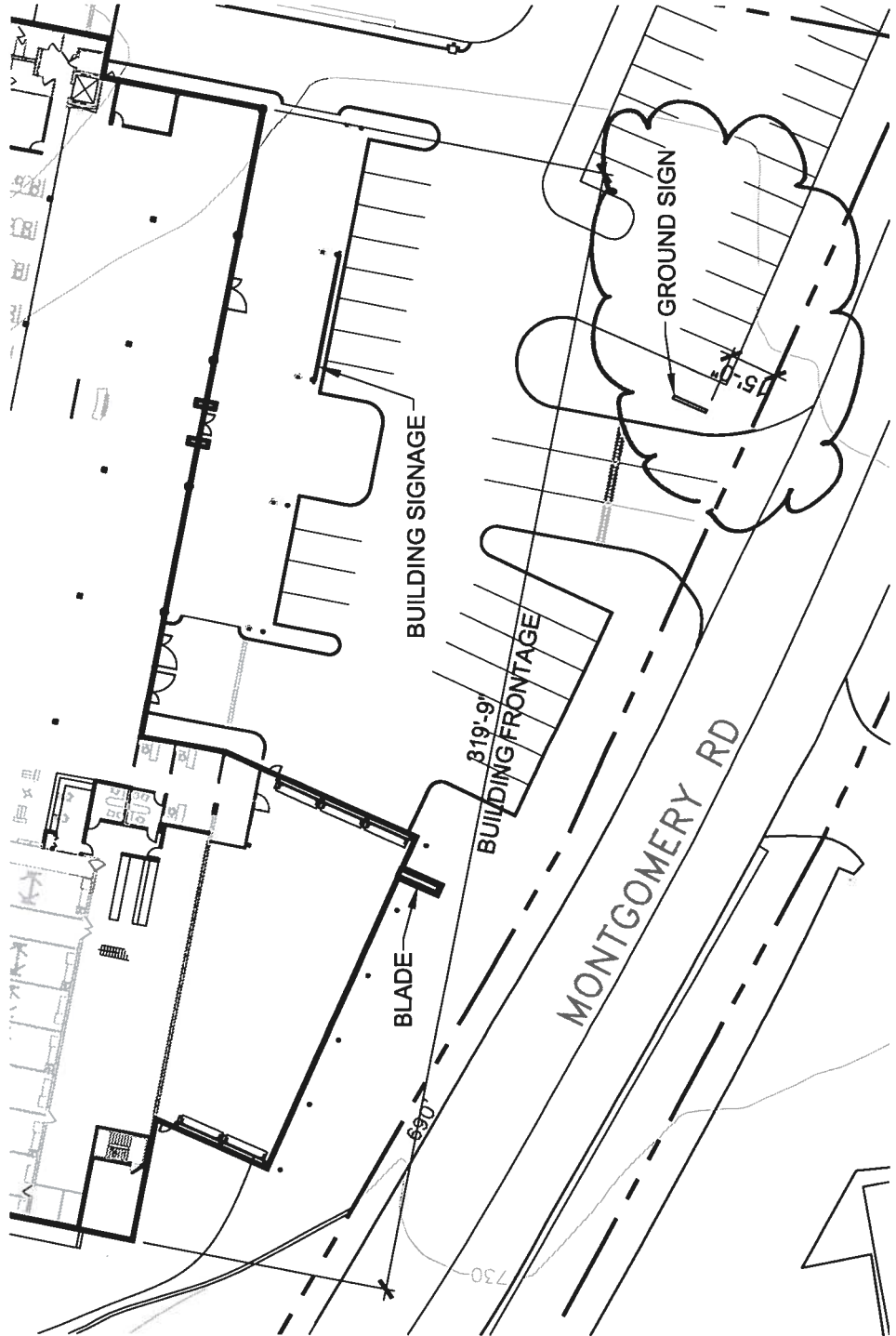
SIGNATURE

This design and drawing shown are property of Signarama Louisville East. No transmittal or disclosure shall be made to any person, firm or corporation without written approval.



PLEASE REVIEW THIS PROOF CAREFULLY SPELLING IS YOUR RESPONSIBILITY • DRAWING IS NOT TO SCALE
 COLORS ON FINISHED PRODUCT MAY VARY SLIGHTLY FROM ELECTRONIC PROOF

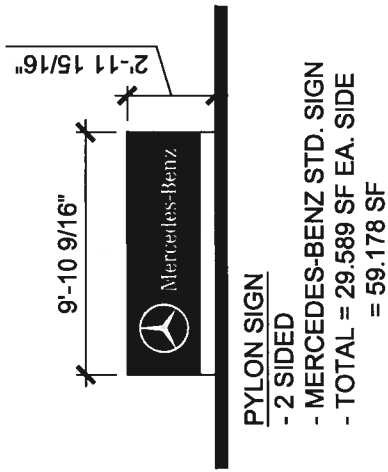
A.
1-26-18



SITE SIGNAGE DATA

	ALLOWED	PROPOSED
GROUND SIGN	1	1
- AREA	64 SF	59.178 SF
BUILDING SIGN	2	3
- AREA	150 SF	144.125 SF
SIGNAGE VARIANCE REQUEST		1 ADDITIONAL SIGN @ 36 SF

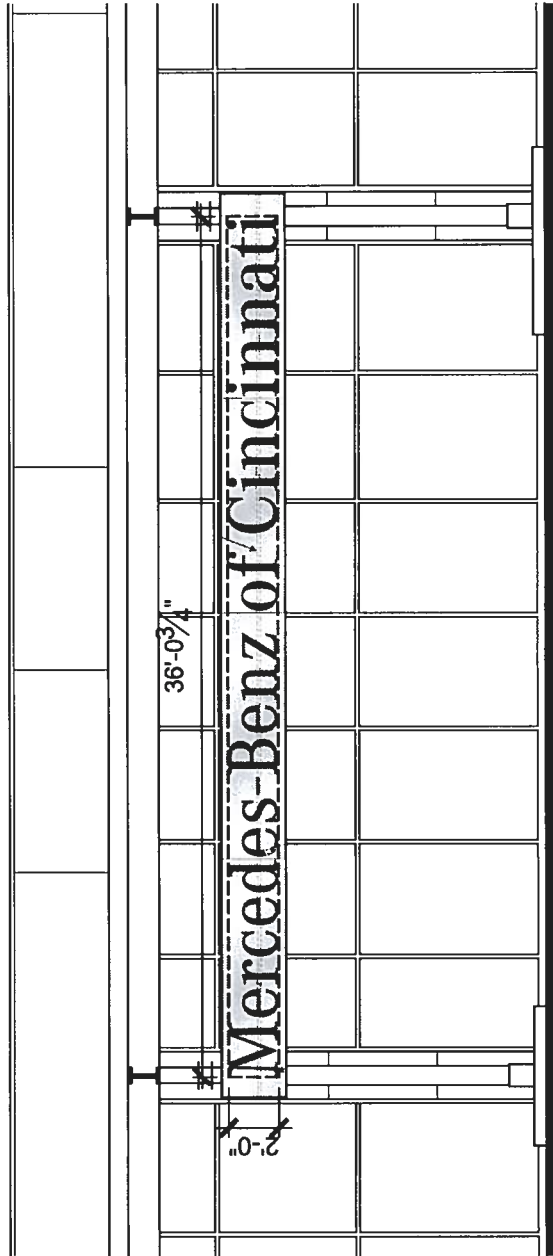
B.
1-26-18



SIGNAGE ELEVATION - GROUND

D9
SP1.00

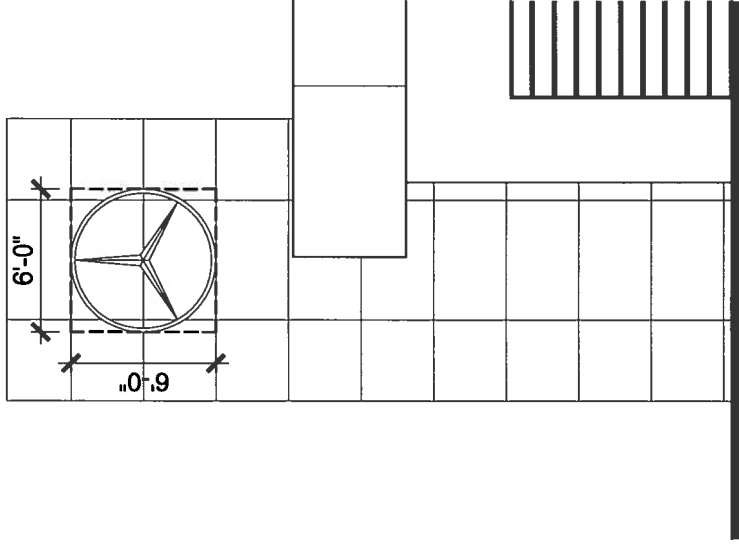
SCALE: 1/8" = 1'-0"



SIGNAGE ELEVATION - BUILDING

A9
SP1.00

SCALE: 1/8" = 1'-0"



BLADE SIGN

- 2 SIDED

- MERCEDES-BENZ STAR = 36 SF
x 2 SIDES = 72 SF TOTAL

SIGNAGE ELEVATION - BLADE

C9
SP1.00

SCALE: 1/8" = 1'-0"

C
1-26-18

reztark

MEETING NOTES

TOPIC: Neighbor Meeting – January 18, 2018
-3:15 PM on Site
-4:00 PM – Sycamore Township Admin. Bldg.
Mercedes-Benz of Cincinnati

TO: Neighbors
Ed Keady DLP Cincinnati
Harry Holbert Sycamore Zoning Administrator
Mike Russell MATRIX Development, Inc.
Patrick Henry Gresham Smith & Partners
PREPARED BY: Gene Allison  Reztark Design Studio, LLC
COPY TO: All Above
David Peterson DLP Cincinnati
Ian Ramous Reztark Design Studio, LLC

DATE: January 18, 2018 (Amended: February 2, 2018)

1. The Mercedes-Benz of Cincinnati parking expansion and renovation program is coordinating meetings with the immediate residential neighbors. In that regard, the following is a list of the designated neighbor group charged with reviewing the improvements:

Russ Rhodus	russrhodus@sbcglobal.net
Karyn Dyehouse	karyn.dyehouse@usoncology.com
Karen Carle	karen.carle@lpk.com
Jeff Carle	carle_j@summitcde.org
Jane Mueller	esirjhm@gmail.com
Marilyn Schwickert	marilyns@zoomtown.com
Marguerite Stowe	jslowsprings@gmail.com
Tom Mueller	trek.mueller@gmail.com
Gene Wood	genewood26@hotmail.com
Sue Meyer	susanelisetemple@gmail.com
Vickie Lockwood	vlock40@gmail.com

2. The following are the initial areas of concern:
 - A. Plan/Design:
 - a. Lighting
 - b. Noise

- c. Fencing
 - d. Landscaping
 - e. Alternatives
- B. Construction Parameters
- C. Guarantee's/Written Policy
- D. Land Use Development Plan, Future Development
3. The following issues have been discussed resulting in updates to our design:
- A. Plan/Design:**
 - a. LED Site Lighting:**
 - New parking lot site lighting will be dimmed at dealership closing time 7:00 PM – dealership is closed on Sunday
 - Several sample new LED pole fixtures installed on site for resident viewing – no comments received yet.
 - New lot lights along Montgomery Road to match existing pole height
 - Bollard lights 36" -42" tall to be installed along west and north boundary on new parking lot
 - Motion sensors being installed for site lights on new parking lot
 - Sycamore Township confirmed Police / Fire are comfortable with the bollard light solution
 - Residents did not mind lights popping on by motion sensors
 - Western neighbors requested updated line of sight study on view from their homes. Landscaping and lighting to be included. Photos from the neighbors view locations were requested by the design team for reference. No photos received yet.
 - b. Noise:**
 - Staff instructed 'no honking' allowed
 - 'No Honking' signs have been installed on dealership site
 - New cars have horn disabled on delivery and only lights flash
 - Confirmed no new car deliveries to occur after 7:00 PM – before 7:00 AM with MBUSA – Letters attached
 - MBUSA contacted to alert parts deliver truck to honor quiet zone:
 - We will ask that backup claxon be turned off
 - We will request talking and noise of parts delivery be minimized
 - Rumpke contacted to schedule pickup during daytime hours – letter attached

-Noted Montgomery Road and Willie's retail facility noises are outside of our control

c. Fencing:

- Wood fence removed from re-zoned property at resident request
- Existing wood fence between dealership building and Carle - Meyer residences will be replaced with a new board on board 8' fence
- Replaced fence will be covered by building permit documents
- Existing chain link fence on Carle – Meter residential property will be removed with owner approval
- Aluminum rail will be installed at top of retaining wall for fall protection as required by building code

d. Landscaping:

- Landscape elements revised to increase evergreens and place closer to neighbor property lines. Neighbors were happy with the quantities. A few more deciduous trees have been added to buffer Rhodus house.
- Special attention paid to species and locations to limit views
- Evergreens to be installed at 6' to 8' height
- 3-4" caliper deciduous trees approximately 12-18' tall to be installed to create a more natural feel. We recommend 4" as maximum caliper and the 18' height is an example of how tall a 4" caliper Oak would be from most tree nurseries.
- Owner will install an irrigation system to assist with establishing landscape as well as for maintenance.
- Low berm with landscape added to Montgomery Road frontage along new parking lot per resident request.
- 'Green Giant' Arborvitae evergreen mentioned as good by resident and is the species we are using
- Residents referred to All Saints Church frontage and evergreens planted along Glenover as good examples. We have reviewed and used as guide on our selections.
- Wellington Glen prefers a modest berm along north boundary which is included in revised plan.
- Access gravel road to be protected and grading shall not introduce any water from MB site to the drive or lawn of Wellington Glen.
- Residents prefer variety of plantings to a uniform green wall. After our presentation, they were happy with our plantings defined on plans.
- West resident has dead trees that may be a product of too wet a ground area. Site walk indicated the water coming down to MB property from the west is good for their Weeping Willow, but is leaving swampy area to

the west. New MB catch basin will be closer to west property line and may help alleviate this condition. We noted this wet area is the result of the neighbor's new home addition and all downspouts being unloaded in that area.

-Large Sycamore tree in northwest corner will be protected and should be out of the construction zone. Other existing mature trees along west property line will be protected as well.

e. Alternatives:

-Revising the parking stall spaces allowed a small reduction in paving that also reduced ISR.

-Paving nearest west neighbors in southwest corner of parking lot is 55' from property line and expands to 80' in northwest corner

-Wellington Glen provided survey drawings noting the curb cut and location of access drive along their south border. Sycamore Township made copies and was to check with ODOT on legality of this curb cut and drive.

-Wellington Glen would like access drive to have pervious pavers to improve drive use. Sycamore Township has sited vehicles for parking at the west end of this drive. West residential neighbors do not care for vehicle, boat or RV parking on this access drive. Validity of drive to be determined by Sycamore Township.

-Wellington Glen also has water issues at it southwestern corner that originate to the north and west.

-Sycamore Township noted the MB project will not change or affect the neighbor issues with water as it is originating to the north and west

B. Construction Parameters:

-If the parking expansion is approved, the construction workday will be controlled by the times outlined in the Sycamore Township zoning code.

-Street cleanliness will also be enforced for the trucks that exit the site.

-Construction safety fencing will be installed temporarily to keep the site isolated during the construction.

C. Guarantees/Written Policy:

-The site development is controlled by the process outlined in the Sycamore Township zoning code. If there is a future change of a major type, this process is required to be repeated with neighbor notification and meetings. Other properties adjacent or across Montgomery Road will go through the same process of review and approval if they change use or develop in the future.

D. Land Use Development Plan, Future Development:

-We understand Sycamore Township is working to update their Land Use Plan and

criteria. The 2008 Land Use Plan notes this site to be 'OO' Transitional Use with Office. We have indicated our proposed use is much more passive, provides larger setbacks and has increased buffering over what a 'OO' Office development would provide. It is also significant that we are not asking or introducing a new curb cut on Montgomery Road. An office development would add parking, site lighting, increased traffic and a new dumpster location. This is in addition to a probable two-story office building that would maximize the site density and be more disruptive to the views enjoyed by the neighbors.

4. The following residents were attended the January 18, 2018 meeting:
 - a. Gene Wood
 - b. Vickie Lockwood
 - c. Russ Rhodus
 - d. Karyn Dyehouse
 - e. Marilyn Schweikert
 - f. John Stowe
 - g. Marguerite Stowe
 - h. Jane Mueller
5. It was noted this use is lower in intensity than an Office use on the vacant site. A two story 20,000 medical office building would require 101 to 120 parking spaces. It would have a curb cut on Montgomery Road, add lights, be a two-story structure at a higher grade, include dumpster and be a more intense use of utilities. It would maximize its setbacks thereby being much closer to the property lines. A negative to the new curb cut is the added difficulty and congestion of another left turn from northbound Montgomery Road.
6. At the Hamilton County Regional Planning Commission on January 4, 2018, their conclusion was that this use was the least impactful development for this site. They asked questions about lighting, landscape and buffering, discussed the potential options and voted 5-0 to approve our re-zoning request.
7. At the January 8, 2018, Sycamore Township Zoning Commission meeting, there were several comments regarding the potential impact on property values. We have noted the new home under construction at 8701 Appleknoll Drive is due to be finished March 1, 2018, and has an asking price of \$797,500.00. It is directly behind the dealership service bay building. It appears the dealership is not a hindrance to this level of new investment.
8. We have been studying the Google aerial maps, images and views available of the existing trees



that surround the rezoned site. Some of these elements are significant buffers that are already in place. Our revised landscaping, and our tour of the site on 1-18-18 helped us refine the placement of new elements to fill gaps in our proposed buffering. We believe the combination of existing and our new landscape elements provide a very high level of buffering with the neighbors.

9. We are planning to continue to control the storm water that comes from the western residential neighborhood. The location of this inlet and its grading may impact the location for possible landscape elements.
10. In general, the conclusion of the January 18, 2018 neighbor meeting was a resolution to nearly all the neighbor's concerns related to buffering and screening of the parking lot. We have continued the dialogue to resolve the few remaining concerns. Our documents have been amended to include the changes agreed to at our meeting as well as the subsequent discussions.
11. We requested the neighbors supply us with photos of the key view points from their properties so we could further refine our plans. We also knew the neighbors were having meetings to discuss this process and we requested notes of those meetings so any new issues could be analyzed by our design team. We are still waiting on these pieces of information.
12. Action Items:
 - Send meeting landscape plan to Vickie Lockwood and Russ Rhodus - completed
 - Develop added 'line of sight' study for Russ's house/Wellington Glen – in progress
 - Look at All Saints Church landscape -completed
 - Confirm type of evergreens on Glenover - completed
 - Follow up with Sycamore Township on lighting levels for Police security - completed
 - Confirm with Sycamore Township the status of Wellington Glen access drive – pending
 - Receive photos from key view points from residents – still pending
 - Receive from resident committee a copy of their meeting notes – still pending
13. Please review this summary and let us know what questions you have about this outline.

**Attachments: Updated Landscape Plan
MBUSA & Rumpke Letters
Line of Sight Renderings for Residents
Memo with Bullet Points for Revisions**

End of Meeting Notes

PETERSON
AUTOMOTIVE COLLECTION

4156 Shelbyville Road | Louisville, KY 40207
PH: 502-896-4411 | FAX: 502-895-3683
www.pacdealerships.com

Mercedes-Benz USA-Central Region
Attn: Tony Ruggeri-Regional Sales and Distribution Manager
100 Mercedes Drive
Carol Stream, IL 60188

RE:

Mercedes-Benz of Cincinnati
8727 Montgomery Rd.
Cincinnati, OH 45236

January 25, 2018

To: Tony Ruggeri

Recently, we have been approached by our neighbors concerned with the noise coming from our dealership. They requested that noise from the delivery trucks be cut down. We are making all efforts possible to adjust and ask for your help. We are asking for deliveries only to take place between 8:00 AM and 6:00 PM Monday-Saturday. In addition, there has been some instances where the transportation company has parked on our premises over night to wait for our staff to check in vehicles the next day. While we appreciate the transportation company's schedule, we would request that they adhere to the delivery schedule stated above.

Respectfully,



Ed Keady
Director of Operations
704.226.8107



Mercedes-Benz

Mercedes-Benz USA, LLC

Central Region

100 Mercedes Drive

Carol Stream, IL 60188

Phone: (630) 456-9800

Fax: (630) 456-9841

www.MBUUSA.com

January 30, 2018

Dear Ed,

I'm am in receipt of you letter requesting assistance relative to vehicle deliveries to Mercedes-Benz of Cincinnati.

I've confirmed with our home office Vehicle Logistics Department that they have adjusted your vehicle delivery hours as 8:00 AM to 6:00 PM for Monday to Saturday as requested. Please understand the elimination of overnight drop-off could potentially result in some vehicle delays.

A representative from Vehicle Logistics is also discussing with the transportation company the issue that they should not be parking overnight on the dealership lot.

Sincerely,

A handwritten signature in black ink that reads "Tony Ruggeri".

Tony Ruggeri
Regional Sales and Distribution Manager
Central Region

PETERSON
AUTOMOTIVE COLLECTION

4156 Shelbyville Road | Louisville, KY 40207
PH: 502-896-4411 | FAX: 502-895-3683
www.pacdealerships.com

Rumpke Transportation-Cincinnati Safety
ATTN: Jody
3700 Strubel Rd.
Cincinnati, OH 45251

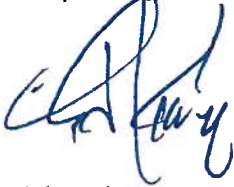
RE:

Mercedes-Benz of Cincinnati
8727 Montgomery Rd.
Cincinnati, OH 45236
Account #TR1261
January 25, 2018

Jody,

Recently, we have been approached by our neighbors concerned with the noise. They requested that noise from the delivery trucks be cut down. We are making all effort possible to adjust and ask for your help. In this effort, we request that our pick up times are between 8:00 AM and 5:00 PM Monday through Friday. In addition, please make all possible attempts to reduce noise during pick up times. Any suggestions that could help in this matter would be taken in consideration. We appreciate your attention in this matter.

Respectfully,



Ed Keady
Director of Operations
704.226.8107

reztark

SUMMARY NOTES

TOPIC: Mercedes-Benz of Cincinnati – Zone Change

TO: Harry Holbert
Residential Neighbors Sycamore Zoning Administrator

PREPARED BY: Gene Allison GA
Ed Keady Reztark Design Studio, LLC
Mike Russell DLP Cincinnati
Patrick Henry MATRIX Development, Inc.
Gresham Smith & Partners

COPY TO: All Above
David Peterson DLP Cincinnati
Ian Ramous Reztark Design Studio, LLC

DATE: February 2, 2018

1. The following items have been revised per our meeting with the Neighbors on January 18, 2018, and added discussions since the January 8, 2018, Zoning Commission Meeting:
 - A. Site lighting on new parking lot dimmed at closing – 7:00 PM (Main dealership lights remain on for security)
 - B. Site lighting on new parking reduced to bollard lights near neighbors
 - C. Site lighting on new parking to be on motion sensors after closing
 - D. No Honking signs installed on full dealership site
 - E. Dealership staff instructed on 'No Honking' or car alarm use – cars will be programmed on arrival for silent/lights flash only when unlocking
 - F. New car delivery banned after closing – 7:00 PM – MBUSA letter attached to confirm
 - G. Rumpke contacted to schedule dumpster pickup between 7:00 AM and 5:00 PM – See attached letter
 - H. Wood fence deleted from re-zoned property
 - I. Wood fence behind dealership to be replaced where existing with new board on board fence
 - J. Evergreen tree installation increased and placed closer to neighbors
 - K. Pine trees changed to spruce and layout staggered per neighbor's request
 - L. Tree and planting variety increased, deciduous trees added, variety mix the same
 - M. Existing mature Sycamore tree on west property line to be protected – now noted on plans
 - N. North leg of modular retaining wall moved south 3' to increase buffer zone – increase natural planting feel above wall
 - O. All grading on rezoned lot perimeter designed to control runoff
 - P. Proposed development will not back up water on adjacent properties; storm drain system will accept storm water currently flowing onto the site
 - Q. Berm and low landscape material added along Montgomery Road frontage of new lot

Attachments: Updated Landscape Plan & Site Renderings

End of Memo

