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2012.04.23

Sycamore Township Board of Trustees  
8540 Kenwood Rd.  
Sycamore Township, OH 45236

Re: Letter of Intent  
Proposed US Bank  
7739 Montgomery Rd  
Redstone of Kenwood Development

Board of Trustees:

On behalf of US Bank we are applying for zoning approval for the construction of a new retail bank branch for US Bank in the Redstone of Kenwood Development. A Major Adjustment to the PUD is required, as it is our understanding the original PUD for the development did not specify the intended use of this parcel and the adjacent parcel currently occupied by First Financial Bank. This parcel (#600-0211-0604) is zoned "EE" Planned Retail District with a PUD overlay. The parcel, consisting of .9268 acres is currently undeveloped. The surrounding parcels consist of a First Financial bank to the east, Redstone of Kenwood office tower to the north, and a single story office building to the west.

The new US Bank branch will be replacing the existing US Bank branch just east of this site at 7763 Montgomery Rd. The new 3200 s.f. building will be of traditional design consisting of brick and cast stone/limestone veneer. A three lane drive-thru on the rear of the building will also be included. The site design will accommodate (25) parking spaces.

We feel this new branch will be an enhancement and complimentary to the area both visually and functionally providing a more modern facility than the existing US Bank branch. The location of all drive-thru lane stacking within the boundaries of this parcel will eliminate the potential of cars stacked in the drive-thru of the existing branch from intruding into Montgomery Rd. The limited size of this new branch will have a negligible impact on public facilities and services particularly as compared to a restaurant or other high occupant type facility. The existing detention basin to the north of the Redstone of Kenwood office building was designed to accommodate storm runoff from this parcel. In addition, confirmation of sanitary and water capacity has been confirmed with respective utility agencies.



Sincerely,

**PCA ARCHITECTURE** PSC

A handwritten signature in black ink that reads "Jim Kaiser".

Jim Kaiser, R.A.  
LEED AP

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