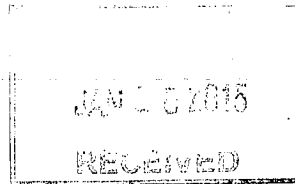


McGill Smith Punshon, Inc.

January 20, 2015



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

RE: PUD Major Modification  
Reconstructive Orthopaedics  
Parking Lot Expansion  
8099 Cornell Road  
MSP No. 00477.14

Dear Board Members:

On behalf of the applicant, Cincinnati United Contractors, LLC we are pleased to submit for review and consideration the attached application for a proposed PUD Major Modification for a parking lot expansion to serve an existing office building located on approximately 2.55 acres of land along the south side of Cornell Road just east of Interstate I-275.

The property is currently zoned "OO "Planned Office per an approved PUD plan dated March, 2006, resolution # 2006-017. The land use will remain the same as it is today and will consist of one existing two story office building of approximately 25,000 s.f. with supporting surface parking, and infrastructure.

The owner has plans to consolidate two of their offices into one and move ten to twelve employees to their current office facility located in Sycamore Township. The attached PUD Major Modification application is for review and consideration to expand the existing parking lot in two locations as shown on the attached plans to provide additional parking for the relocated employees and customer parking.

The proposed parking lot expansion will add an additional sixteen parking stalls. In 2013 the applicant received approval from the Township to construct an additional six parking stalls from the original approved plan. The additional six parking stalls were constructed in the fall of 2013. The overall proposed plan would result in a total of 124 parking stalls meeting the Township's design criteria for parking. The overall proposed plan would result in an impervious ration (ISR) of approximately 62% of the total site and considered a moderate to low level intensity per industry standards.

The existing vegetation and woodland area located along the south property line is proposed to remain to provide a natural buffer from the adjacent I-275 interstate. The plan proposes to relocate several existing trees and bushes that are on site and in conflict with the proposed improvements and were planted per the approved landscape plan in 2006. Additional landscape plant material is proposed that will buffer the proposed ten parking stalls along the east side of the entrance drive from the adjacent office condominium development to the east, see the attached landscape plan.

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The proposed parking lot expansion is minor in nature and as a result the site improvements and supporting infrastructure will remain basically unchanged from the previously approved plan with the exception of some minor modifications as shown on the attached plans.

If you have any questions or require additional information, please contact our office. The applicant requests review and consideration of the attached PUD Major Modification plan and application at the regularly scheduled February 09, 2015 Sycamore Township Zoning Commission meeting.

Sincerely,

McGill Smith Punshon, Inc.

A handwritten signature in black ink, appearing to read "D. Smith", written in a cursive style.

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

cc: Mr. Scott Kessler – Cincinnati United Contractors, LLC.