

Mr. Greg Bickford, AICP
Planning/Zoning Director
Assistant Township Administrator
Sycamore Township
8451 Kenwood Rd.
Sycamore Township, Ohio 45236

RE: 8915 Blue Ash Road - PUD application.

Dear Mr. Bickford,

The attached drawings, sketches, and letter from RJK & Associates, Inc. is the application for a Planned Unit Development I on the property located at 8915 Blue Ash Rd. Sycamore Township, OH 45236. This property is currently owned by GrassCor Properties. This PUD I application is necessary for the future development of the property. GrassCor plans to split the 8.5752 Acre lot into two parcels. The South parcel will be 3.4460 Acres and will continue to be the business location for GrassCor. GrassCor Properties will sell the North parcel, 5.1292 Acres, to Blue Ash Self Storage, Ltd.; who will build an institutional quality Self Storage facility.

The current condition of the property is basically abandoned and unkempt. GrassCor is in the process of obtaining a building permit to renovate the old and abandoned manufacturing building to be their headquarters. GrassCor is connecting utilities, renovating the interior for office space, and updating the structure for compliance with building codes and ADA requirements. The exterior is being cleaned up and landscaping redone. When completed the South parcel will be the home base for GrassCor.

Blue Ash Self Storage, Ltd. is owned by Alex Sulfsted, Peter Klekamp and Robert Krumdieck. Alex is the owner of GrassCor, Peter owns a paving company and apartment communities, and Robert owns, builds and operates Self Storage facilities in Cincinnati and Columbus Ohio. Together the three owners have over 60 years experience in customer service based business and real estate development. Blue Ash Self Storage will be the best constructed and operated Self Storage facility in the Cincinnati area.

Blue Ash Self Storage will be developed in three phases. Phase I will include:

1. The rental office - A colored block building with a blue mansard roof.
2. Four self storage building.
3. Complete construction of the storm detention system, 8" fire water main line and hydrants, sewer and water and gas service to the office and storage buildings.
4. Interior and exterior driveways and parking space.
5. Street landscaping and landscaping in the front of the office and storage building.
6. Access controlled entrance to the self storage property.

7. Interior drive way lighting and exterior pole mounted lighting on the office and drive. No Light will spill out onto adjoining property or Blue Ash Road.

Phase II and III will add additional storage buildings when occupancy of Phase I reaches 85%.

GrassCor and Blue Ash Self Storage request a PUD for this property to allow for the following:

- A. Increased Impervious Surface Ratio (ISR). The ISR of Phase I-Blue Ash Self Storage, will be less than .5 ; however by the completion of Phase III the ISR will be .62 . The final development of both the GrassCor and Blue Ash Self Storage parcel will be over the .5 limit but less than .65. This ISR will require a PUD I designation.
- B. Splitting the single lot owned by GrassCor into two separate parcel. Each Parcel meets the lot requirements of Sycamore township.
- C. Development of both the GrassCor and Blue Ash Self Storage parcels will include construction of a combined storm water management system built to the current standards of the Metropolitan sewer district and the USEPA. This will help to remedy the downstream flooding problem for adjacent property owners.

Approving the PUD I request will have positive effects for the residences of Sycamore Township and the surrounding communities. First, the abandoned building and property will be renovated and put back into productive use generating taxes. GrassCor employs approximately 50 people who will work and spend money with Sycamore township businesses. Blue Ash Self Storage will provide storage solutions for the residents that they do not have ready access to now. Climate controlled units, Security door alarms on every unit, a free moving truck, and clean safe storage will be available to the residents and businesses of Sycamore Township.

GrassCor and Blue Ash Self Storage look forward to a long and mutually beneficial relationship in the future. If there are any questions or concerns please do not hesitate to call me.

Sincerely,

Robert J. Krumdieck