



Letter of Intent
Major PUD Modification for:

Kenwood Plaza 2

7400 Kenwood Road
Cincinnati, OH 45236

July 20, 2015

This letter of intent is related to the application for a major modification to the current PUD for the property at 7400 Kenwood Road. Information is presented in order of the PUD Application Completeness Checklist for clarity.

- a. **Description of Change of the Premises:** No substantial changes to the premises are sought. A major modification to the PUD is only being requested as it is required by Sycamore Township due to the significant period of vacancy at the subject property. The property has been used for parking and a retail building for more than 30 years. Previous long time tenants were Cord Camera and Seta Music. They both left the building several years ago. Cord Camera was the last to leave in April 2011 when they went out of business and the building has been vacant since. A new tenant is signed for the space and only requires interior improvements and new signage on the exterior front of the building to move in. No other changes to the property are proposed. The existing signs located on the north, rear and south sides of the building will be removed and replaced. New signage on the front of the building will comply with current zoning regulations for its size. This application is primarily a request to maintain the status quo.
- b. **Size of the Area Involved:** The subject property is .319 acres. .079 acres of the property is located in the right of way on Montgomery Road, leaving a net site area of .24 acres. The existing building is 4,806 square feet and one story. There will be no increase in the building size or height.
- c. **Description of the Proposed Use:** The proposed use is a retail furniture shop, which is not a change in use from the previous use by Cord Camera and Seta Music. The existing parking area supports the retail store.
- d. **Character of Development:** The character, density and intensity of the proposed use are existing. No change is proposed. The building will now be a single tenant retail space with parking out front. The building and parking will be in the existing configuration. The building went through an exterior renovation a number of years ago to improve its appearance. This look will remain. Signage on the building will be reduced to comply with the current zoning regulations.

- e. **Description of Surrounding Land Uses:** The adjacent properties area is retail, restaurant or commercial service based businesses. To the north, there are the freestanding buildings of Firestone and then Jared. To the east is Sycamore Plaza which is a large multi-tenant retail and restaurant development. To the south is the access to Sycamore Plaza and our sister retail building, Kenwood Plaza 1. Kenwood Plaza 1 shares the same exterior treatment, vertical scale and appearance as the subject property. To the west are Graeter's, Tire Discounters and Burger King, all freestanding buildings. The subject property is in keeping with the character and density of the immediate surroundings.
- f. **Changes in Character and Conditions of the Area:** No changes in the character or condition of the area have occurred to prompt this request for Major PUD Modification. The modification is only requested to reinstate the existing use and approval status of the subject property after the vacancy of the building for the last 4 years. The previous PUD status and use of the property is acceptable for the continued use of the facility as a retail establishment. No changes are necessary to make the property appropriate for the proposed retail use.
- g. **Effect on Community and Area:**
 - 1. **Effect on Community Objectives and Plans:** As the request is for the existing use and improvements to be used as they were intended and have been used for many years, there is no negative impact on community objectives and plans. There will be positive effects by having the building occupied and once again a vital part of the neighborhood.
 - 2. **Character of the Immediate Area:** The character of the immediate area will remain more or less the same. Signage changes will improve the appearance of the subject building and bring it in line with the surrounding buildings.
 - 3. **Adjacent Property:** Changes in signage will have the only impact on adjacent properties. Everything else will remain the same.
 - 4. **Public Facilities and Services:** Having the building occupied once again should not have any significant effect on public services. No increase in building size, use or density is requested which would impact such services.
- h. **Other Information:** The existing building, in size and appearance and ownership is treated and operated as an extension of the retail strip center to the south, Kenwood Plaza 1.

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