



July 22, 2011

Dr. Susan H. Roschke, Ph.D.
Planning and Zoning Administrator
Colerain Township
4200 Springdale Road
Cincinnati, OH 45251

Hand Delivered

RE: Northgate Mall

Dear Dr. Roschke:

Pursuant to our discussions, The Tabani Group has obtained an option to purchase and redevelop the Northgate Mall. They are excited to be moving forward with this project and are requesting approval of the Revised Preliminary Development Plan for Phase 1 of the redevelopment. This initial phase would, if approved, include the creation of five outlot parcels which would be utilized as financial institutions and restaurants.

To allow for Phase 1 to proceed, we are requesting consideration and approval of a Revised Preliminary Development Plan for the site. To initiate this request, I am enclosing the following information:

1. Application for Preliminary Development Plan Revision;
2. Project Description;
3. List of adjacent property owners and addresses within 200' with labels; and
4. Revised Preliminary Development Plan (full size and 11"x17").

Additionally, I am enclosing a check for \$550.00 to cover the application fee.

It is my understanding that the Hamilton County Regional Planning Commission will include this matter on their September 1, 2011 agenda and that a special meeting of the Colerain Township Zoning Commission may be held the week of August 29, 2011. Should the Commission make a recommendation at that meeting, this request could be heard by the Colerain Township Trustees at their September 13, 2011 meeting.

Should you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink that reads "A.F. McBride".

Anne F. McBride, FAICP

AFM/bg

Enclosures

cc: The Tabani Group

MDC #2840

Planning ■ Zoning ■ Development Services

~~APPLICATION FOR ZONE MAP AMENDMENT~~
~~and PRELIMINARY DEVELOPMENT PLAN REVISION~~
~~or AMENDMENT TO A FINAL DEVELOPMENT PLAN~~

COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251

Case No.: ZA _____ Date Filed: _____

Date of Preliminary Hearing (if applicable): _____

Request Change from: Revised Preliminary Plan _____ to: _____

Township: Colerain Book: 510 Page: 0103 Parcels: 0107, 0205 & 0208

Physical location of property (address or brief description if no address assigned):
The Northgate Mall is located at the southwest corner of Colerain Avenue and Springdale Road.

Name of Applicant: Anne F. McBride, FAICP - McBride Dale Clarion

Telephone No.: 513-561-6232 Email Address: amcbride@mcbridedale.com

Address: 5725 Dragon Way, Suite 220

City: Cincinnati State: Ohio Zip: 45227

*Name of Owner(s): See attached Exhibit "A"

Telephone No.: _____ Email Address: _____

Address: _____

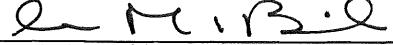
City: _____ State: _____ Zip: _____


Name, address and parcel number of each property owner of record within the proposed amendment area:

1. 510-0103-0205 Northgate Partners, LLC (n/k/a FMP Northgate LLC) - 2 Ponds Edge Drive, Chadds Ford, PA 19317
2. 510-0103-0107 The McAlpin Company - 9450 Seward, Fairfield, OH 45014
3. 510-0103-0208 Northgate Partners, LLC (n/k/a FMP Northgate LLC) - 2 Ponds Edge Drive, Chadds Ford, PA 19317

(attach separate sheet if necessary for additional parcels)

Signatures:

Applicant:  Date: 7.22.11
Anne F. McBride, FAICP - McBride Dale Clarion

*Owner:  Date: 7.21.11
The McAlpin Company

*Owner: _____ Date: _____
FMP Northgate LLC by: Douglas Wilson Companies, Receiver (Case No. A1001127)

Filing fees shall accompany the application. Make check payable to: Colerain Township Board of Trustees.

Filing fee: _____ Legal notices: _____ Cert. Mail: _____ TOTAL: _____

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

*Although the Applicant need not be the same as the Owner(s), the Owner(s) shall co-sign for an amendment.

**** PLEASE NOTE: A hearing notice sign will be placed in your yard the week before your hearing and a Planning & Zoning staff member will visit the property to take photographs to be shown at the hearing. ****

Dillard's, Inc.

1600 Cantrell Road • P.O. Box 486 • Little Rock, Arkansas 72203-0486

James W. Cherry, Jr.
Vice President
Telephone (501) 376-5547
Telecopier (501) 399-7502

July 21, 2011

VIA REGULAR MAIL

Dr. Susan H. Roschke, Ph.D.
Planning and Zoning Administrator
Colerain Township
4200 Springdale Road
Cincinnati, OH 45251

RE: Dillard's Parcel – Northgate Mall, Cincinnati, OH

Dear Dr. Roschke:

Please accept this letter as our permission for the Tabani Group to pursue, on a preliminary basis only, a revision to the Preliminary Development Plan for Northgate Mall.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



James W. Cherry
Vice President

~~APPLICATION FOR ZONE MAP AMENDMENT~~
~~and PRELIMINARY DEVELOPMENT PLAN REVISION~~
~~or AMENDMENT TO A FINAL DEVELOPMENT PLAN~~
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251

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Name of Applicant: Anne F. McBride, FAICP - McBride Dale Clarion

Telephone No.: 513-561-6232

Email Address: amcbride@mcbridedale.com

Address: 5725 Dragon Way, Suite 220

City: Cincinnati

State: Ohio

Zip: 45227

*Name of Owner(s): See attached Exhibit "A"

Telephone No.: _____ Email Address: _____

Address: _____

City: _____ State: _____ Zip: _____

Name, address and parcel number of each property owner of record within the proposed amendment area:

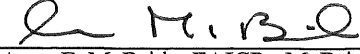
1. 510-0103-0205 Northgate Partners, LLC (n/k/a FMP Northgate LLC) - 2 Ponds Edge Drive, Chadds Ford, PA 19317

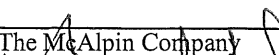
2. 510-0103-0107 The McAlpin Company - 9450 Seward, Fairfield, OH 45014

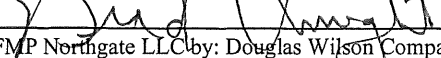
3. 510-0103-0208 Northgate Partners, LLC (n/k/a FMP Northgate LLC) - 2 Ponds Edge Drive, Chadds Ford, PA 19317

(attach separate sheet if necessary for additional parcels)

Signatures:

Applicant:  Date: 7.22.11
Anne F. McBride, FAICP - McBride Dale Clarion

*Owner:  Date: _____
The McAlpin Company

*Owner:  Date: 7/21/11
FMP Northgate LLC by: Douglas Wilson Companies, Receiver (Case No. A1001127)

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Filing fee: _____ Legal notices: _____ Cert. Mail: _____ TOTAL: _____

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Exhibit "A"

Parcel #'s: 510-0103-0205 and 510-0103-0208

Douglas Wilson Companies
450 B Street, Suite 1900
San Diego, CA 92101
Receiver for: FMP Northgate LLC (formerly known as Northgate Partners, LLC)

Parcel #: 510-0103-0107

The McAlpin Company
9450 Seward
Fairfield, OH 45014

Northgate Mall

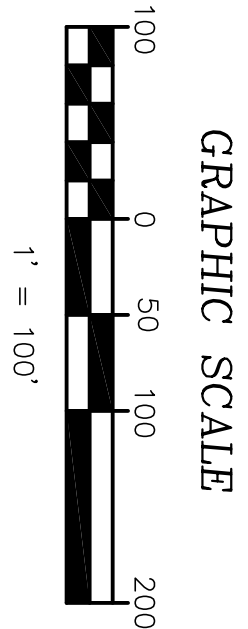
Preliminary Development Plan Revision

Northgate Mall, located at the southwest corner of Springdale Road and Colerain Avenue, has struggled over the years to remain a viable retail center and currently has a significant amount of vacancies. The Mall is in need of updating and the addition of new tenants to attract an expanded client base. The Tabani Group has obtained an option to purchase the Mall with the intention of bringing it back to the active retail center of Colerain Township that it once was.

The initial step in this process is to reintroduce activity at the Mall by adding new reasons for customers to visit the site. The Tabani Group is proposing to create five new outparcels within the Mall which are designed for service providers such as restaurants and financial institutions that typically attract not only customers but other retailers. Specifically, two new out lots are being proposed at the southern entrance to the Mall from Colerain Avenue at Mall Drive. The out lots, which would be on both sides of the access drive, would create locations for a convenience restaurant with drive-thru (Out Lot #3/south of access drive) and a financial institution with drive-thrus (Out Lot #2/north of access drive). A third out lot (Out Lot #1) is proposed for the Colerain Avenue frontage near the pedestrian overpass. This out lot would also be occupied by a convenience restaurant with a drive-thru. Two additional out lots are proposed for the Springdale Road frontage just west of the intersection of Colerain Avenue. Out Lot #4 would be on the east side of the access drive and would contain a sit-down restaurant. Out Lot #5 would be on the west side of the access drive and would be occupied by a financial institution with drive-thrus. All of the proposed out lots will have cross access and parking easements with the Mall to assure that circulation and parking are available.

Northgate Mall is zoned "PD-B" Planned Development Business District which requires that a development plan be reviewed and approved by the Township. The Tabani Group is requesting approval of a revised Preliminary Development Plan for the Mall that would provide for the creation of the identified out lots. Specific users of the out lots will follow the Final Development Plan process of Section 4.5.2(I), providing the Township with site, landscaping, building, lighting and sign details for incorporation into any final approval for that out lot.

The Tabani Group is excited about the prospects associated with the Northgate Mall redevelopment and feel that the creation of the initial five out lots is a critical first phase. Additional phases of redevelopment will be forthcoming and The Tabani Group looks forward to being a part of the Colerain Township community.



**THOMAS
GRAHAM
ASSOCIATES, INC.**

• Engineers
• Surveyors

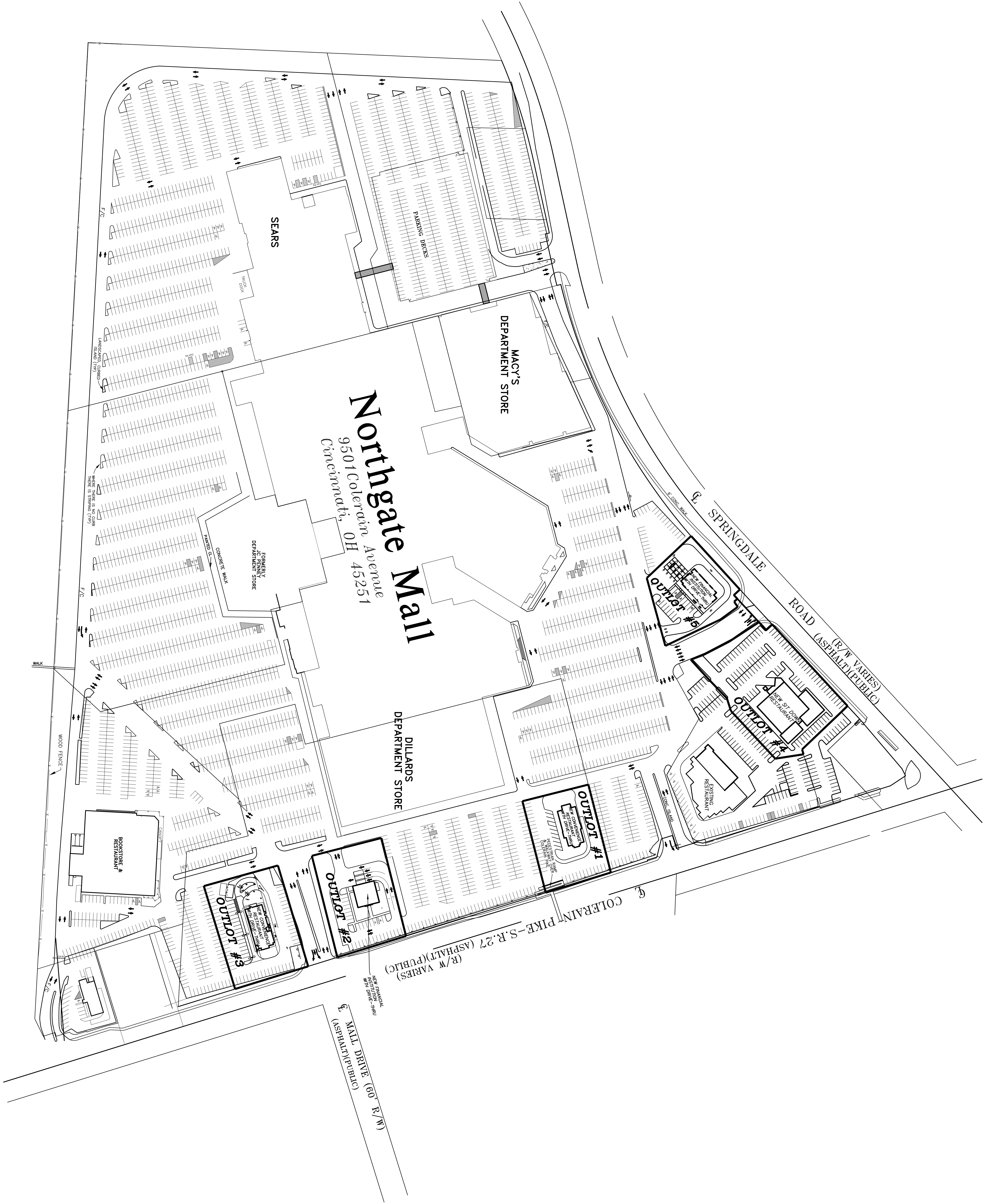
803 Compton Road
Cincinnati, Ohio 45231
513-521-4700
Fax # 521-2439

Date:	JUNE 21, 2011
Scale:	1" = 100'
Job No.:	7763
Revisions	
No.	Date

REVISED PRELIMINARY DEVELOPMENT PLAN

NORTHGATE MALL

SEC. 9, T. 2, E.R. 1 M.P.
COLERAIN TOWNSHIP
HAMILTON COUNTY, OHIO



UNDERGROUND UTILITIES

2 WORKING DAYS
BEFORE YOU DIG
PHONE: 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the responsibility of the user to verify the existence and location and to contact the appropriate utility company for field locations.

Drawn By: **R.J. TRENNAMP**

Sheet _____ of _____

Job No: 7763-11

ACAD FILENAME: 7763_PRELIM.DWG