



December 20, 2012

Greg Bickford, Planning & Zoning Director / Assistant Township Administrator
Sycamore Township
8540 Kenwood Road
Cincinnati, OH 45236

Dear Mr. Bickford:

Enclosed please find the submission documents for a major amendment to the Concept Plan PUD for the "The Greens at Kenwood". Included are the application form, application fee, site plans and renderings for the proposed major amendment.

Neyer Properties is seeking approval for a major amendment to the PUD for revision to Kenwood Towers, LLC's previously proposed 160 room hotel and parking garage. The proposed updates to the PUD include a five story, 118 room hotel with a temporary surface parking lot to the south. As the future development to the south is constructed, the surface parking will be converted to a parking deck/ office facility. No other portion of the previously approved Concept Plan is proposed to change.

The proposed modification is needed for several reasons. The surface parking is needed due to the hotel project being the first building of the development. The originally proposed parking garage/office projects are not scheduled to be completed by the time the hotel will be under operation, therefore surface parking for the hotel is requested at the onset of this project to satisfy the parking requirements needed.

The hotel height and quantity of guest rooms have been reduced to five stories and 118 rooms. The number of rooms is driven by what the market will bear for a hotel in this location. Our operations have confirmed that the 118 room target is appropriate for the locale, however the hotel will remain a high quality hotel with enlarged meeting and banquet space as originally envisioned. The configuration has also been changed as a result of working within a national franchisor's design criteria.

The balance of the concept plan PUD shall remain unchanged. We are requesting that this item be placed on the January 14, 2013 Zoning Commission meeting agenda for consideration.

If there are any questions or if additional information is needed, please feel free to contact either of us. We look forward to the process.

Regards

Bimal Patel
Rolling Hills Hospitality
859-360-0036

Jeff Chamot
Neyer Properties
513-563-7555

