

Letter of Intent supporting Major PUD Modification

A. Description of Change of the Premises

The subject property is currently vacant, unimproved land. The applicant is seeking to construct a Mercedes Benz dealership. The dealership will be open seven days per week, and will contain a multi-story parking garage. The parking garage will provide vehicle inventory storage, customer parking, and will provide the required number of parking spaces for the Hampton Inn hotel adjoining the site.

B. Size of the Area Involved

The property contains approximately 3.8 acres. The building footprint will be approximately 77,322 with an approximate lot coverage of 46%. The site will contain a floor area ratio of 1.25/1. The architectural features of the planned building have been detailed in the enclosed renderings.

C. Description of Proposed Use

The property will be used for a Mercedes Benz dealership, including a service department.

D. Character of the Development

The dealership will be constructed consistent with Mercedes Benz "Autohaus" design. The building will be oriented to Interstate 71 to provide maximum visibility from the interstate. The dealership will be a three story building containing approximately 63,467 square feet. A five story parking structure will be constructed containing approximately 501 parking stalls. The garage will be used to support the dealership as well as provided the required parking for the adjoining Hampton Inn hotel. The applicant has met with the Hampton Inn hotel owner, and will continue to work with the hotel owner, to ensure operational issues relating to the shared parking are addressed both during and after construction.

The building's architectural design will include exposed lightweight steel framing with an expansive storefront design. The design will compliment the eclectic mix of building designs in the immediate area. The enclosed architectural renderings provide a very detailed depiction of the planned building design.

E. Description of Surrounding Land Uses

The property is the last undeveloped parcel on the Montgomery Road corridor in Sycamore Township. The property is bordered by the Hampton Inn hotel, the local field office of the FBI, and Interstate 71. Retail, office, and residential uses are all within close proximity. The building will be oriented to face the Kenwood Mall, and designed in a way which will mitigate any impact on the nearby residences.

F. Change in Character of Area

This site was originally zoned for office use. The challenges of this site, along with current market conditions, have prevented an office building from being developed. The site is an excellent location for a Mercedes dealership. The site has tremendous visibility to Interstate 71 and the Kenwood Mall.

G. Effect on Community

The planned dealership will have a positive impact on the community. The project will keep the Mercedes Dealership in Sycamore Township, and will allow for a significant new capital investment on otherwise unused property. The building has been designed in a manner to provide the maximum amount of buffering to the adjoining residential, and even commercial, properties. The building's architectural design will be a true showpiece for Sycamore Township.

H. Other Information

The planned Mercedes dealership will enhance Sycamore Township's reputation as the best commercial and retail area of southwest Ohio. The building and garage have been designed consistent with Mercedes detailed design requirements, all while remaining consistent with the surrounding community. Further, the site has been designed to satisfy the parking requirements of the adjoining hotel. This development will be a true 'win-win' for the Township and surrounding property owners.