

March 25, 2021

Symmes Township Zoning Commission
9123 Union Cemetery Road
Symmes Township, Ohio 45140-9312

Attn: Bryan D. Snyder, ACP

RE: Governor's Plaza (Parcels No. 620-0190-0573 and 620-0190-0574)
Zone Text and Map Amendment
MSP No. 20644.00

Dear Mr. Snyder:

On behalf of our client, Nextgen Automotive 4, LLC, we are submitting for a Zone Text and Map Amendment for the subject 16.0945 acre property (Tract 1 – Parcels No. 620-0190-0573 & 0574). The existing property has two retail buildings consisting of a 1 ½ Story 116,249 s.f. JC Penny Store and a 1 Story 48,717 s.f. Multiple Retail Tenant building. The current retail market has forced the closure of the JC Penny facility and many of the retail spaces are also vacant. Our client wants to take this site and building and transform them into an "Automotive Retail Destination" which will transform this location into a vibrant retail property that will help drive economic growth to Symmes Township and surrounding communities and businesses.

The current property has two zoning designations "EE" and "OO". The "OO" property is located along Montgomery Road and our Client desires to change all of the property to the "EE" Zoning Designations. In addition, we would like to review the original Resolution No. 814 Case No. 5-88 - Symmes Governor's Plaza II dated November 10, 1988 to determine if any of the conditions noted in section 1.2.E are currently relevant and may need to be adjusted to allow the desired outcomes required to make this project viable.

Sincerely,

McGill Smith Punshon, Inc.



Randal G. Merrill, A.I.A.
Vice President of Architecture

20644.00 - Letter of Intent - 032521.docx

MSP
DESIGN
McGILL Smith Peniston

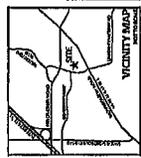
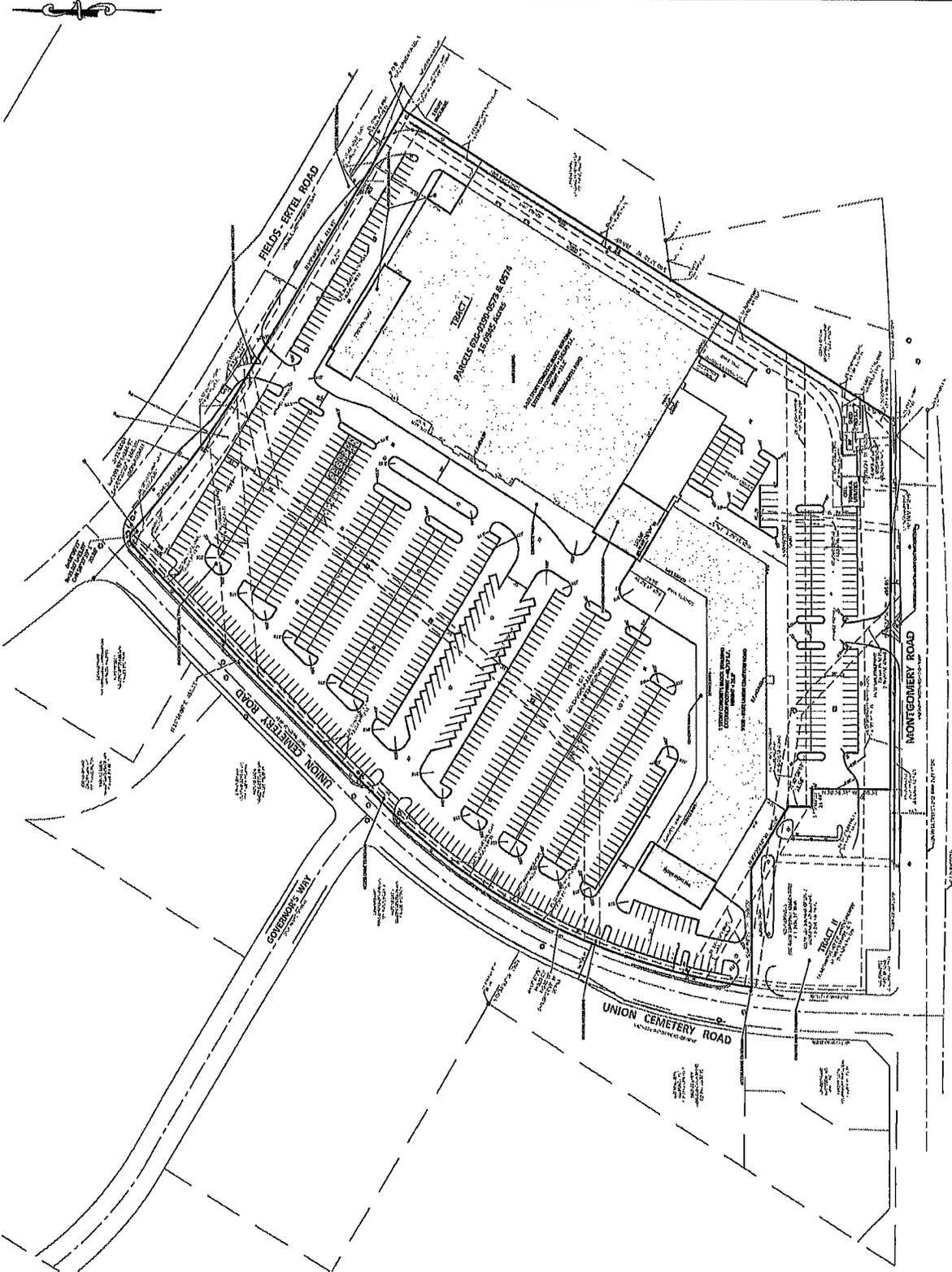
Principal: _____
 Designer: _____
 Checker: _____
 Date: _____
 Scale: _____
 Sheet: _____ of _____

NEXTGEN AUTOMOTIVE 4, LLC
 9365 FIELDS ERTTEL RD.
 CINCINNATI, OH 45249
 SYMMES TOWNSHIP, HAMILTON COUNTY, OHIO

PRELIMINARY PLAN
 Project Number: 2004-00
 Drawing Scale: 1" = 50'
 Sheet Number: 01
 File Number: 2004


 Ohio State
 Public Utilities
 Engineering
 5400 Cassin Drive
 Columbus, OH 43224
 Phone: 614-292-3333
 Fax: 614-292-3334

SCALE IN FEET
 0 20 40 60 80 100



- LEGEND**
- 1. PROPOSED IMPROVEMENTS
 - 2. EXISTING UTILITIES
 - 3. EXISTING PAVEMENT
 - 4. EXISTING ASPHALT
 - 5. EXISTING CONCRETE
 - 6. EXISTING GRAVEL
 - 7. EXISTING SAND
 - 8. EXISTING DIRT
 - 9. EXISTING VEGETATION
 - 10. EXISTING TREES
 - 11. EXISTING SHRUBS
 - 12. EXISTING GRASS
 - 13. EXISTING SOIL
 - 14. EXISTING ROCK
 - 15. EXISTING SANDSTONE
 - 16. EXISTING LIMESTONE
 - 17. EXISTING GNEISS
 - 18. EXISTING QUARTZITE
 - 19. EXISTING SLATE
 - 20. EXISTING SCHIST
 - 21. EXISTING METAMORPHIC
 - 22. EXISTING IGV
 - 23. EXISTING MAFIC
 - 24. EXISTING FELSIC
 - 25. EXISTING METASANDSTONE
 - 26. EXISTING METASILTSTONE
 - 27. EXISTING METASLATE
 - 28. EXISTING METASCHIST
 - 29. EXISTING METAGNEISS
 - 30. EXISTING METAGRAVEL
 - 31. EXISTING METASAND
 - 32. EXISTING METASILT
 - 33. EXISTING METASL
 - 34. EXISTING METASCH
 - 35. EXISTING METAGN
 - 36. EXISTING METAGR
 - 37. EXISTING METAS
 - 38. EXISTING METASANDSTONE
 - 39. EXISTING METASILTSTONE
 - 40. EXISTING METASLATE
 - 41. EXISTING METASCHIST
 - 42. EXISTING METAGNEISS
 - 43. EXISTING METAGRAVEL
 - 44. EXISTING METASAND
 - 45. EXISTING METASILT
 - 46. EXISTING METASL
 - 47. EXISTING METASCH
 - 48. EXISTING METAGN
 - 49. EXISTING METAGR
 - 50. EXISTING METAS