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Pittsburgh, PA 15212
724.638.8500

March 3, 2021
Via FedEx

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Hamilton County Planning & Development
138 E. Court St., Suite 801
Cincinnati, OH 45202-1237

Attention: Mr. Bryan Snyder

Re: Proposed Drive-up ATM – Harpers Station
Final Development Plan Modification
11315 Montgomery Road
Symmes Township
Hamilton County, OH
PB204029

Dear Snyder:

On Behalf of Security Vault Works Inc. (SVW), Bohler is submitting a Final Development Plan Modification for the construction of a drive-up ATM. SVW is proposing to remove 10 parking spaces in the Harpers Station parking lot and install a drive-up ATM in its place. The project includes the installation of pavement markings, lighting, landscaping and the relocation of an existing storm sewer necessary to support the development.

Bohler is requesting placement on the Symmes Township Zoning Commission Meeting on April 21, 2021.

VARIANCE(S) REQUESTED

SVW is requesting a variance from §141.33 in Article XIV of the Symmes Township Zoning Resolution which requires one space for transaction plus five (5) stacking spaces per lane for drive through facilities. The proposed ATM will have one (1) transaction space plus two (2) stacking spaces. The required number of stacking spaces cannot easily be provided due to existing lines. By keeping the existing curb lines, the number of parking spaces lost is reduced, the existing vehicle circulation is maintained, and the amount of disturbance to the site is limited. Additionally, it is Bohler's understanding that the previous ATM at this location also did not meet the stacking requirement. A queuing study showing that the average queue length is less than 1 car has been attached to this letter for reference.

STORMWATER MANAGEMENT

The proposed development does not change existing land cover and proposes no earth disturbance other than the relocation of the existing 24" storm pipe running through the site. Since the existing land cover and surface drainage patterns are to remain unchanged, a post construction stormwater management plan is not included as a part of the plan modification. Similarly, a review by the Department of Public Works is not required as surface drainage will not change.

WATER & SEWER

The proposed ATM will not require sanitary or water service, and therefore does not require a review by the Metropolitan Sewer District, Ohio Environmental Protection Agency, or the Township Fire Protection Officer.

TRAFFIC

There was previously an ATM located at this location, so the traffic patterns within the parking lot are expected to be similar to when the previous ATM was active. There is no proposed work in the right-of-way and no change in access to Harpers Station. Given these facts, a review by the Ohio Department of Transportation is not anticipated.

EROSION AND SEDIMENTATION CONTROL

The proposed area of work will be approximately 0.16 acres. Since less than one (1) acre of the land will be disturbed, an NPDES permit is not required.

PARKING ANALYSIS

A parking analysis was done based on the STZC Staff Report dated 10/17/2018. This report found that there were 1,116 spaces required and 1,382 spaces available, including the Chili's out lot. Using the previously approved variance of 1 space per 222 SF of building area and taking into account the changes since the report was issued (7 spaces lost for electric vehicle charging and 620 SF additional outdoor dining space), the current parking requirement was determined to be 1,153 spaces and the current number of spaces available is 1,375. The proposed ATM will result in the loss of 10 spaces, making the proposed parking count 1,365 spaces. Of these spaces, 105 are committed to Harpers Corner, which leaves 1,260 spaces available, exceeding the requirement by 107 spaces.

Upon your review, should you have any questions or require additional information, please contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Erin E. Gogolin, E.I.T., LEED GA
Assistant Project Manager

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Parking Analysis (Multi-Tenant Building)

Building Address: 11315 Montgomery Road, Cincinnati, OH 45249
 Building Gross Floor Area: 255,969 Sq. Ft.

Township: Symmes

Floor	Tenant	Type of Use	Code Calculation	Building Square Footage		Parking Spaces	
				Gross (SF)	Net	Required	Provided
1	LA Fitness	Fitness Centers	1/222 SF	50,000		225	
1	Tuscany Spa Salon (Vacant)		1/222 SF	5,580		25	
1	Fresh Thyme Farmers Market	Retail Services	1/222 SF	28,562		129	
1	Pet Supplies Plus	Retail Services	1/222 SF	7,712		35	
1	Stein Mart (Vacant)		1/222 SF	36,000		162	
1	HomeGoods	Retail Services	1/222 SF	30,000		135	
1	TJ Maxx	Retail Services	1/222 SF	32,500		146	
1	Donatos Pizza (Vacant)		1/222 SF	2,098		9	
1	Provident Travel	Personal Services	1/222 SF	3,200		14	
1	Currito	Eating and Drinking Establishments	1/222 SF	2,780		13	
1	CityBird	Eating and Drinking Establishments	1/222 SF	2,510		11	
1	Ambiance Nail Salon & Spa	Personal Services	1/222 SF	1,700		8	
1	Palm Beach Tan	Personal Services	1/222 SF	2,500		11	
1	First Watch	Eating and Drinking Establishments	1/222 SF	3,500		16	
1	Buffalo Wild Wings	Eating and Drinking Establishments	1/222 SF	8,200		37	
1	The Korea House	Eating and Drinking Establishments	1/222 SF	3,800		17	
1	Refresh Center (Vacant)		1/222 SF	1,600		7	
1	Great Clips	Personal Services	1/222 SF	1,200		5	
1	Allstate	Business Services	1/222 SF	1,300		6	
1	Which Wich	Eating and Drinking Establishments	1/222 SF	1,500		7	
1	Subway	Eating and Drinking Establishments	1/222 SF	1,418		6	
1	Mirage Restaurant (Vacant)		1/222 SF	4,782		22	
2	Annie Mac	Business Services	1/222 SF	4,755		21	
2	Huntington Learning Center	Personal Instructional Services	1/222 SF	2,362		11	
2	Union Savings Bank	Banks and Financial Institutions	1/222 SF	1,300		6	
1	Panera Bread	Eating and Drinking Establishments	1/222 SF	4,800		22	
1	Menchie's Frozen Yogurt	Eating and Drinking Establishments	1/222 SF	1,248		6	
1	Starbucks	Eating and Drinking Establishments	1/222 SF	1,793		8	
1	Bank of America ATM	Banks and Financial Institutions	1/222 SF	1,994		9	
1	Chili's (Outlot)	Eating and Drinking Establishments	1/222 SF	5,275		24	

255,969	1153	1375
Stall loss from proposed ATM		-10
Total proposed parking		1365
Spaces committed to Harpers Corner		-105
Proposed Parking		1260

NOTE:

1. Tenants highted red are no longer at Harpers Station, but have been included in the required parking count
2. Provided Total Parking Spaces includes 240 parking spaces shared with Montgomery Community Church and the Chili's outlet

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ATM Queuing Study

Site Under Study	Harpers Station 11315 Montgomery Rd Cincinnati, OH 45249
Intended Use	Drive Up ATM
Primary ATM Contact	Jose Guadalupe (347) 603-4540

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Overview

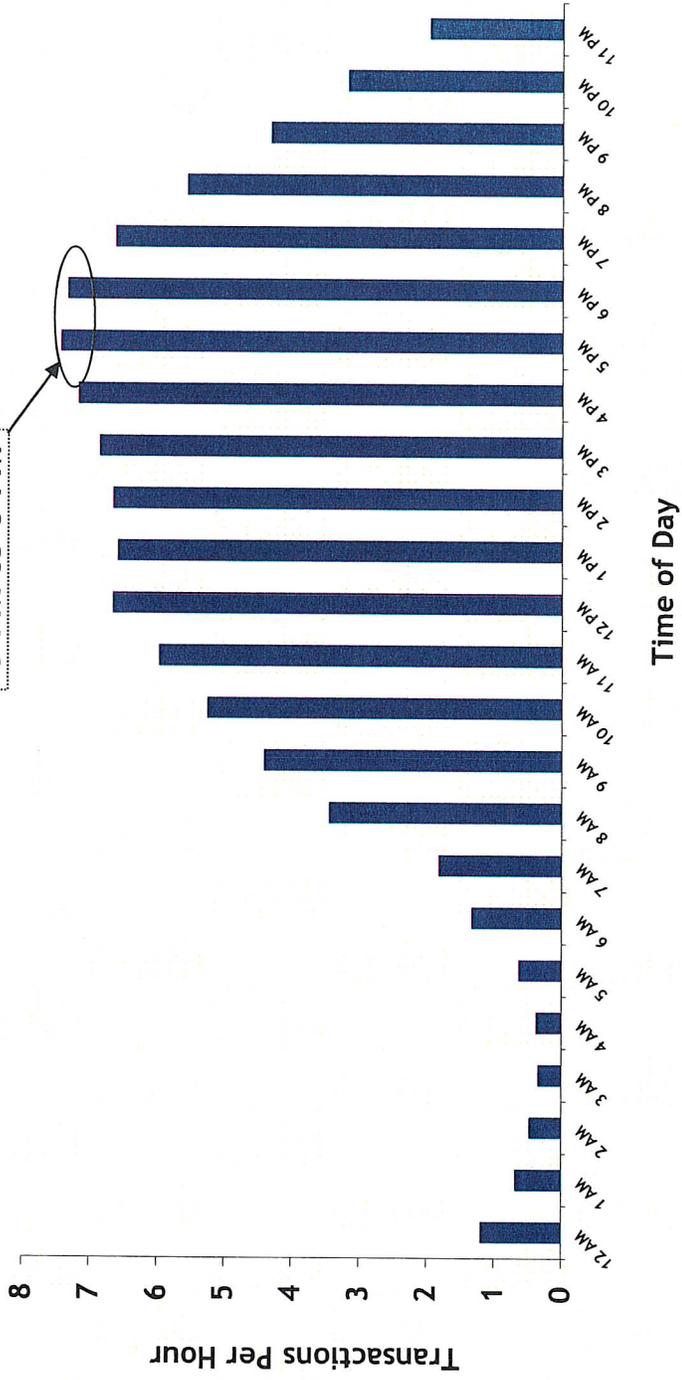
■ Purpose of Study

- Understand the average queue length and wait times experienced by Chase customers at remote drive-up ATMs.
- Using ATM transaction data from multiple states and off-premise ATM sites to project the expected queue length and stacking for the Harpers Station drive-up ATM location.
- Data will demonstrate that there will not be an adverse impact to traffic flow in the parking lot even at peak usage times.

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Overview

- A study of 44 off-premise, drive-up ATMs accounting for 1.5MM annual transactions
- ATM's used for this study are drive-up off-premise locations
- Non-branch connected
- Determine the peak hour as basis for maximum queue experienced



Queuing Results and Recommendation

- The proposed drive-up ATM at the Harpers Station shopping center is estimated to have an average monthly usage 2,800 transactions. The proposed transaction count would qualify it as a Tier 2 volume level (Chart 1).
- Service times based on Average Time in System for Chase ATM transactions - 1.16 minutes (single or multiple transactions) (Chart 2)
- Transactions are random events and are generally not evenly distributed within the hour timeframe, which is a more accurate reflection of stacking requirements (e.g. 1 ATM customer every 10 minutes)
- The maximum theoretical queue that *could* result is 4 cars, although with a statistical probability of 0.02%, and is highly unlikely (Chart 3). The average queue length is actually less than 1 car (Chart 2.)
- At this location a 2-car stack would be able to handle the peak transaction periods.

Chart 1

Tier	Transactions per Month
1	less than 2,000
2	2,000 to 2,999
3	3,000 to 3,999
4	4,000 to 4,999
5	5,000 to 6,999
6	7,000+

Chart 2

Tier	Avg Q Length (Cars)	Max Q Length (Cars)*	Avg Time in Queue (min)	Avg Time in System (min)	ATM Utilization
1	0.02	2	0.11	1.15	13%
2	0.04	4	0.17	1.16	18%
3	0.07	5	0.25	1.25	24%
4	0.14	6	0.40	1.41	33%
5	0.26	10	0.59	1.56	38%
6	0.63	10	1.11	2.10	53%

* Maximum observed over 100 simulated hours of activity.

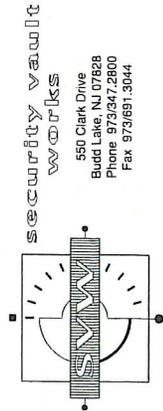
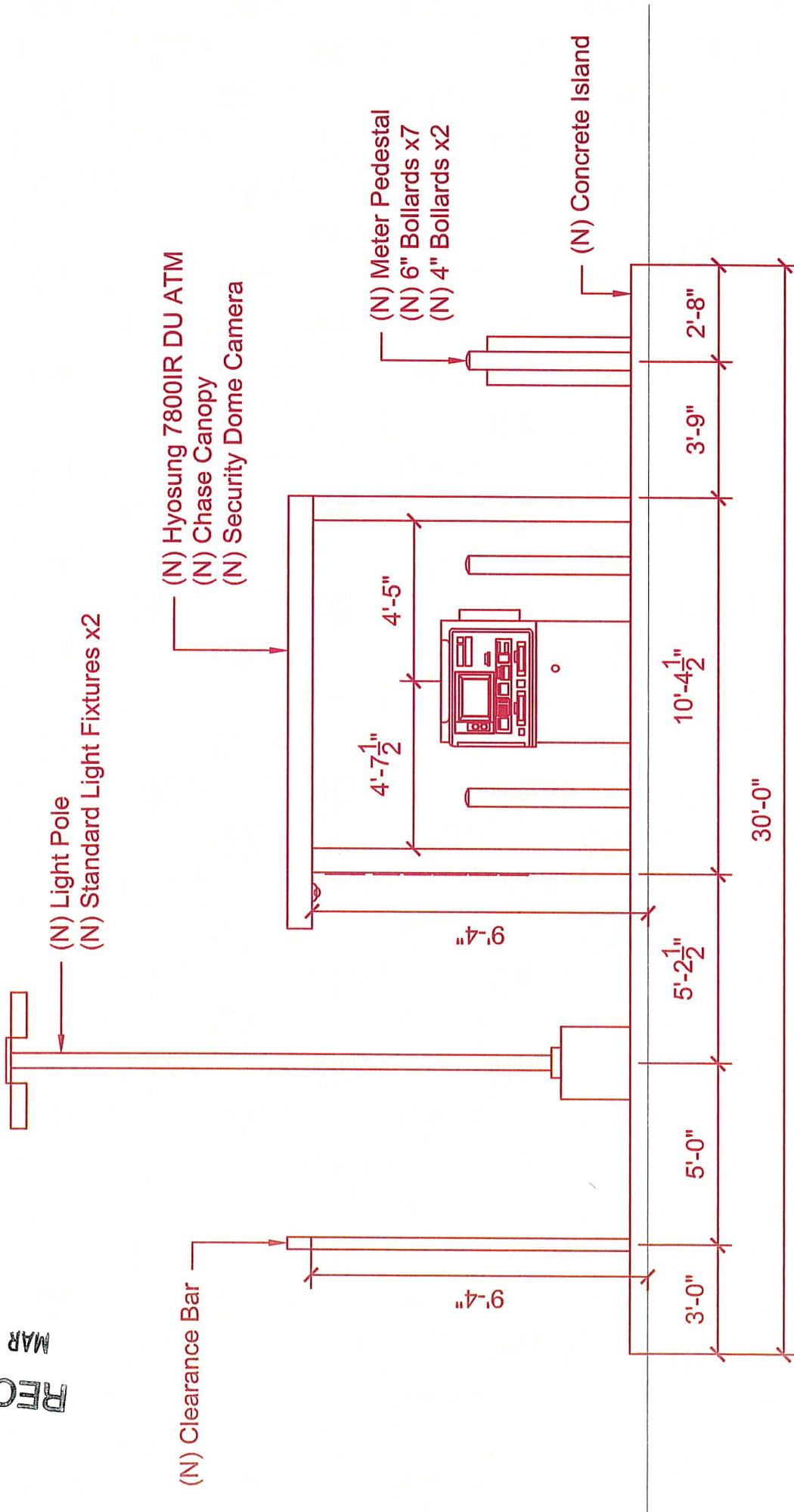
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Chart 3

Tier	Cars in Queue									
	1	2	3	4	5	6	7	8	9	10
1	1.50%	0.20%	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2	2.72%	0.49%	0.09%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3	4.64%	1.15%	0.29%	0.07%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%
4	7.21%	2.36%	0.77%	0.25%	0.08%	0.03%	0.01%	0.00%	0.00%	0.00%
5	9.29%	3.63%	1.42%	0.55%	0.22%	0.08%	0.03%	0.01%	0.01%	0.00%
6	13.29%	7.09%	3.79%	2.02%	1.08%	0.58%	0.31%	0.16%	0.09%	0.05%

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Harpers Station
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Elevation View

