

RESOLUTION NO. 98-43

BE IT RESOLVED by the Township Trustees of Union Township, Butler County, Ohio that:

WHEREAS, by advertisement, a public hearing to amend the Union Township Zoning Resolution was held on September 8, 1998 on the application of Duane and Associates (09-98) to redistrict from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) for the following described property:

Situated in Section 18, Town 3, Range 2, Parcel 107, Union Township, Butler County, Ohio and being more particularly bounded and described as follows:

Beginning at a point which is found by measuring from the southeast corner of Section 18, Town 3, Range 2 along the south line of said section and the center line of Tylersville Road, North 75° 27' 30" West, 231.00 feet to the true point of beginning; thence from the true point of beginning and continuing along the south line of said section and the center line of Tylersville Road, North 75° 27' 30" West, 442.31 feet to a point; thence North 14° 32' 30" East, 824.28 feet; thence South 69° 08' 00" East, 546.73 feet; thence South 4° 53' 32" West, 491.88 feet, thence North 75° 27' 30" West, 231.00 feet, Thence South 04° 53' 32" West, 283.14 feet to the point of beginning point containing 9.5661 Acres of land and being subject to the legal right of Tylersville Road and any other Easements or agreements of record.

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and

WHEREAS, the Union Township Zoning Commission recommended approval (Resolution 98-27) of this district change from A-1 to C-PUD District; and

WHEREAS, said application was reviewed by the Board of Township Trustees and determined to be consistent with the Union Township Land Use Plan.

THEREFORE BE IT RESOLVED, that the Board of Trustees does hereby accept the recommendation of approval with conditions from the Zoning Commission for the aforesaid district change from A-1 to C-PUD and does hereby unanimously approve the following conditions:

- 1) Future developers of the property, excluding the proposed convenience store, shall be required to submit subsequent Preliminary Development Plans pursuant to Article 26 of the Union Township Zoning Resolution and the Union Township Department of Planning and Zoning application procedures.
- 2) Any subsequent Preliminary Development Plan shall be reviewed based upon site layout and design, including but not limited to open space requirements, pedestrian walkways, buildable area, building and parking setbacks, internal road layout, grading, and drainage.
- 3) Permitted uses shall include principal permitted and conditional uses of the B-1 District, excluding Subsection 21.023. Permitted uses shall include principal permitted uses of the B-2 District, excluding Subsections 22.023, 22.024, 22.0241, 22.027, 22.02111, and 22.02112.
- 4) At the discretion of the Department of Planning and Zoning, any subsequent Preliminary Development Plan shall include the submission of a traffic impact study.
- 5) Any subsequent Preliminary Development Plan for the west outlot shall include a vehicular connection to the adjoining property to the west by way of public access easements.
- 6) There shall be one ingress/egress on Tylersville Road only, which shall align with the existing curb cut on the south side of Tylersville Road.
- 7) Any subsequent Preliminary Development Plan shall illustrate the extension of the service drive to the northern limit of the subject property to coordinate access to the adjoining property by way of public access easement.

- 8) The service drive shall be constructed per the Butler County Engineer's Office standards for commercial drives.
- 9) No Final Development Plan shall be approved until the required open space areas have been recorded as such.
- 10) The Final Development Plans for the outlots shall include sidewalks along the properties' limits of Tylersville Road.
- 11) Permitted signage shall be determined at Final Development Plan stage.
- 12) All Final Development Plan submittals shall include a detailed landscaping plan.
- 13) A detailed drainage plan and calculations, prepared and stamped by a professional engineer, shall be submitted with any Final Development Plan application for the proposed outlots.
- 14) All Final Development Plan submittals shall include a looped fire hydrant system that shall meet the approval of the Union Township Fire Department.
- 15) When warranted, a traffic light shall be installed at the Tylersville Road access at the current owners' expense.

Adopted the 22nd day of September, 1998

Jose Alvarez
Jose Alvarez, Yes

Thomas I. Hayden
Thomas I. Hayden, Yes

Catherine Stoker
Township Trustees
Catherine Stoker, Yes

Attest: Patricia Williams
Township Clerk