

RESOLUTION NO. 09-2018

**RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM A-1 TO I-PUD AND
PRELIMINARY DEVELOPEMNT PLAN FOR CASE #ZMA 03-18 – BRATE PROPERTY**

WHEREAS, on February 13, 2018 NP West Chester Industrial, LLC. submitted an application requesting a Zoning Map Amendment from A-1 (Agricultural District) to I-PUD (Industrial Planned Unit Development District) and a Preliminary Development Plan for three (3) buildings totaling 642,504 square feet of office/ light industrial use on approximately 45.8 acres; and,

WHEREAS, on March 13, 2018 the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on March 19, 2018 the West Chester Township Zoning Commission conducted public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, by advertisement, a public hearing for the aforesaid application was conducted before the West Chester Township Board of Trustees on April 10, 2018 as applied for by NP West Chester Industrial, LLC; and,

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

NOW THEREFORE, BE IT RESOLVED that on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendation of approval of the West Chester Township Zoning Commission and does hereby approve the Zoning Map Amendment from A-1 (Agricultural District) to I-PUD (Industrial Planned Unit Development District) and Preliminary Development Plan with the following conditions:

SECTION 1. The permitted uses shall only include the Principal Permitted Uses of the West Chester Township Zoning Resolution's (WCTZR) O-1 and M-1 Districts, Articles 18.021 and 24.027.

SECTION 2. All recommendations of the Traffic Impact Study (TIS) and requirements of West Chester Township (WCT), in coordination with the Ohio Department of Transportation (ODOT) and the Butler County Engineer's Office (BCEO), shall be incorporated into the Final Development Plan (FDP). A copy of the approved TIS and letters of approval from the appropriate agencies shall be provided to the West Chester Township Community Development Department (WCTCDD) prior to the issuance of zoning certificate.

SECTION 3. The dedication of a public right-of-way or the granting of a public cross-access easement along the internal roadways shall be coordinated with WCT and the BCEO and approved at the FDP stage.

SECTION 4. An internal roadway shall be illustrated on the FDP intersecting the proposed access roadway and stubbed to the adjacent property to the south at the location noted on the Preliminary Development Plan (PDP) as the “future drive centerline.” The internal roadway shall be coordinated with any future development on the adjacent property to the south and shall meet all WCT and BCEO requirements.

SECTION 5. All access ways and internal roadways; connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes shall be coordinated with the WCTCDD and the West Chester Township Fire Department and shall be incorporated into the FDP to ensure the site accommodates emergency services.

SECTION 6. Detailed grading plans and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all WCT and BCEO requirements prior to the issuance of a zoning certificate.

SECTION 7. All current Federal Emergency Management Agency (FEMA) floodways and floodplains shall be coordinated with the Butler County floodplain manager and illustrated on the FDP.

SECTION 8. A flood study shall be provided at the FDP stage and shall meet all Butler County floodplain management requirements prior to the issuance of zoning certificate.

SECTION 9. A wetland delineation study shall be provided at the FDP stage and shall meet all Butler County Soil and Water Conservation District requirements.

SECTION 10. Sub-surface drainage tile records shall be provided with the stormwater drainage plans at the FDP stage.

SECTION 11. Detailed utility plans shall be provided at the FDP stage and shall meet all WCT and Butler County Water and Sewer Department (BCWSD) requirements prior to the issuance of a zoning certificate in regard to the following:

- a.) A water main connection shall be illustrated extending from the existing water main located along Princeton-Glendale Road (SR 747), looped through the site, and a further connection shall be coordinated with the development of the adjacent property to the south, which shall connect to the existing water main located within the adjacent parcel to the west; and,
- b.) The sanitary sewer shall be illustrated extending from the internal access road past the east property line to provide a sewer connection to future development along Princeton-Glendale Road (SR 747).

SECTION 12. Detailed building elevations and floor plans shall be provided at the FDP stage.

SECTION 13. All dumpster locations and dumpster enclosure details shall be approved at the FDP stage. The enclosures shall comply with the provisions of the West Chester Township Zoning Resolution (WCTZR), Articles 10.031 and 23.04, excluding locations. Dumpster enclosures shall be located in a manner to reduce detrimental impacts to the adjacent residential districts.

SECTION 14. Trash pick-up shall occur between the hours of 7:00 a.m. and 7:00 p.m.

SECTION 15. A photometric analysis that demonstrates .02 foot candle levels along the north and west property lines shall be provided at the FDP stage.

SECTION 16. Light locations and light fixture details shall be provided at the FDP stage to ensure a consistent design that minimizes glare and light spillover onto the adjacent residential districts.

SECTION 17. A detailed landscaping plan shall be provided at the FDP stage to ensure adequate landscaping throughout the site. The landscaping plan shall demonstrate an adequate quantity, type, size, and spacing of tree plantings and any additional landscaping to ensure a well-appointed site, which meets all WCT requirements.

SECTION 18. All signage shall be approved at the FDP stage, which shall be pursuant to the WCTZR, Articles 10 and 23, excluding the display area of any tenant building signage.

SECTION 19. The display area for any tenant building signage shall not exceed thirty-two (32) square feet and shall be included to the sum of the total allowable building sign display area for any building wall.

SECTION 20. Internally-illuminated buildings signs shall only be permitted on the east and south building walls of "Building 1." All other building signs shall be non-illuminated.

SECTION 21. All ground sign structures shall be constructed with a high-quality, masonry material.

SECTION 22. The property owner or a recorded property owners' association shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition and all major landscaping shall be irrigated with a permanent system prior to the issuance of a zoning certificate.

SECTION 23. All comments from other agencies shall be adequately addressed to the satisfaction of the reviewing agencies and WCT during the FDP and zoning certificate approval process.

BE IT FURTHER RESOLVED that all plats, plans, applications, and other data submitted are hereby incorporated into this approval.

Adopted this 24th day of April, 2018.

 _____ Lee Wong, President	<u>Yes</u> _____ Yes/No
 _____ Ann Becker, Vice President	<u>yo</u> _____ Yes/No
 _____ Mark Welch, Trustee	<u>YES</u> _____ Yes/No

ATTEST:



Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director