

RESOLUTION NO. 14-2018

**RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM R-1A TO R-PUD AND
PRELIMINARY DEVELOPEMNT PLAN FOR CASE #ZMA 04-18 – HONERLAW PROPERTY;
WESTVIEW**

WHEREAS, on April 17, 2018, M/I Homes of Cincinnati, LLC., submitted an application requesting a Zoning Map Amendment from R-1A (Suburban Residence District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for one-hundred and six (106) single-family residential lots and four (4) open space lots on approximately 51.08 acres (2.08 units/ acre); and,

WHEREAS, on May 8, 2018, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on May 21, 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 June 12, 2018 as applied for by M/I Homes of Cincinnati, 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 R-1A (Suburban Residence District) to R-PUD (Residential Planned Unit Development District) and Preliminary Development Plan with the following conditions:

SECTION 1. All recommendations of the Traffic Impact Study (TIS) and requirements of West Chester Township (WCT), in coordination with the Butler County Engineer's Office (BCEO), shall be incorporated into the FDP.

SECTION 2. All recommendations of the sight distance profile and requirements of the Butler County Engineer's Office (BCEO) and WCT shall be incorporated into the FDP.

SECTION 3. All public right-of-way dedications shall be dedicated as required by the Butler County Thoroughfare Plan and shall be illustrated on the FDP and on the record, subdivision plat prior to a final zoning inspection.

SECTION 4. A construction detail illustrating the pavement transition from the proposed internal roadway connection to Taffy Drive shall be included in the FDP.

SECTION 5. The emergency access road and multi-purpose pathways shall be coordinated and constructed as required by the BCEO and WCT.

SECTION 6. 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 West Chester Township Fire Department (WCTFD) and the West Chester Township Community Development Department (WCTCDD) and shall be incorporated into the FDP to ensure the site accommodates emergency services.

SECTION 7. Street names shall be approved by the WCTFD.

SECTION 8. All postal, cluster box locations and details shall be provided at the FDP stage.

SECTION 9. Detailed grading plans and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all U.S. Army Corps of Engineers, OEPA, BCEO, and WCT requirements prior to the issuance of a zoning certificate.

SECTION 10. All Butler County recommendations in regard to downstream stormwater drainage improvements, flood routing paths, and geotechnical reports shall be incorporated into the FDP.

SECTION 11. Building setbacks shall be approved as labeled in the site data table on the Preliminary Development Plan (PDP), Sheet 1.

SECTION 12. Detailed floor plans and building elevations shall be provided at the FDP stage. Any building elevations that are highly visible from West Chester Road shall contain a minimum of 50% high-quality, masonry building materials (brick, stone, masonry, etc.), unless another means of screening and/or elevation upgrade is determined to be acceptable at the FDP stage.

SECTION 13. Street light locations and light fixture details shall be provided at the FDP stage.

SECTION 14. A detailed landscaping plan shall be provided at the FDP stage, which is consistent with the preliminary landscaping plan and shall also include adequate evergreen tree screening along the west and north property lines in order to screen the adjacent residences and commercial uses.

SECTION 15. All open space areas shall be designated as such on the record, subdivision plat.

SECTION 16. Any subdivision identification, monument sign locations shall be illustrated on the FDP. All signage details shall be provided at the FDP stage.

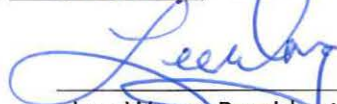
SECTION 17. A draft Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE), which also establishes the home owners' association (HOA), for the Westview residential subdivision shall be provided to the WCTCDD for approval at the FDP stage. The DCCRRE shall include the Westview record, subdivision plat as a supplemental exhibit to the DCCRRE. A copy of the recorded DCCRRE shall then be provided to the WCTCDD for the case file records.

SECTION 18. The property owner or a recorded DCCRRE/ HOA 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 the landscaping beds surrounding the subdivision identification, monument sign shall be irrigated with a permanent system prior to the issuance of a final zoning inspection.

SECTION 19. A temporary construction road and vehicle staging area shall be illustrated on the FDP, which shall be designed to support all construction traffic in all weather conditions. All roadways to access the site shall be maintained free of any dirt, debris, dust, etc. due to the construction of the site.

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

Adopted this 26 day of June, 2018.



Lee Wong, President

Yes

Yes/No



Ann Becker, Vice President

Yes

Yes/No



Mark Welch, Trustee

YES

Yes/No

ATTEST:



Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director