

RESOLUTION NO. 25-2019

Resolution approving a zoning map amendment from CBD to R-PUD for Case #ZMA 06-19 – the Lofts at Union Centre

WHEREAS, on October 17, 2019, Allen Lofts, LLC. submitted an application requesting a Zoning Map Amendment from CBD (Central Business District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for three-hundred (300) multi-family units on approximately 11.09 acres (27 units/ acre); and,

WHEREAS, on November 12, 2019, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on November 18, 2019, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

WHEREAS, by advertisement, a public hearing for the aforesaid application was conducted before the West Chester Township Board of Trustees on December 17, 2019 as applied for by Allen Lofts, 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 CBD (Central Business District) to R-PUD (Residential Planned Unit Development District) and Preliminary Development Plan with the following conditions:

Section 1. All public right-of-way dedications shall be dedicated as required by the BCEO and (West Chester Township) WCT, which shall be illustrated on the Final Development Plan (FDP) and the record, subdivision plat prior to a final zoning inspection.

Section 2. All access ways and access turn-lanes shall be coordinated and constructed as required by the Butler County Engineer's Office (BCEO) and WCT standards for public roads. Additionally, parking shall be prohibited on all public roadways during snow events.

Section 3. 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. Street names shall be approved by the WCTFD.

Section 4. Detailed grading plans and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all OEPA, BCEO, and WCT requirements prior to the issuance of a zoning certificate.

Section 5. All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) prior to the issuance of a zoning certificate.

Section 6. A total number of 300 apartment units are approved. A unit mix of 40% one-bedroom, 55% two-bedroom, and 5% three-bedroom units shall be maintained, or adjusted to allow a higher percentage of one bedroom units. This shall be clearly reflected on the FDP.

Section 7. A detailed parking table shall be provided at the FDP stage, which shall include interior parking, surface parking, on-street parking space counts and the calculated parking lot ratio. A minimum of 1.5 parking spaces per unit shall be provided.

Section 8. Specific details regarding all the amenities shall be provided at the FDP stage, which shall be suited for the “renter by choice” demographic. Such amenities may include, but shall not be limited to the following: Clubhouse and pool, fitness center, outdoor grilling areas, outdoor fire pits, business center, cyber café, wireless “hotspots” in all common areas, planned social activities, etc.

Section 9. Specific interior finish details and individual apartment amenities shall be provided at the FDP stage. Such interior finish details and amenities may include, but shall not be limited to granite countertops throughout, tile bathrooms, crown molding, washer/dryer connections, high-speed internet, etc.

Section 10. Specific details regarding the unit sizes shall be provided at the FDP stage, which shall include size (measured in square feet) and floor plans.

Section 11. Detailed building elevations shall be provided at the FDP stage, which shall reflect an urban design and quality exterior building materials. A minimum of 50% brick, stone, or masonry siding materials shall be required for each side of every building. As required by the WCTCDD staff, colored elevations for all sides of the buildings shall be provided and the specific exterior building materials shall clearly be labeled on the plan.

Section 12. Building setbacks shall be approved as illustrated on the PDP.

Section 13. The security of all buildings and indoor/outdoor parking areas shall be coordinated with the West Chester Township Police Department.

Section 14. A six (6) foot wide portion of the telecommunication utility's driveway, located on the southwest corner of the site and along Allen Road, shall be repaved or sealed to accommodate pedestrian traffic and shall be striped to designate the connection through the driveway.

Section 15. Specific details on the amenities for the streetscape shall be provided at the FDP stage, which shall reflect an urban environment. Such details may include, but shall not be limited to, decorative benches, decorative fencing, lights, extensive landscaping, paving treatments, etc.

Section 16. A draft maintenance agreement between WCT and the property owner, which shall be consistent with the previous maintenance agreement approval for Village Center Avenue and meet all WCT requirements, shall be provided at the FDP stage.

Section 17. Street light locations and light fixture details, which are consistent with the adjacent residential development, shall be provided at the FDP stage.

Section 18. A detailed landscaping plan shall be provided at the FDP stage, which is consistent with preliminary landscaping plan and meets all WCT requirements, to include details of the building perimeters, dumpster enclosures, and all other common spaces.

Section 19. Dumpster enclosure details shall be provided at the FDP stage. The enclosures shall be pursuant to the West Chester Township Zoning Resolution (WCTZR), Articles 10.031 and 20.043. The enclosure(s) shall be consistent with the high-quality, masonry building materials of the principle building.

Section 20. The development identification sign wall shall be illustrated on the FDP with setback dimensions. All signage details in regard to height, area, illumination, colors, and materials shall be provided at the FDP stage.

Section 21. The property owner 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 retention 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 22. 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 14th day of January, 2020.

 _____ Ann Becker, Chairman	<u>Yes</u> Yes/No
 _____ Lee Wong	<u>Yes</u> Yes/No
 _____ Mark S. Welch	<u>YES</u> Yes/No

ATTEST:



Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:



Donald L. Cram, Law Director