

RESOLUTION NO. 25-2020

Resolution approving a Zoning Map Amendment and Preliminary Development Plan for Case #ZMA 04-20 – Brate II; Republic Wire (A-1 to I-PUD)

WHEREAS, on April 20, 2020, 4R Investments, 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 a 400,000 square foot building consisting of an office/ light industrial use on approximately 15.24 acres; and,

WHEREAS, on May 6, 2020 the West Chester Township Land Use Planning Committee (LUPC) reviewed the proposed Office/ Light Industrial land use classification to extend throughout the site; thereby, amending the previously recommended Community Mixed Use land use classification. The LUPC considered the proposal would maintain the original intent and recommended approval; and,

WHEREAS, on May 12, 2020 the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on May 18, 2020 the West Chester Township Zoning Commission conducted public hearing for the aforesaid application and passed a motion to continue the case so they could obtain further information from the applicant in order to make an informed decision on the recommendation; and,

WHEREAS, on June 15, 2020 the West Chester Township Zoning Commission conducted public hearing for the aforesaid application and revised preliminary plan 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 March 10, 2020 as applied for by 4R Investments, 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 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. The use shall be approved with the one-hundred (100) parking spaces proposed, which is a 45% reduction from the West Chester Township Zoning Resolution (WCTZR) requirement for one-hundred and Fifty-Five (155) parking spaces. This approval is permitted based on the parking justification for sixty-five (65) employees during daytime operations and twenty (20) employees during nighttime operations.

SECTION 3. Any future change in the intensity of the approved use will require an application for a Major Change to the Planned Unit Development.

SECTION 4. Any public right-of-way dedication along the SR 747 frontage shall be coordinated with West Chester Township (WCT), Ohio Department of Transportation (ODOT), and the Butler County Engineer's Office (BCEO) and approved at the Final Development Plan (FDP) stage.

SECTION 5. An approval of a variance will need to be obtained from ODOT for the emergency, fire access lane located along SR 747 prior to the issuance of a zoning certificate.

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

SECTION 7. 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 8. The FDP shall be coordinated with the Butler County floodplain manager and shall meet all flood damage prevention regulations.

SECTION 9. Detailed utility plans shall be provided at the FDP stage and shall meet all WCT and Butler County Water and Sewer Department requirements prior to the issuance of a zoning certificate.

SECTION 10. The six (6) foot wide, asphalt, multi-purpose path shall extend into the future public right-of-way with the curb ramp extending to Brate Drive. The path shall meet all BCEO and WCT construction requirements, including crosswalk elements to connect to the existing path on the south side of Brate Drive, and right-of-way permits shall be obtained prior to issuance of a zoning certificate.

SECTION 11. A six (6) foot wide, public use easement containing the multi-purpose path at the same dimensions shall be illustrated on the FDP. Any documentation of the easement shall be submitted to WCTCDD staff for approval at the FDP stage and recorded prior to a final inspection.

SECTION 12. The signage and striping along the multi-purpose path shall meet all WCT design requirements at the FDP stage.

SECTION 13. Detailed building elevations and floor plans shall be provided at the FDP stage.

SECTION 14. 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 and building materials. Dumpster enclosures shall be located in a manner to reduce detrimental impacts to the adjacent residential districts and constructed with masonry materials consistent with the principle building.

SECTION 15. Trash pick-up shall occur between the hours of 7:00 a.m. and 7:00 p.m.

SECTION 16. A photometric analysis that demonstrates .02 foot candle levels along the north and west property lines shall be provided at the FDP stage.

SECTION 17. 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 18. 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 19. Any building and ground signage shall be approved at the FDP stage, which shall be pursuant to the WCTZR, Articles 10 and 23, excluding the display area illumination of any building signage and the ground sign materials.

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

SECTION 21. All ground sign structures shall be constructed with a high-quality, masonry material that is consistent with the principle building.

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 beds 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.

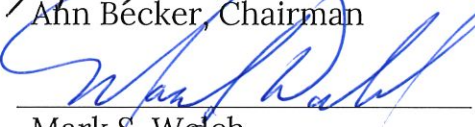
BE IT FURTHER RESOLVED that all plats, plans, applications, and other data submitted are hereby incorporated into this approval.

Adopted this 28th day of July, 2020.



Ann Becker, Chairman

Yes
Yes/No



Mark S. Welch

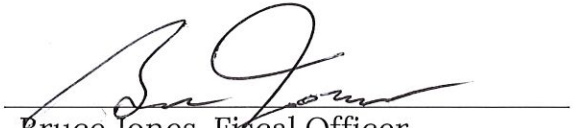
Yes
Yes/No



Lee Wong

Yes
Yes/No

ATTEST:



Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director