

RESOLUTION NO. 35-2020

Resolution approving a Zoning Map Amendment and Preliminary Development Plan for Case # ZMA 08-20 – West Chester Towne Centre; The Residences at Clocktower (C-PUD & CBD to R-PUD)

WHEREAS, on July 20, 2020, The Residences at Clocktower, LLC. submitted an application requesting a Zoning Map Amendment from C-PUD (Commercial Planned Unit Development District) and CBD (Central Business District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for three-hundred (335) multi-family units on approximately 8.2 acres (41 units/ acre); and,

WHEREAS, on August 11, 2020, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on August 17, 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 September 8, 2020 as applied for by The Residences at Clocktower, 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 C-PUD (Commercial Planned Unit Development District) and 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 (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 off-site, right-of-way improvements 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 335 apartment units are approved. A unit mix of 33% one-bedroom and 67% two-bedroom and shall be maintained or adjusted to allow a higher percentage of one-bedroom units, which shall be clearly reflected on the FDP.

SECTION 7. A detailed parking table shall be provided at the FDP stage, which shall include the first floor, garage parking, on-site parking, and on-street parking space counts and the calculated parking lot ratio. A minimum of 1.3 parking spaces per unit shall be provided on private property and eight-nine (89) on-street, public parking spaces.

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

SECTION 15. A draft maintenance agreement between WCT and the property owner or an amendment to a previously approved property owners' association maintenance agreement shall be provided at the FDP stage in order to establish maintenance responsibilities for any private, on-street parking or pedestrian cross-walk facilities.

SECTION 16. Street light locations and light fixture details, which are consistent with the adjacent commercial development, shall be provided at the FDP stage.

SECTION 17. 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, trash collection building, ground signage, and all other common spaces.

SECTION 18. The trash collection and compaction building details shall be provided at the FDP stage. The building shall be consistent with the high-quality, masonry building materials of the principle building.


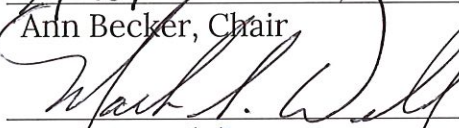
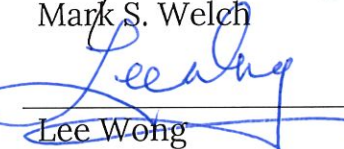
SECTION 19. Any development identification sign shall be illustrated on the FDP with setback dimensions. All signage details in regard to height, area, illumination, colors, and materials shall be provided at the FDP stage.

SECTION 20. 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 21. 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.

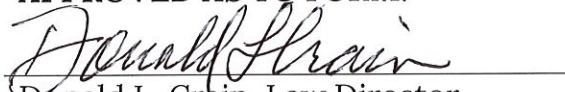
Adopted this 22nd day of September, 2020.

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

ATTEST:


Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:


Donald L. Crain, Law Director