

RESOLUTION NO. 40-2020

Resolution approving a Zoning Map Amendment and Preliminary Development Plan for Case #ZMA 09-20 – West Ridge (A-1 to R-PUD)

WHEREAS, on July 20, 2020, Doyle Hughes Development, LLC. submitted an application requesting a Zoning Map Amendment from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for forty (40) single-family residential lots on approximately 19.9 acres (2 units/ acre); and,

WHEREAS, on August 11, 2020, the Butler County Planning Commission conducted a public hearing for the aforesaid application and passed a motion to continue the case due to the applicant's request to address the Planning Commission's recommendations; and,

WHEREAS, on August 17, 2020 the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application and passed a motion to continue the case due to the applicant's request to address the Planning Commission's recommendations; and,

WHEREAS, on September 8, 2020, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended denial; and,

WHEREAS, on September 21, 2020, the West Chester Township Zoning Commission conducted a 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 October 20, 2020 as applied for by Doyle Hughes Development, 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 West Chester Township Zoning Commission and does hereby approve the Zoning Map Amendment from A-1 (Agricultural District) to R-PUD (Residential Planned Unit

Development District) and Preliminary Development Plan with the following conditions:

SECTION 1. The subdivision shall be approved at the proposed density of forty (40) single-family residential lots (2 units/ acre).

SECTION 2. Lots 6-20 and Lots 33-37 shall require a re-evaluation of the geotechnical report for any addition and/or accessory building/ structure proposed outside of the approved building restriction lines.

SECTION 3. All requirements of the Traffic Impact Study shall be met, including any public right-of-way dedications 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 4. All access ways and access turn-lanes shall be coordinated and constructed as required by the BCEO and WCT standards for public roads.

SECTION 5. All internal, public roads shall be coordinated and constructed as required by the BCEO and WCT standards for public roads in regard to the grading and geotechnical soils analysis prior to a hearing of the Board of Trustees. Additionally, parking shall be prohibited on all public roadways during snow events.

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. Street names shall be approved by the WCTFD.

SECTION 7. Detailed grading plans, including a geotechnical analysis of the soils, and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all Ohio EPA, BCEO, and WCT requirements prior to the issuance of a zoning certificate.

SECTION 8. All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and meet all requirements prior to the issuance of a zoning certificate.

SECTION 9. Detailed floor plans and building elevations shall be provided at the FDP stage. Front building walls shall contain a minimum of 50% masonry building materials (brick, stone, cultured stone, hardi-panel, etc.). Side and rear building walls that are highly visible from the public right-of-way or pedestrian pathways shall contain a minimum of a 2.33 foot high portion of masonry building materials (brick, stone, cultured stone, etc.).

SECTION 10. Street light locations and light fixture details shall be provided at the FDP stage.

SECTION 11. A detailed landscaping plan shall be provided at the FDP stage, which consists of adequate landscape screening of any building rear or side wall that is highly visible from the public right-of-way.

SECTION 12. All open space areas shall be designated as such on the record, subdivision plat.

SECTION 13. Any subdivision identification, monument sign locations shall be illustrated on the FDP. All signage details shall be provided at the FDP stage.


SECTION 14. A draft Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE), which also establishes the home owners' association (HOA), for the West Ridge residential subdivision shall be provided to the BCEO and WCTCDD for approval prior to the issuance of any zoning certificate. The DCCRRE shall include the West Ridge 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 15. 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 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 16. 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 27th day of October, 2020.



Ann Becker, Chair

Yes

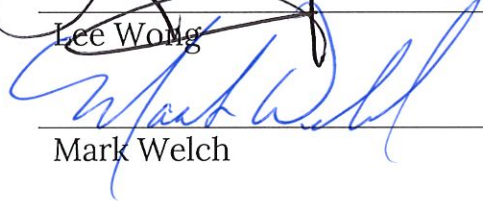
Yes/No



Lee Wong

Yes

Yes/No



Mark Welch

Yes


Yes/No

ATTEST:



Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director