

RESOLUTION NO. 30-2022

Resolution approving a Zoning Map Amendment from R-1A to R-PUD for Case #ZMA04-22 – Anderson Farm

WHEREAS, on August 12, 2022, Monarch Homes, 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 six (6) single-family residential lots on approximately 3.5 acres (1.7 units/ acre); and,

WHEREAS, on September 13, 2022, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

WHEREAS, on September 19, 2022, 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 October 11, 2022 as applied for by Monarch Homes, 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 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. If not specifically conditioned with an approval of this Major Change and PDP, all subsequent Final Development Plan (FDP) applications shall otherwise remain subject to the conditions as previously and last approved (Trustee Resolution 24-2017).

SECTION 2. All right-of-way dedications and access points shall be coordinated and constructed as required by the BCEO and WCT standards. Additionally, parking shall be prohibited on the private access drive in order to accommodate safety services.

SECTION 3. The internal, private drive shall be illustrated as extending and stubbed to the west property line along the portion of the east/ west orientation.

SECTION 4. A preliminary drainage report, pursuant to the Butler County Subdivision Regulations, Section 4.07, shall be provided to the BCEO and approved prior to the FDP stage.

SECTION 5. Detailed site civil engineering plans, including grading plans and stormwater drainage plans and calculations shall be coordinated with the BCEO at the FDP stage, to include compliance with all OEPA and NPDES permits and proper design and alignment of the private access drive with Top Ridge Drive.

SECTION 6. All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) at the FDP stage.

SECTION 7. The applicant shall coordinate with the Butler County Water and Soil Conservation District at the FDP stage in regard to the abandonment of any existing septic tanks and/ or private water wells; a high water table note will be required to be added to the final plat to ensure the developer takes special precautions to ensure any basements remain dry; and the high water table note required on the record, subdivision plat.

SECTION 8. The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) at the permitting stage in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane requirements; and all other applicable building and fire codes, to specifically include the following:

- a) All structures will need to be within four-hundred (400) feet of a fire hydrant;
- b) Final decision on the street names;
- c) The private drive shall be constructed at 24 feet in width and will be required to be posted "No Parking - Fire Lane;"
- d) The private street shall be designed and constructed to accommodate turning radius of all fire vehicles; and
- e) The private drive shall meet approved vehicle turnaround (cul-de-sac, hammerhead, etc.) and shall be illustrated on the FDP;

SECTION 9. A minimum of a five (5) foot wide sidewalk shall be illustrated on the FDP. The sidewalk shall meet Butler County subdivision regulations, which would require sidewalks on both sides of the private drive, to include being stubbed

to the west property lines located at the access point and the east/ west orientation of the private drive.

SECTION 10. Any postal, cluster box location shall be coordinated with the U.S. Postal Service and locations and details shall be provided at the FDP stage.

SECTION 11. Building setbacks shall be approved as labeled on the Preliminary Development Plan (PDP).

SECTION 12. Detailed floor plans and building elevations shall be provided at the FDP stage. All building walls shall contain a minimum of 50% masonry building materials (brick, stone, cultured stone, hardi-panel, etc.).

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 consists of adequate landscape screening of any building rear wall that is highly visible from the Tylersville Road public right-of-way; street trees; dwelling perimeter landscaping details; and subdivision monument sign perimeter landscaping details.

SECTION 15. Any subdivision identification, monument sign locations shall be illustrated on the FDP. All signage details, including illumination, shall be provided at the FDP stage.

SECTION 16. All open space lots shall be designated as such on the record, subdivision plat.

SECTION 17. Any draft DCCRRE, which also establishes the home owners' association (HOA), for the Anderson Farm residential subdivision shall be provided to the WCTCDD for review at the FDP stage. The DCCRRE shall include the Anderson Farm 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 prior to the issuance of zoning certificate.

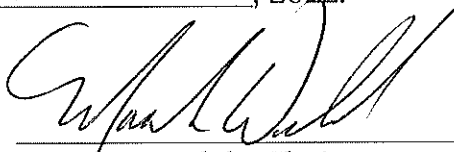
SECTION 18. The property owners and/ or the HOA shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining all drainage ways to ensure the retention areas perform the designated function; and all landscaping shall be well maintained in 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 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.

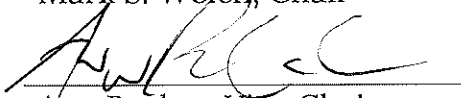
Adopted this 25th day of October, 2022.



Mark S. Weleh, Chair

YES

Yes/No

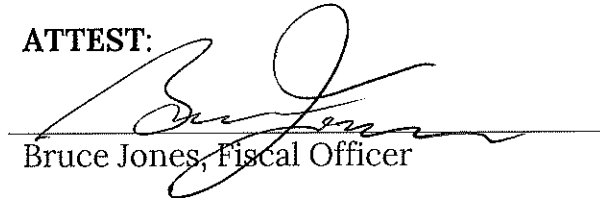


Ann Becker, Vice Chair

Yes

(Yes/No)

ATTEST:

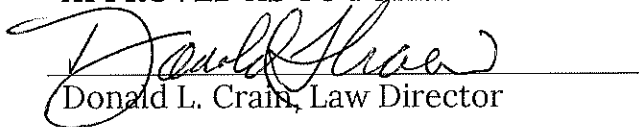

Bruce Jones, Fiscal Officer

Absent

Lee Wong, Trustee

Yes/No

APPROVED AS TO FORM:


Donald L. Crain, Law Director