

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
September 18, 2023**

MEMBERS PRESENT: Jose Alvarez, Jim Hahn, Doug Rinnert, Brian Asbrock (seated)

MEMBERS ABSENT: Richard Grow, Larry Whited

STAFF PRESENT: Timothy Dawson, Township Planner
Beverly Worley, Administrative Professional III
Charles Gavin, FBT; Legal Representation

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

Mr. Hahn called the meeting to order. Mr. Dawson called the roll. A quorum was established.

Mr. Alvarez made a motion to approve the August 21, 2023 minutes, seconded by Mr. Rinnert. Mr. Dawson called the roll. Motion carried 4-0.

Mr. Hahn stated that the applicant for ZMA 06-23 Crossings of Beckett; Phase 2 requested a continuance to the October 16, 2023 meeting.

Mr. Rinnert made a motion to approve the continuance to the October 16, 2023 meeting, seconded by Mr. Alvarez. Motion carried 4-0

Mr. Dawson was sworn in. Mr. Dawson swore in case participants.

FDP 08-23-A The Gateway, Ellington at Union Centre

The applicant is requesting Final Development Plan approval for six (6) multi-family residential buildings totaling 332 units and detached garages on 13.29 acres located along Aviation Way; Parcel #: M5620-027-000-111

Mr. Dawson presented the staff report including a PowerPoint presentation, aerials, staff comments, and case history.

Action

The West Chester Township Zoning Commission is to recommend approval, approve with modifications, or deny the submitted Final Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Alvarez asked for clarification regarding signage.

Mr. Dawson explained the current signage approval and the previous approval for the property.

Mr. Hahn asked if the Fire Dept. comments pertained to the Zoning Commission Board.

Mr. Dawson stated the Fire Dept. comments would be handled at the permitting stage.

Applicant **Michael Copfer**
 Hills Properties

Mr. Copfer stated that they have read all the comments presented by Staff and agree to all the conditions listed. Mr. Copfer mentioned that this is basically the same plan that was submitted and approved as the Preliminary Development Plan with a few parking spot changes. The building footprint is the same with a few areas that were fine tuned.

Mr. Hahn asked if this project would have the same color and material scheme as the other properties in West Chester.

Mr. Copfer stated it would not; it would purposefully have a different color scheme

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

Mr. Alvarez didn't see any issues with the project.

Mr. Rinnert stated that it seemed all questions had been answered and that he liked the project.

Mr. Asbrock stated the project looked good.

Mr. Rinnert made a motion to approve Case # - FDP 08-23-A The Gateway, Ellington at Union Centre based on staff comments and other agency recommendations. Mr. Asbrock seconded the motion.

Aye: Mr. Rinnert, Mr. Hahn, Mr. Alvarez, Mr. Asbrock

Nay:

Motion carried 4-0

Administrative Business:

The next ZC meeting is scheduled for Monday, October 16, 2023 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:23 p.m.

These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.

Chairman:



Jim Hahn

Secretary:



Timothy Dawson

WEST CHESTER TOWNSHIP ZONING COMMISSION

BUTLER COUNTY, OHIO

RESOLUTION NO. 23-10

**NORTH POINTE - STREETS NORTH - THE GATEWAY; ELLINGTON AT UNION
CENTRE - FDP (08-23-A)**

WHEREAS, on September 22, 2020, the West Chester Township Board of Trustees approved a Zoning Map Amendment from CBD (Central Business District) to SP-PUD (Special Purpose Planned Unit Development District) and a Preliminary Development Plan (15-2021) for approximately 497,000 square feet of commercial use, 870 multi-family units, and a 140 room hotel (Sites A-O) on approximately 98.6 acres; and,

WHEREAS, on June 27, 2023, the West Chester Township Board of Trustees approved a Zoning Map Amendment from SP-PUD (Special Purpose Planned Unit Development District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan (26-2023) for one (1), five-story building and five (5), four-story buildings totaling three-hundred and thirty-two (332) multi-family units and an activity area, including a clubhouse and pool on approximately 13.7 acres (25 units/acre); and,

WHEREAS, on July 17, 2023, UCB North, LLC. submitted an application requesting a Final Development Plan approval for one (1), five-story building and five (5), four-story buildings totaling three-hundred and thirty-two (332) multi-family units and an activity area, including a clubhouse and pool on approximately 13.3 acres (25 units/acre); and,

WHEREAS, on August 21, 2023, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application and passed a motion to continue the case to the following hearing; and,

WHEREAS, the applicant provide a revision to the aforesaid application to add two (2) additional units for a total of three-hundred and thirty-four (334) units.

WHEREAS, on September 18, 2023 the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

NOW, THEREFORE BE IT RESOLVED, that the West Chester Township Zoning Commission does hereby adopt and affirm this Resolution and the following conditions, in issuing its approval of the aforesaid case.

- 1.) Three-hundred and thirty-four (25 units/ acre) are approved. A unit mix of 27% one-bedroom, 72% two-bedroom and 1% of three-bedroom shall be maintained or adjusted to allow a higher percentage of one-bedroom units, which shall be approved by staff prior to an application for a zoning certificate.

- 2.) The exact number of one-bedroom and two-bedroom units shall be clearly labeled on the plan for each building and a running total for the entire apartment development shall be provided by the applicant for all the units that have been constructed, or permitted to be constructed, to-date with submission of each application for a zoning certificate.
- 3.) The floor plans shall be generally consistent with the floor plans that were provided with regard to layout. Also during the permit review for each building, the individual floor plans for each unit shall be illustrated on the plans and each unit shall be clearly labeled as to the unit type (1 BR, 1BR + Den, 2BR or 2BR + Den and 3BR) and unit size.
- 4.) The Interior Finishes shall be consistent with the floor plan descriptions that were approved with this Final Development Plan (FDP), which shall include but not be limited to the following: Nine (9) foot ceilings with crown molding; quartz counter tops throughout; ceramic tile shower surrounds in the bathrooms; washer/dryer connections; and high-speed internet. The referenced "wood grain flooring" shall be laminate wood flooring or higher grade vinyl flooring. Lower quality, sheet-vinyl flooring applications shall not be permitted.
- 5.) All buildings shall be consistent with the typical building elevations that were provided, which shall reflect a minimum of 50% masonry (brick, stone, fiber cement siding or similar material) for each front wall. During the permit review for each building, the specific percentage of masonry shall be provided by the applicant for each side of the building facing the perimeter roadways, which shall demonstrate the above requirement is being met.
- 6.) All parking spaces shall be installed as illustrated, and noted in the parking calculation on the Cover Sheet. An interior parking layout plan shall be provided for any garage parking, which shall be submitted in conjunction with the permit for the building that it serves. The appropriate number of parking spaces shall be installed as demonstrated in the parking calculation.
- 7.) The Common/Open Space areas shall be constructed as illustrated on the approved plan. If any lights are desired to allow for the nighttime use of any of the open space areas, the light fixtures shall be decorative in nature similar to the lights used elsewhere in the development, and shall be subject to Staff's approval.
- 8.) The Community Amenities shall be provided as demonstrated with this Final Development Plan, which shall include but not be limited to the following: Pool

Area with arbors, cascading fountains, outdoor fireplace, grilling area; athletic center with cardio equipment, free weights and yoga/pilates space lounge; entertainment kitchen; Wi-Fi throughout the common areas; and an active social calendar.

- 9.) All site civil engineering plans shall meet all Butler County Engineer's Office (BCEO) and Water and Sewer Department's requirements prior to the issuance of a zoning certificate.
- 10.) All public right-of-way improvements required by the BCEO, to include an update of pedestrian facilities adjacent to the site within the public right-of-way; the intersection of Imagination Boulevard and Aviation Way; and installation of a right turn-lane for the intersection of Aviation Way and Cincinnati-Dayton Road, shall be installed at the time designated by West Chester Township on recommendation from the BCEO.
- 11.) All access ways and internal roadways; connections and locations of fire hydrants; and all other applicable building and fire codes shall meet all West Chester Township Fire Department (WCTFD) and West Chester Township Community Development Department (WCTCDD) requirements prior to the issuance of a zoning certificate to ensure the site accommodates emergency services.
- 12.) The sidewalks shall be constructed as required by the BCEO, in regard to materials and compaction. A public use easement shall be established for the sidewalk located along the perimeter of the site on private property and shall be included on the recorded subdivision plat or a recorded copy of the easement documentation shall be provided to the WCTCDD prior to a final zoning inspection.
- 13.) The security of all buildings and indoor/outdoor parking areas shall be coordinated with the West Chester Police Department.
- 14.) Three (3), monument signs shall be permitted as illustrated on the FDP and subject to the West Chester Township Zoning Resolution (WCTZR), Article 10.15 in regard to traffic visibility.
- 15.) The base of the monument sign structure shall be constructed with materials matching the approved masonry materials of the principle building and include approved landscaping along the perimeter of the base.

- 16.) All building signs shall be pursuant to the WCTZR, Article 17 in regard to the display area.
- 17.) All signs shall be permitted to be internally-illuminated with light emitting only from the lettering at a maximum of a 4,000 level on the kelvin color scale.
- 18.) The property owner shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining the private road; 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 shall be irrigated with a permanent system prior to a final zoning inspection.
- 19.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 20.) WCTCDD staff shall be authorized to approve minimal revisions to the approved FDP. Any changes to the plan that are required by other reviewing agencies shall be subject to approval by the WCTCDD staff.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommendation of approval. This action shall take effect this 18th day of September 2023.

West Chester Township
Butler County

Chairman:

Secretary:


James Hahn


Timothy Dawson
Township Planner