

**RESOLUTION NO. 07 - 2013**

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**RESOLUTION APPROVING A ZONING MAP AMENDMENT  
FROM "R-1A" TO "C-PUD" AND PRELIMINARY DEVELOPMENT PLAN  
FOR CASE #ZMA 01-13 – GROUP HEALTH ASSOCIATES – MEDICAL OFFICE BUILDING**

**WHEREAS**, on March 12, 2013, an application was submitted by Duke Realty Ohio for a Zoning Map Amendment for 6.94 acres of land from "Suburban Residence District" (R-1A) to "Commercial Planned Unit Development" (C-PUD) and simultaneous Preliminary Development Plan approval for a 72,000 SqFt medical office building; and,

**WHEREAS**, on April 9, 2013, the Butler County Planning Commission conducted a public hearing for said Zoning Map Amendment and Preliminary Development Plan and recommended approval of the aforesaid application with conditions; and,

**WHEREAS**, on April 15, 2013, the West Chester Township Zoning Commission conducted a public hearing for said Zoning Map Amendment and Preliminary Development Plan and recommended approval of the aforesaid application with conditions; and,

**WHEREAS**, by advertisement, a public hearing for the aforesaid Zoning Map Amendment and Preliminary Development Plan was conducted before the West Chester Township Board of Trustees on May 28, 2013 as applied for by Duke Realty Ohio; and,

**WHEREAS**, all those present for the hearing who wished to be heard voiced their opinions with respect thereto.

**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 recommendation of approval of the West Chester Township Zoning Commission and does hereby approve the proposed Zoning Map Amendment from "R-1A" to "C-PUD" and Preliminary Development Plan for the aforesaid application with the following conditions:

**SECTION 1.** A revised plan shall be submitted within 30 days to reflect the following changes: 1)Any recommended improvements and requirements of ODOT shall be illustrated on the plan; 2)The "Private Access Drive" on the north end of the site shall be labeled that it is a temporary access point until the previously determined permanent access point to the north can be achieved; and, 3)The location of the cross-access easement through the property shall be illustrated on the plan. The revised plan shall be subject to approval by the West Chester Community Development Department.

**SECTION 2.** All recommendations of the Traffic Impact Study, and requirements of ODOT, shall be incorporated into the Preliminary Development Plan and Final Development Plan. A copy of the approved Traffic Impact Study and letter of approval from ODOT shall be provided to the West Chester Community Development Department.

**SECTION 3.** A non-restricted cross-access easement shall be provided on the subject property, which shall benefit all existing and future commercial users to the north and south, which shall allow access through the property and to the future permanent curb-cut to the north that could potentially be signalized. This cross-access easement will help alleviate traffic flows, better manage traffic circulation in the area and reduce trips onto State Road 747. At the Final Development Plan stage, a draft copy of the cross-access easement shall be submitted for review by staff, and the approved easement shall be required prior to the issuance of a Zoning Certificate.

**SECTION 4.** Permitted Uses shall include Section 18.021 of the O-1 District and Section 19.028 of the O-2 District. Other accessory uses may be permitted on the interior of the building, such as retail sales, food and drink operations, pharmacy, bank, etc., if it is determined to be consistent and complementary to the medical office building use.

**SECTION 5.** A detailed Landscaping Plan shall be provided at the Final Development Plan stage, which shall demonstrate extensive landscaping throughout the site and a substantial buffer to the residential development to the east. All major landscaping areas shall be irrigated with a permanently installed system. All landscaping shall be maintained in good condition.

**SECTION 6.** A detailed drainage plan shall be provided at the Final Development Plan stage, which shall demonstrate that the "Detention Basin" is adequate to serve the entire site. Any improvements in the identified floodplain and/or 75' stream disturbance limits shall be coordinated with Butler County and meet the required standards.

**SECTION 7.** A Photometric Analysis shall be provided at the Final Development Plan stage, which shall demonstrate that appropriate light levels are being maintained so as not to become a nuisance to the residential development to the east and the general area. Details for the light fixtures shall be provided, which shall utilize a design that minimizes glare and light spillover.

**SECTION 8.** Detailed building elevations shall be provided at the Final Development Plan stage, which shall demonstrate that high quality exterior building materials (brick, stone, etc.) are being utilized throughout. Specific details shall be provided for the "Screen Wall" on the south side of the building, which shall utilize materials that are consistent with the principal structure.

**SECTION 9.** Generally, all signage shall be pursuant to Article 17 (Office Districts) of the West Chester Zoning Resolution, unless otherwise approved at the Final Development Plan stage. However, any building signage on the rear of the building facing the residential property shall be specifically approved at the Final Development Plan stage. Any signage on the rear of the building shall be located and lighted appropriately so as not to become a nuisance to the residential properties to the east. The exterior building materials for the base of all free-standing signs shall be consistent and complementary to the principal building.

**SECTION 10.** All comments and concerns of all state, county and township agencies shall be adequately addressed during Final Development Plan approval.

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

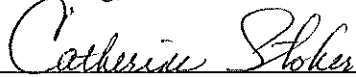
Adopted this 11th day of June, 2013.



Lee Wong, President

Yes

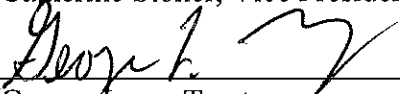
Yes / No



Catherine Stoker, Vice President

YES

Yes / No




George Lang, Trustee

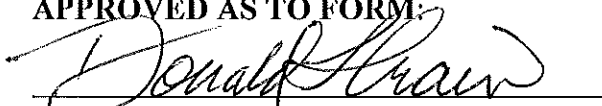
YES

Yes / No

**ATTEST:**

  
Bruce Jones, Township Fiscal Officer

**APPROVED AS TO FORM:**

  
Donald L. Crain, Law Director