

RESOLUTION NO. 04-2015

**RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM A-1 TO C-PUD AND
PRELIMINARY DEVELOPMENT PLAN FOR
CASE #ZMA 06-14 – BECKMARK II**

WHEREAS, on November 12, 2014, Beckmark Inc. submitted an application requesting a Zoning Map Amendment for 6.41 acres from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development) with a Preliminary Development Plan that included four single-story retail buildings for a total of 34,800 Sq.Ft. and four single-story office buildings for a total of 34,800 Sq.Ft.; and,

WHEREAS, on December 9, 2014, the Butler County Planning Commission recommended approval of the aforesaid application with conditions; and,

WHEREAS, on December 15, 2014, the West Chester Township Zoning Commission conducted a public meeting 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 January 27, 2015 as applied for by Beckmark, Inc; 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 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) The existing “Office Park Drive” on the north side of Hamilton-Mason Road shall be illustrated on the plan, which shall be in alignment with the proposed access drive; 2) Internal cross-access driveway connections shall be provided to the west for future access to the planned signalized intersection; 3) A cross access connection to the property to the south; 4) The pavement setback along the east property line shall be a minimum of 4 feet. The revised plan shall be subject to approval by the West Chester Community Development Department.

SECTION 2. Permitted Uses shall include the Principal Permitted Uses of the O-1, O-2 and B-1 Districts, excluding 18.024, 18.026, 19.024, 19.029, 21.025 and 21.0292. Each Final Development Plan shall provide a parking calculation demonstrating that adequate parking is being provided for the proposed use.

SECTION 3. The main access drive on Hamilton-Mason Road shall be designed according to BCEO standards and aligned with the existing “Office Park Drive” on the north side of the road. All required roadway improvements shall be illustrated accordingly on the Final Development Plan.

SECTION 4. At the Final Development Plan stage, detailed building elevations shall be submitted, which shall illustrate quality buildings with brick facades similar to the preliminary elevations that were submitted.

SECTION 5. At the Final Development Plan stage, a detailed landscape plan shall be submitted that illustrates extensive landscaping throughout. All major landscaping areas shall be irrigated with a permanently installed system. All landscaping shall be maintained in good condition.

SECTION 6. At the Final Development Plan stage, a detailed grading and drainage plan shall be submitted which shall comply with all county requirements.

SECTION 7. At the Final Development Plan stage, a photometric analysis shall be provided that shall demonstrate that appropriate light levels are being maintained so as not to become a nuisance to the surrounding properties. Details for the light fixtures shall be provided, which shall utilize a design that minimizes glare and light spillover.

SECTION 8. The Final Development Plans shall illustrate the appropriate right-of-way dedication on Hamilton-Mason Road, if necessary, as required by the Butler County Thoroughfare Plan, or as otherwise required by the BCEO. The right-of-way shall be dedicated prior to the issuance of any Zoning Certificates.

SECTION 9. The Final Development Plan shall reflect that the proposed development will not be granted any temporary access point. The one access point as shown aligning with Office Park Drive will be the only access point.

SECTION 10. The Final Development Plan shall reflect that the existing two-way left turn lane and median islands is converted to a 300-foot westbound exclusive left turn lane.

SECTION 11. The Final Development Plan shall show the appropriate water and sanitary sewer extensions.

SECTION 12. The access drives, turning radii and fire hydrant locations shall be subject to approval by the West Chester Fire Department and reflected appropriately on the Final Development Plan. Additionally, the parking lot layout shall be coordinated with the West Chester Fire Department, BCEO and West Chester Community Development Department to ensure there is good circulation and access to all buildings.

SECTION 13. The Final Development Plan shall provide a 5' sidewalk along the entire Hamilton-Mason Road frontage and good pedestrian connectivity access throughout the site and to adjacent parcels.

SECTION 14. The Final Development Plan shall illustrate all proposed property lines and the appropriate cross-access easements providing access to Hamilton-Mason Road and to the west property line to the planned signalized intersection on Hamilton-Mason Road west of the subject property.

SECTION 15. All comments and concerns from other agencies shall be adequately addressed to the satisfaction of the agency with the comment/concern and reflected accordingly on the Final Development Plan.

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

Adopted this 10th day of February, 2015.

George Lang, President

Yes / No





Yes / No

Mark Welch, Vice President





Yes / No

Lee Wong, Trustee

ATTEST:



Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director