

RESOLUTION NO. 12-2015

**RESOLUTION APPROVING A MAJOR CHANGE TO AN R-PUD DISTRICT AND
PRELIMINARY DEVELOPMENT PLAN FOR
CASE #MC03-15 – WHITE HOUSE LANDMINIUMS**

WHEREAS, an R-PUD District was approved by the Butler County Commissioners in May 1982, which was called Woodland Hills and allowed limited commercial uses; and,

WHEREAS, in May 1989, the Butler County Commissioners granted Final Development Plan approval for a restaurant on the westernmost lot in the Woodland Hills R-PUD; and,

WHEREAS, on November 19, 2007, the West Chester Zoning Commission approved a Revised Final Development Plan for additional freestanding signage; and,

WHEREAS, on August 18, 2014, the West Chester Township Zoning Commission approved a Revised Final Development Plan for additional freestanding signage; and,

WHEREAS, on March 17, 2015, Muhlhauser White House LLC submitted an application requesting a Major Change to an R-PUD for the purpose of demolishing a commercial restaurant to construct sixty-seven (67) owner occupied attached residential units; and,

WHEREAS, on April 14, 2015, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and

WHEREAS, on April 20, 2015, 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 Major Change to an R-PUD District and Preliminary Development Plan was conducted before the West Chester Township Board of Trustees on May 26, 2015 as applied for by Muhlhauser White House, LLC; and,

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

WHEREAS, information presented and testimony given by the applicant and adjoining property owners at the public hearing warrant further review of and consideration for the Preliminary Development Plan design and site layout; and,

WHEREAS, the West Chester Board of Trustees determines the Preliminary Development Plan as proposed is insufficient to achieve the development standards of the community.

NOW THEREFORE, BE IT RESOLVED that on the basis of the above certain actions and findings, the West Chester Township Board of Trustees does hereby approve the proposed Major Change to an R-PUD District and Preliminary Development Plan with modifications for the aforesaid application for sixty-seven (67) owner occupied dwelling units with the following conditions:

SECTION 1. As noted on the Preliminary Development Plan (PDP) the units shall be platted as “landminiums” and sold separately as fee simple title lots.

SECTION 2. The location of buildings as illustrated on the submitted Preliminary Development Plan shall be redesigned and reconfigured not to exceed sixty-seven (67) owner occupied dwelling units and to not change the grid pattern or the site layout but to stagger the buildings for a better visual look. The revised site layout and building configuration must incorporate required parking, landscape buffers, open space, interior roadway design and access to Muhlhauser Road. The revised Preliminary Development Plan shall meet requirements of all governing agencies and departments and shall be approved by the Township staff.

SECTION 3. An amenity enhancing the livability of the community and promoting a place where owners can interact and gather, including but not limited to community pocket parks or clubhouse with pool or community shelters, or something similar shall be required and shall be illustrated on and approved as the Final Development Plan.

SECTION 4. All buildings shall be a minimum of 50% brick/masonry on each elevation.

SECTION 5. A system of interior pedestrian paths and a five (5) foot wide concrete sidewalk along the Muhlhauser Road frontage shall be required and illustrated on the Final Development Plan,

SECTION 6. All requirements of the Butler County Water & Sewer Department shall be required and illustrated on the Final Development Plan.

SECTION 7. All requirements of the Butler County Engineers Office pertaining to storm drainage, and access management shall be required and illustrated on the Final development Plan.

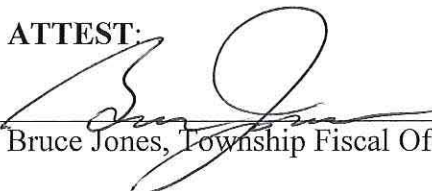
SECTION 8. A homeowners association shall be established to maintain the open space, private drives, drainage easements, and any other common area(s). All documents regarding the homeowners association shall be submitted and included with the Final Development Plan. Said documents shall be required to be subsequently recorded.

SECTION 9. Adequate buffering, incorporating undulating berms with sufficient landscaping to minimize offensive visual and audio pollution to adjoining properties shall be required along the north and west boundary line and contained within the development. A landscaping plan illustrating the design and plantings shall be illustrated on and approved as the Final Development Plan.

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

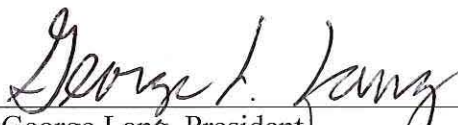
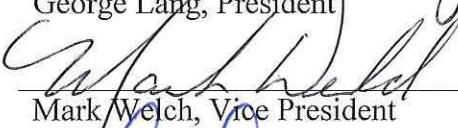
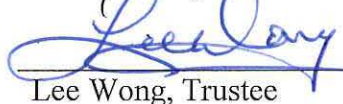
Adopted this 9th day of June, 2015.

ATTEST:


Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:


Donald L. Crain, Law Director

 George Lang, President	YES Yes/No
 Mark Welch, Vice President	YES Yes/No
 Lee Wong, Trustee	Yes Yes/No