

RESOLUTION NO. 13-2015

**RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM
“A-1” TO “R-PUD” AND PRELIMINARY DEVELOPMENT PLAN
FOR CASE #ZMA 04-15 – LEXIE’S PLACE**

WHEREAS, on March 17, 2015, George McFarren submitted an application requesting a Zoning Map Amendment for 5.412 acres from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan in order to develop twelve (12) single-family lots; and,

WHEREAS, on April 14, 2015, the Butler County Planning Commission conducted a public hearing and recommended denial of the proposed Zoning Map Amendment from A-1 to R-PUD for the Lexie’s Place residential development, on the basis the proposed use does not conform to the Land Use Plan for West Chester Township and the layout shown does not comply with the Butler County Subdivision regulations with regard to street design; and,

WHEREAS, on April 20, 2015, the West Chester Township Zoning Commission conducted a public meeting for said Zoning Map Amendment and Preliminary Development Plan the West Chester Township Zoning Commission and recommend approval of the aforesaid application with conditions:

WHEREAS, by advertisement, a public hearing for the aforesaid Zoning Map Amendment to 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 George McFarren; 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 approve the proposed Zoning Map Amendment from A-1 to R-PUD District and Preliminary Development Plan for the aforesaid application with the following conditions.

SECTION 1. All Butler County Access Management Regulations shall be met, including the alignment of the new road with existing Fox Plum Drive. A traffic analysis shall be performed and all recommended improvements shall be included on the Final Development Plan. All Butler County site distance requirements shall be met.

SECTION 2. A homeowners association shall be established to maintain the open space, 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 3. The single-family residences shall be built per the submitted plans and shall contain a minimum of 50% brick/masonry on each elevation.

SECTION 4. A landscaping plan shall be included with and illustrated on the Final Development Plan.

SECTION 5. Five foot wide sidewalks shall be provided within the development as well as a five foot wide concrete sidewalk along the Cincinnati-Dayton Road frontage.

SECTION 6. All requirements of the Butler County Water & Sewer Department pertaining to water and sanitary sewer utilities shall be met at and included in the Final Development Plan stage.

SECTION 7. All requirements of the Butler County Engineers Office pertaining to storm drainage and roadway improvements shall be met at and included in the Final development Plan stage.

SECTION 8. A revised Preliminary Development Plan shall be submitted within thirty (30) days that illustrates the alignment of the proposed development's road with Fox Plum Drive and provides a stubbed street to the property to the north for future development.


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


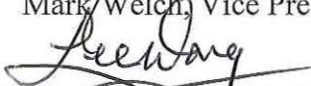
Adopted this 9th day of June, 2015.

ATTEST:


Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:


Donald L. Crain, Law Director

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