

RESOLUTION NO. 18-2015

**RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM R-1 & R-2 TO C-PUD
AND PRELIMINARY DEVELOPMENT PLAN FOR
CASE #ZMA-05-15 – BECKMARK III**

WHEREAS, on May 26, 2015 the West Chester Township Land Use Committee approved a land use amendment to the West Chester Comprehensive Land Use Plan, which reclassified the properties at 7164, 7172, 7182, and 7200 Tylersville Road from the existing land use classification Suburban Single-Family to the proposed General Office classification with conditions; and,

WHEREAS, on June 16, 2015, Beckmark, Inc. submitted an application requesting a Zoning Map Amendment for 4.49 acres from R-1 (Suburban Residential District) and R-2 (Single Family Residence District) to C-PUD (Commercial Planned Unit Development) with a Preliminary Development Plan that included one, single-story with basement, office building and one, two-story with basement office building for a total of 14,400 Sq Ft; and,

WHEREAS, on July 14, 2015, the Butler County Planning Commission recommended approval of the aforesaid application with conditions; and,

WHEREAS, on July 20, 2015, 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 August 25, 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. The main access drive on Tylersville Road shall meet the Butler County Engineer's Office (BCEO) requirements upon submission of the Final Development Plan and issuance of a Zoning Certificate.

SECTION 2. The site plan shall provide cross access to the adjacent property to the west from the front and rear parking lots.

SECTION 3. All storm water requirements as regulated by the BCEO shall be met and illustrated accordingly on the Final Development Plan.

SECTION 4. As shown on the Preliminary Development Plan, the applicant submitted building elevations that illustrate quality buildings with at least 50 % of brick facades. This general building design shall be carried forward through the Final Development Plan stage and there shall be detailed building elevations illustrated accordingly on the Final Development Plan.

SECTION 5. As shown on the Preliminary Development Plan, a 5' concrete sidewalk along the Tylersville Road right-of-way, interior connections from the right-of-way, and connections between both buildings shall meet BCEO and West Chester Community Development Department requirements and be illustrated accordingly on the Final Development Plan. The applicant shall provide pedestrian cross-access to the adjacent properties to the west. To be coordinated with the future applicant at the time of the Final Development Plan for those properties to the west.

SECTION 6. The applicant shall meet all conditions of the Butler County Planning Commission approval on July 14th, 2015.

SECTION 7. The applicant/developer shall provide a Pedestrian or additional Right-of-Way Easement, covering limits of sidewalk along the Tylersville Road right-of-way upon application of Final Development Plan.

SECTION 8. There shall be a detailed landscaping plan included with the Final Development Plan and all major landscaping areas shall be irrigated with a permanent system prior to issuance of a Zoning Certificate.

SECTION 9. Permitted as shown on the Preliminary Development Plan, the proposed and required parking plan with percentage of open space for the entire site shall be shown on the Final Development Plan.

SECTION 10. As shown on the Preliminary Development Plan, the existing mature tree canopy along the north of the properties shall be maintained to the proposed tree line to act as a buffer from the residential districts to the north and aid in erosion issues around the proposed detention pond.

SECTION 11. As shown on Preliminary Development Plan, the building at 7200 Tylersville Road shall be limited to a one-story with basement and the building at 7182 Tylersville Road shall be limited to a two-story with basement.

SECTION 12. In addition to the proposed office land use, limited retail land uses are also included. The specific retail uses are to be presented at the Final Development Plan stage.

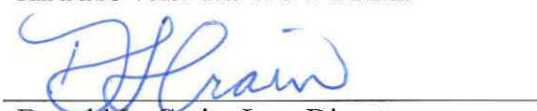
BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated into this approval.

Adopted this 8th day of September, 2015.

ATTEST:

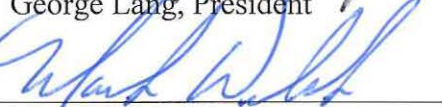

Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:

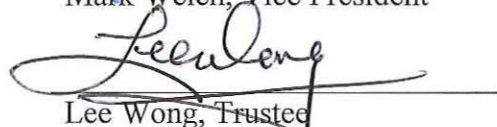

Donald L. Crain, Law Director


George Lang, President

YES
Yes/No


Mark Welch, Vice President

YES
Yes/No


Lee Wong, Trustee

YES
Yes/No