

**RESOLUTION NO. 29-2015**

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**RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM M-2 TO R-PUD AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #ZMA-07-15 – SPRINGS AT WEST CHESTER**

**WHEREAS**, on August 17, 2015, an application was submitted by Continental 323 Fund, LLC, requesting a Zoning Map Amendment from M-2 (General Industrial District) to R-PUD (Residential Planned Unit Development District) and Preliminary Development Plan for a multi-family apartment development on 19.314 acres located at 5623 West Chester Road; and,

**WHEREAS**, on September 8, 2015, the Butler County Planning Commission conducted a public hearing for said Zoning Map Amendment and recommended approval with conditions of the proposed zone change from M-2 to R-PUD for the Springs of West Chester multi-family residential development, on the basis that the proposed land use conforms to the Butler County Land Use Plan; and,

**WHEREAS**, on September 21, 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 October 13, 2015 as applied for by Continental Fund, LLC; 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 drives on West Chester 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 proposed 5' concrete sidewalk along the West Chester Road frontage shall connect the existing curb ramps at Union Centre Boulevard and Meridian Way.

**SECTION 3.** A detailed drainage plan shall be provided at the Final Development Plan stage, which shall illustrate that the proposed Storm Water Detention Area is adequate to serve the entire site.

**SECTION 4.** At the Final Development Plan stage, specific details shall be provided regarding the unit sizes and floor plans and minimum rent for the different unit types. The Downtown/ Regional

Center land use classification requires the 'Residential type to be urban, luxury multistory, housing, including parking garages.' All building elevations (two-story and three-story buildings and the Clubhouse) shall project an urban, flat roof design, which conforms to the West Chester Township Comprehensive Plan.

**SECTION 5.** As shown on the Preliminary Development Plan, there shall be a unit mix of 50% one bedroom units, 41% two bedroom, and 9% three bedroom units. Floor plans shall be submitted at the Final Development Plan stage.

**SECTION 6.** Interior finishes such as granite countertops throughout, tile bathrooms and crown molding, and amenities such as washer/dryer connections and high-speed internet, shall be provided, per the Preliminary Development Plan. Specific details should be provided at the Final Development Plan stage.

**SECTION 7.** The Land Use Plan recommendation does not specifically limit the residential component to owner-occupied. It does, however, recommend that they be “urban luxury multistory, housing, including parking garages.” Furthermore, it recommends an “urban streetscape such as benches, gaslights, landscaping, paving treatments, etc. creating an ambience of pedestrian oriented activity.” Therefore, as long as the proposed development addresses these details, it would be consistent with the recommendations of the Land Use Plan. Specific details shall be provided to illustrate the streetscape details, which should reflect an urban environment at the Final Development Plan stage.

**SECTION 8.** At the Final Development Stage, detailed information shall be provided on the amenities, such as a clubhouse, pool w/fountains, fitness center, outdoor grilling areas, outdoor fire pit, business center, cyber café, wireless “hotspots” in all common areas, planned social activities, etc. to ensure that they are being accommodated.

**SECTION 9.** A detailed Landscape Plan shall be submitted at the Final Development Plan stage, which depicts existing trees and all proposed plantings, as well as detailed elevations depicting the proposed design, materials, and height of the fences along the perimeter of the site, pool, private yards, pet playgrounds, and dumpster enclosures. All major landscaping areas shall be irrigated with a permanent system prior to issuance of a Zoning Certificate.

**SECTION 10.** As shown on the Preliminary Development Plan, the proposed 24 Sq. Ft. canopy sign and two (2) wall signs located on the clubhouse and the two (2) 50 Sq. Ft. freestanding, monument signs located along the West Chester Road and Union Centre Boulevard frontages shall be shown in a detailed sign plan and included in the Final Development Plan..

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

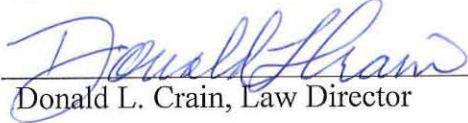


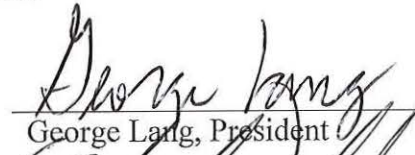
Adopted this 27th day of October, 2015.

**ATTEST:**

  
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Bruce Jones, Fiscal Officer

**APPROVED AS TO FORM:**

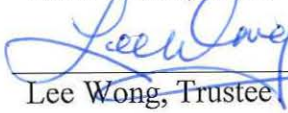
  
\_\_\_\_\_  
Donald L. Crain, Law Director

  
\_\_\_\_\_  
George Lang, President

YES  
Yes/No

  
\_\_\_\_\_  
Mark Welch, Vice President

YES  
Yes/No

  
\_\_\_\_\_  
Lee Wong, Trustee

Yes  
Yes/No