

RESOLUTION NO. 03 - 2014

**RESOLUTION APPROVING A MAJOR CHANGE TO THE BECKETT RIDGE PUD
FOR CASE #MC04-13 – STAGGE RESIDENCE**

WHEREAS, an R-PUD District and Preliminary Development Plan was approved by the Butler County Board of Commissioners on June 5, 1975 for the development of the Beckett Ridge Planned Residential/Golf Course Community with related non-commercial uses and open space areas; and,

WHEREAS, a Preliminary PUD Plan dated April 3, 1987 was approved by Butler County prior to the Township assuming zoning responsibilities, designates the subject parcel as a portion of open space that was reserved for the Saratoga Farms (Phase RZ 3) section of Beckett Ridge; and,

WHEREAS, on November 12, 2013, Dorothy V. Johnson submitted an application requesting a Major Change to the Beckett Ridge R-PUD for the addition of one single-family residence on a parcel that was previously designated as open space; and,

WHEREAS, on December 10, 2013, the Butler County Planning Commission conducted a public hearing for said Major Change to the Beckett Ridge R-PUD and recommended approval of the aforesaid application with conditions; and,

WHEREAS, on December 16, 2013, the West Chester Zoning Commission conducted a public hearing for said Major Change to the Beckett Ridge R-PUD and recommended approval of the aforesaid application with conditions; and,

WHEREAS, by advertisement, a public hearing for the aforesaid Major Change to the Beckett Ridge PUD was conducted before the West Chester Township Board of Trustees on January 28, 2014 as applied for by Dorothy V. Johnson; 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 Major Change to the Beckett Ridge PUD for the aforesaid application with the following conditions:

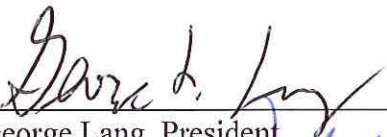
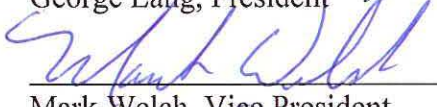
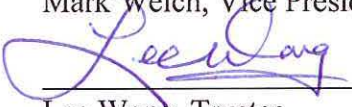
SECTION 1. One single-family residence shall be permitted in the general area that is designated on the Preliminary Development Plan. The exact location shall be determined at the Final Development Plan stage, which shall maintain a similar front yard setback, or greater, as illustrated on the approved plan. The remainder of the property shall be preserved as open space, except for accessory uses that are typical of single-family residential properties.

SECTION 2. Access to the residence shall be from the existing roadway to the east of the property, and no additional curb-cuts on West Chester Road shall be permitted.

SECTION 3. Any development and/or modifications to the property in an area that is designated as 'Floodway' and/or '100 Year Floodplain' shall comply with FEMA minimum standards as it is regulated through the Butler County Building Department.

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

Adopted this 11th day of February, 2014.

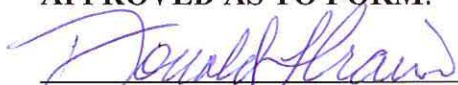
 _____ George Lang, President	<u>YES</u> Yes / No
 _____ Mark Welch, Vice President	<u>YES</u> Yes / No
 _____ Lee Wong, Trustee	<u>Yes</u> Yes / No

ATTEST:



Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director