

RESOLUTION NO. 23 – 2008

**RESOLUTION APPROVING A MAJOR CHANGE TO THE
WEST CHESTER TOWN CENTRE PRELIMINARY DEVELOPMENT PLAN
FOR CASE #03-08 EMBASSY SUITES TO SCHUMACHER DUGAN CONSTRUCTION, INC.**

WHEREAS, on January 22, 2002, the West Chester Township Trustees approved a zone change from CBD to C-PUD to Cousins Properties Inc. for land containing approximately 25.567 acres, situated in Section 33, Town 3, Range 2. A Preliminary Development Plan was also approved, which contained approximately 200,000 s.f. of mixed-use retail buildings; and,

WHEREAS, on January 27, 2004, the West Chester Township Trustees approved a Major Change to the existing C-PUD, including a Preliminary Development Plan illustrating multiple building areas containing 182,364 s.f. of mixed-use retail buildings and three outlots; and,

WHEREAS, on February 23, 2004, the West Chester Zoning Commission approved a Final Development Plan for the roadways (except for the roadway between Areas 2 & 3 as it is labeled on the PDP), common areas, and the development of Phase One (Area 4); and,

WHEREAS, on March 20, 2006, the West Chester Zoning Commission approved a Final Development plan for the final roadway (roadway between Areas 2 & 3 as it is labeled on the PDP); and,

WHEREAS, on June 17, 2008, an application was submitted to the West Chester Township Zoning Commission by Schumacher Dugan Construction, Inc. (ZC Case #03-08), on behalf of Town Centre 1 LLC., requesting a Major Change to the Preliminary Development Plan for layout changes to “Area 2” of the plan, for the development of an Embassy Suites and a potential restaurant; and,

WHEREAS, on July 8, 2008, the Butler County Planning Commission held a public hearing for said Major Change to the Preliminary Development Plan and recommended approval of the proposed request with conditions; and,

WHEREAS, on July 21, 2008, the West Chester Township Zoning Commission held a public hearing for said Major Change to the Preliminary Development Plan and recommended approval of the proposed request with conditions; and,

WHEREAS, by advertisement, a public hearing for the aforesaid Major Change to the Preliminary Development Plan was held before the West Chester Township Board of Trustees on August 26, 2008 as applied for by Schumacher Dugan Construction, 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 application for a Major Change to the Preliminary Development Plan for the aforesaid application with the following conditions:

SECTION 1. A revised plan shall be submitted within 30 days with the following revisions: 1)A sidewalk shall be added to the north side of Centre Loop Drive and sidewalk connections shall be placed in key areas for improved pedestrian connectivity; 2)Street trees shall be added to the north side of Centre Loop Drive; and 3)The screen walls along the frontage shall be 6' in height to obstruct the view of the vehicles in front of the building to preserve the urban environment and shall be designed to include seating on, or near, the base of the walls near the intersections. The revised plan shall be subject to approval by the West Chester Community Development Department.

SECTION 2. At the Final Development Plan stage, detailed building and screen wall elevations shall be provided. The elevations shall reflect high quality materials on all sides, such as brick and stone, and shall contain a great deal of architectural character that is typically found in an urban environment. The screen wall shall be consistent and complementary to the urban environment and shall be designed to include seating on or near the wall at the corners near the intersections to make them more inviting rather than an obstruction.

SECTION 3. At the Final Development Plan stage, all curb-cuts shall be coordinated with adjoining developments and consolidated where appropriated. All curb-cuts, access drives and roadways shall be constructed as approved by the Butler County Engineer's Office and the West Chester Zoning Commission, using BCEO standards for commercial drives. All curbs shall be concrete.

SECTION 4. All landscaping shall be irrigated with a permanently installed system.

SECTION 5. At the Final Development Plan stage, all West Chester Fire Department concerns shall be addressed to their satisfaction.


SECTION 6. All signage shall be approved at the Final Development Plan stage. Any signage that is illustrated on the Preliminary Development Plan shall not constitute approval.

SECTION 7. All streetscape features, including but not limited to light posts, benches, hard surface treatments and landscaping shall be reflected on the Final Development Plan, and shall be consistent with the streetscape features on the opposite side of West Chester Towne Centre Drive. All streetscape features shall be the responsibility of the property owner, and its successors, unless otherwise agreed to by another entity. Regardless, the streetscape and the overall project shall be tied together.

SECTION 8. Two slightly different Preliminary Development Plans are approved; one with a restaurant and one without a restaurant. The specific plan shall be determined at the Final Development Plan stage. If the restaurant option is chosen by the applicant, the design of the restaurant shall match the rest of the building, and no franchise architecture or design shall be permitted. If the restaurant option is not chosen, the area where the restaurant was to be located shall not be used for parking, and instead should be landscaped and made accessible from both streets.

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

Adopted this 9th day of September, 2008.



George Lang, President

YES

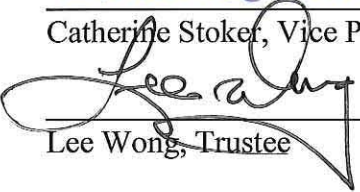
Yes / No



Catherine Stoker, Vice President

YES

Yes / No



Lee Wong, Trustee

YES

Yes / No

ATTEST:



Patricia Williams, Township Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director

