

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
September 21, 2015**

MEMBERS PRESENT: Susan Hendel, Jim Hahn, Doug Rinnert, Art Hupp, Jim Williams, Bruce Fisher

MEMBERS ABSENT:

STAFF PRESENT: Michael Juengling, Community Development Director
Timothy Dawson, Township Planner
Beverly Worley, Administrative Assistant

LOCATION: Township Hall

CALL TO ORDER: 6:32 p.m.

ADJOURNMENT: 9:33 p.m.

Mr. Hahn called the meeting to order. Mr. Juengling called the roll.

Minutes were presented from the Zoning Commission meeting from August 17, 2015 and approved as submitted.

Woodland Hills – FDP White House Landominiums, 08-15-A

Mr. Juengling reminded everyone that this case is a continuance from last month's meeting.

Mr. Juengling stated that the applicant is requesting approval of a Final Development Plan (FDP) to develop 67 Landominium units located at 4940 Muhlhauser Rd.

They are asking for final development plan approval. The board wanted to see more detail on landscaping and buffering, street lighting, the retaining walls, and building materials. The applicant has put together a presentation of those items to present to the board.

Mr. Williams asked that he recuse himself from this case since he wasn't at the last meeting and that Mr. Fisher sit in his place since he did last month.

**Applicant: Patrick Merten for
Hearthstone Holdings, Ltd.
500 Wessel Drive, Suite 2B
Fairfield, Ohio 45014**

In April of this year, Zoning Commission approved the major change to the PUD which was for 67 units with conditions: buffering, screening and alternating an access point and working with the neighbors.

We received board approval in June with specific conditions:

1. Platted as Landominiums and sold separately as fee simple title lots
2. Buildings reconfigured not to exceed 67 owner occupied units "not to change the grid pattern or site layout but to stagger the buildings for a better visual look".
3. An amenity where owners can interact and gather.
4. All buildings have minimum 50% brick masonry.
5. Adequate buffering with sufficient landscaping to minimize offensive visual and audio pollution to adjoining properties along the north and west properties. Must submit a landscaping plan illustrating the design and plantings.
6. Provide sidewalks

ZC Meeting August 17, 2015

Issues prior to continuing zoning case:

1. Density
2. Lighting and Mailboxes
3. Landscaping, buffering, and screening
4. Wall details
5. Theme and Amenities
6. Details on buildings and building materials

We have dug into these issues and put together a presentation and added to our design team.

We have created curvilinear streets, staggered our buildings to create a different character. Introduced a series of sidewalks and street lights. Repurpose the existing street light posts. Also introducing a cluster mailbox.

**Gayle Frazier, Landscape Architect
7377 Bridgepoint Pass
Cincinnati, Ohio 45248**

Created theme (The Overlook), landscaping/buffering/screening, wall details, lighting, and amenities. We have made this a walkable community. Pointed out the different layers of greenery. This is a sustainable theme. We have a variety of trees available which also provides different color throughout the seasons.

Pointed out the stone and sign. 4 x 4 x8'H. Hoping to repurpose the stone from the fireplace on the outside signage.

Buffers – planting variety.

Mr. Fisher – if the vegetation loses it foliage; what happens to the buffer?

Ms. Hendl – have you worked with the nearby homeowners to see what will work best?

Mr. Merten – We have had multiple mtgs with the attorney representing Lake Princeton to update them on what we are proposing. To this point, they are satisfied.

Mr. Hahn – how are the plants going to be incorporated in that stretch? How tall is the wall?

**Rob Painter
RVP Engineering
4333 Aaron Court
West Chester, Ohio 45241**

Fill wall; avg of 2'. At the end where the ground starts to fall it gets to 4'. This is to accomplish the grading so we don't throw the storm water onto the neighbors.

Ms. Frazier – demonstrated the perimeter wall sections

Mr. Hupp – is the existing set-back different from the previous plans? Are there any backyard dimensions less than the least amount?

Rob Painter – No its not. There are no changes. Approximate – avg 30'

Ms. Frazier – reviewed the Loffelstein Retaining Wall

**Robert Treadon, Architect
Robert Treadon Associates Architects
300 High, Ste 612
Hamilton, Ohio 45011**

Working with Hearthstone to individualize the units and adding some texture to the buildings. Each unit is offset from the adjacent unit. Alter brick per building, utilize dimensional shingles, introduce windows into alternating garage doors, redesign 2nd floor window treatment and add porches to select units.

Questions:

Mr. Fisher – Lighting on the sidewalks and path areas. I haven't heard anything on that.

Mr. Merten – Initially in my presentation I mentioned the repurposing of the original light posts.

Proponents: None

Opponents: None

**Neutral: Joe Beyke
11800 Conroy Road, Suite 200
Cincinnati, Ohio 45249**

Mr. Beyke stated that he is an attorney representing the Lake Princeton Condominium Homeowner's Association. They have met with us multiple times really taking an interest in working with us. I have had some owners coming around to this. I do think its heading in the right direction. Concern – the more taller spruces the better.

Ms. Frazier – I chose the trees because of the width and variety.

Deliberations

Ms. Hendel – feels they did all that we asked of them. I think we should move forward.

Mr. Fisher – if I understand correctly; the opponents concur that this is adequate. The major concerns have been addressed.

Mr. Hupp – I don't see variety. My definition of variety must obviously be different.

Mr. Rinnert – I think they've done everything we asked for and listened to us. This is something I can support although I would like to see more brick.

Mr. Hahn – much better plan.

Mr. Rinnert made a motion to approve the FDP with all recommendations and comments from other agencies. Ms. Hendel seconds the motion.

Aye: Ms. Hendel, Mr. Fisher, Mr. Hahn, Mr. Rinnert

Nay: Mr. Hupp

Application was approved 4 - 1

At this point, Mr. Fisher stepped down and Mr. Williams rejoined the ZC Board

ZMA06-15 Tekulve Office / Warehouse & Storage

Mr. Dawson stated the Property Owner is Joe Tekulve.

The subject property is located along Cincinnati-Columbus Rd. Approximately 1700 feet south of Butler-Warren Road.

Subject site consists of 7.71 acres having approximately 505 feet of frontage on Cincinnati-Columbus Road. The site is characterized as flat, partially vegetated with mature trees along the rear, north and west property lines with a mix of existing uses consisting mostly of office and warehouse, as well as one church/daycare, and one non-conforming residential use.

The West Chester Township Comprehensive Land Use Plan designates the property as the 'General Retail' land use classification. The proposed land use is in conformance with West Chester Comprehensive Land Use Plan. The property is currently zoned R-1A and B-2 and currently contains permitted land uses in the B-2 District with multi-tenant Office and Warehouse, in which the office and warehouse uses perform the function of supporting service uses involving retail sales, as well as a Daycare/Church, and a (non-conforming) Residential land use. The property is surrounded by commercial businesses and residential properties.

The applicant proposes to rezone the 7.71-acre tract from R-1A and B-2 to C-PUD in order to retain the existing businesses and develop the rear of the property with two self-storage buildings, totaling 41 units at 30,750 Sq. Ft.

Mr. Dawson reviewed the staff considerations as:

The main access drives on Cincinnati-Columbus Road shall meet the Butler County Engineer's Office (BCEO) and ODOT requirements upon submission of the Final Development Plan and issuance of a Zoning Certificate.

A 5' sidewalk shall be provided along the Cincinnati-Columbus Road (US 42) frontage upon submission of the Final Development Plan and shall meet all BCEO and ODOT requirements.

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.

Separate parcels shall be consolidated as one parcel, due to the proposed building and parking locations, in conformance with the BCEO requirements at the Final Development Plan stage and before issuance of a Zoning Certificate. The site plan provides vehicular cross-access under single ownership.

As shown on the Preliminary Development Plan for the rear, northwest landscape buffer, the Final Development Plan shall provide setback dimensions for the approximately 55 foot, rear, northeast landscape buffer and setback dimensions to the nearest existing buildings along the northeast and southwest property lines.

As shown on Preliminary Development Plan, the proposed warehouse buildings, containing the self-storage units shall be limited to one-story and the proposed square footage at the Final Development Plan stage. The proposed use of the proposed units is intended for self-storage only. Any change in the proposed use shall require a Major Change to the Final Development Plan.

Detailed (color) building elevations shall be provided at the Final Development Plan stage, which shall demonstrate that a quality exterior design is being utilized throughout.

In general, the permitted land uses for the subject property shall be consistent with the types of land uses as it is designated on the submitted Preliminary Development Plan and defined as "General Retail" in the West Chester Land Use Plan, and all permitted land uses pursuant to Article 21 and 22 of the Zoning Resolution, to exclude Section 21.025.

As shown on the Preliminary Development Plan, the proposed and required parking plan for each land use and the percentage of open space for the entire site shall be shown on the Final Development Plan.

The proposed off-street parking shall be surfaced with asphalt or concrete pursuant to Article 10.176 of the Zoning Resolution before issuance of a Zoning Certificate.

The right-of-way along US 42, Cincinnati-Columbus Road, on the Preliminary Development Plan shall be revised on the Final Development Plan to depict the proper right-of-way, as shown on ODOT's US 42 Right-of Way Topo Sheet, which does not conflict with 19 proposed parking spaces along the right-of-way.

A detailed landscaping plan shall be provided at the Final Development Plan stage, which shall provide tree plantings to soften the expanse of paving internally to the site and illustrate a substantial landscape buffer in the highly visible areas that are adjacent to the existing

residential districts. All major landscaping areas shall be irrigated with a permanent system prior to issuance of a Zoning Certificate.

The common open space shall be held in private ownership and maintained by the property owner.

The property owner shall obtain a written agreement letter from Duke Energy, the utility easement holder, for the proposed storm water detention, landscaping buffer and maintenance of the landscaping for submission at the Final Development Plan stage.

All outside storage shall conform to Article 23.04 and 23.041 of the West Chester Zoning Resolution. Any existing violations of the Zoning Resolution shall be abated before issuance of a Zoning Certificate.

Any violations of the 2000 International Property Maintenance Code shall be abated before issuance of a Zoning Certificate.

Mr. Dawson reviewed the comments from other agencies:

Ohio Department of Transportation:

- A turn lane traffic analysis shall be performed to evaluate if a right turn-in lane is needed and if there is sufficient area for a left turn lane, due to the increase in use of the site;
- The drive aprons shall angle to 25' radii for easier access;
- The sidewalk shall be a minimum width of 5 ft;
- The sidewalk shall meet ADA ramp criteria, and Construction and Material Specifications Item 608;
- A maintenance agreement with the property owner is required.

Butler County Engineer's Office:

- Consolidation of lots shall be replatted;
- A preliminary drainage report shall be submitted per Section 4.07 of the Subdivision Regulations. Evaluation of the downstream storm drain/ culvert is necessary. Must determine capacity of the downstream system per the storm water plan.
- A storm drain as-built plan, for the existing and proposed storm drain system with locations of all existing sanitary sewer, shall be provided;
- The applicant shall comply with Ohio Environmental Protection Agency (OEPA) Nation Pollutant Discharge Elimination System (NPDES) Permit for storm water discharges associated with construction activity;
- The preliminary flood routing paths shall be provided. Minimum opening elevations must be noted on the final record plat.
- A map highlighting open space shall be provided;

West Chester Township Fire Department:

- All structures shall meet all applicable codes and standards;
- All structures shall be located within 400' of a fire hydrant.

Mr. Dawson reported that the Butler County Planning Commission conducted a Public Hearing on September 8, 2015 and recommended approval with conditions of the proposed zone change from R-1A and B-2 to C-PUD on the basis that the proposed land use is generally consistent with the Comprehensive Plan for Butler County.

Mr. Dawson informed the board that the Zoning Commission is to recommend approval, approval with modifications, or denial of the submitted Zoning Map Amendment and Preliminary Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant: Joe Tekulve
8900 Glendale-Milford Rd.
Loveland, OH 45140**

I've been doing this since 1991. I've owned this particular property since 2008.

The only concerns the adjoining property owners have is that the storm water drainage works correctly. They want it to continue working as it is; draining on the surface.

Questions:

Mr. Rinnert – do you agree with all the suggestions and conditions from the staff and other agencies.

Mr. Tekulve – yes; the only thing new to me was the sidewalks and that's not an issue.

Proponents: None

Opponents: None

Neutral: None

Deliberations

Mr. Fisher – likes the proposal for the building and the shapes.

Mr. Hupp – presented very well.

Mr. Rinnert – yes I like it

Mr. Williams makes a motion to approve ZMA06-15 Tekulve Office / Warehouse & Storage with the minimum conditions recommended by staff. Ms. Hendel seconds the motion.

Aye: Ms. Hendel, Mr. Williams, Mr. Hupp, Mr. Hahn, Mr. Rinnert

Nay: none

Mr. Hahn congratulated Joe Tekulve that the application was approved 5-0.

ZMA07-15 Springs at West Chester

Mr. Juengling presented case stating this is a Zoning Map Amendment - District Reclassification from M-2 (General Industrial District) to R-PUD (Residential Planned Unit Development). The applicant proposes a Preliminary Development Plan for Multifamily Units. The applicant is Continental 323 Fund, LLC.

The property owner is Mark Lewis Varnau

The location is along West Chester Road, Approximately 345 feet west of Union Centre Blvd. (Parcel M5610032000016, 015, and 034, & (Section 33, Town 3, Range 2). Subject property consists of 19.31 acres having approximately 1255 feet of frontage on West Chester Road. The site is characterized as flat, rolling, partially vegetated with mature trees along the south and west property lines with an existing retail use (Garden Store) consisting of mostly open space with a portion of the East Fork of the Mill Creek along the northwest of the site.

The applicant received approval of an amendment to the West Chester Township Comprehensive Land Use Plan on May 26, 2015 for a reclassification of the "Office/General Retail" land use classification to the "Downtown/ Regional Center" land use classification for the parcels associated with the subject property. The West Chester Land Use Committee also approved a text amendment under the Comprehensive Land Use Plan under the "DRC Housing Component- Live/Work" section referring to:

- "Buildings and site features to maintain an urban residential scale and design; *to include, (e.g. appropriate building materials).*"
- "On the west side of Interstate I-75, limited to appropriate areas envisioned *at or near The Square @ Union Centre and the library.*"
- Residential type to be urban, luxury multistory *housing, including parking garages.*

The property is currently zoned M-2 and currently contains a permitted land use in the M-2 District with a retail, Garden Store. The property is surrounded by industrial and commercial businesses.

The purpose of the request is for PDP for multi-family units. The applicant is proposing 308 units on 19.31 acres; the density would be 16.96 dwelling units per acre. There are seven 20-unit buildings and seven 24-unit buildings. The breakdown of the units overall: 154 (50%) studio & one-bedroom units, 126 (41%) two-bedroom units, 28 (9%) three-bedroom units.

Focusing on the 2-story units - the Land Use Plan requiring that the units be urban in nature, a flat roof design; the renderings show more of a suburban feel, a pitch roof.

The 3-story units - they have an urban look to them, a flat roof design.

There are a total of 538 parking spaces. 146 garages; 56 within the units; 90 are detached. 1.75 spaces/unit (Required: 2 spaces/unit). 43.9% Open Space (Required: 20%). The applicant is asking for a relief of the 2 spaces/unit for 1.75 spaces/unit.

Mr. Juengling reviewed the staff considerations:

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.

The proposed sidewalk along the West Chester Road frontage shall connect the existing curb ramps at Union Centre Blvd. and Meridian Way.

A Preliminary Drainage Plan has been submitted to the Township. 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.

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 proposed three-story 'G-24' preliminary building elevations project nice urban appearance that will fit in well with the overall urban style development. However, the two-story 'B-20' units do not project an urban, flat roof design, which does not conform to the West Chester Township Comprehensive Plan. The Downtown/ Regional Center land use classification requires the 'Residential type to be *urban*, luxury multistory, housing, including parking garages.'

As shown on the Preliminary Development Plan, a unit-mix of 50% one bedroom units, 41% two bedroom, and 9% three bedroom units. It is important to maintain this unit mix, or more one bedroom units, since this type of development is geared toward the young professional and empty nester where the larger floorplans are minimized. This unit mix will also help offset the typical requirement for 2 parking spaces for each unit. Floor plans shall be submitted at the Final Development Plan stage.

The interior amenities for each unit are also important to the targeted demographic and to the need of fulfilling the "luxury apartment" recommendation of the Land Use Plan. Interior finishes such as granite countertops throughout, tile bathrooms and crown molding, and amenities such as washer/dryer connections and high-speed internet, are important to each unit. Specific details should be provided at the Final Development Plan stage.

The planning efforts for West Chester's downtown have contemplated a limited residential component that would be integrated and balanced with commercial development. 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.

The amenities will be critical to this development, as it will be targeting the "renter by choice" demographic. Trends show that these people will spend less time in their actual living unit and more time in the common areas. Therefore, it is very important to the long term success of this development to provide the lifestyle that this demographic is looking for with amenities such as: 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. At the Final Development Plan stage, detailed information shall be provided to ensure they are being accommodated.

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.

The applicant is proposing two wall signs and a canopy sign on the clubhouse and two 8' tall, monument signs are proposed for the site. The two wall signs are proposed along the facade in the east and west elevations and both consist of 24 Sq. Ft and are self-illuminated. The canopy sign is proposed along the south elevation and consists of 24 Sq. Ft., as well, and is non-illuminated. The freestanding signs are located along the West Chester Rd. and Union Centre Blvd. right of ways and both contain 50 Sq. Ft. of signage and are self-illuminated. The West Chester Zoning Resolution typically limits Residential District signs to two (2) monument signs at 6' in height and 16 Sq. Ft. of display area and are not to be self-illuminated, per Article 11.081. A detailed sign plan shall be submitted at the Final Development Plan stage.

Mr. Juengling reviewed the comments of other agencies:

Butler County Soil and Water Conservation District:

- Compaction tests shall be submitted for approval to the Butler County SWCD for the existing pond that is planned to be filled in prior to final plat approval;
- Pet playground areas adjacent to waterways shall maintain pollution runoff control measures. Contact Butler County SWCD for guidance if needed;
- The applicant shall maintain Stream buffer regulations.

Butler County Health Department:

- The future pool shall meet Ohio Department of Health engineering plan review prior to construction.

West Chester Township Fire Department:

- All structures shall meet all applicable codes and standards;
- All structures shall be located within 400' of a fire hydrant;
- The proposed access gates shall have an alternate power source and Knox Box/ siren activation for ingress.

Mr. Juengling reported that the Butler County Planning Commission conducted a Public Hearing on September 8, 2015 and recommended approval with conditions of the proposed zone change from M-2 to R-PUD on the basis that the proposed land use is generally consistent with the Comprehensive Plan for Butler County.

Mr. Juengling informed the board that the Zoning Commission is to recommend approval, approval with modifications, or denial of the submitted Zoning Map Amendment and Preliminary Development Plan, unless additional information is deemed necessary to make an informed decision.

Questions:

Ms. Hendel – can you explain the process of the changing of the zoning?

Mr. Juengling – the LUP was reclassified; this is the zoning change meeting

Mr. Hahn – parking; I take it staff is looking this over.

Mr. Juengling – if commissioners and trustees would agree then staff wouldn't have any problems with it.

Mr. Hahn – Signs – applicant exceeds requirement of size. They are requesting 3x what we allow.

**Applicant: Sarah Johnson
Continental 323 Fund, LLC
W134N8675 Executive Parkway
Menomonee Falls, WI 53051**

There was a break in session due to technical difficulties.

8:25 Back in Session

I was here back in March 2015. Since then we have taken the comments from staff, trustees, commissioners, and administration and we have went back to the drawing board. I'm excited to present our new presentation.

Brief Overview of Continental

- Founded in 1979
- National retail and family developer
- Develop, own, & manage all of its 'Springs' apartment communities
- Developed 11,900 market rate apartments units in 16 states
- No 3rd party management
- We employ full-time maintenance personnel on site to ensure communications are properly upheld
- Thorough screening of potential residents

What's changed from last presentation?

- Multi story urban design
- Unique Urban loft catering to young professionals
- Increased ceilings in select units
- Revised site plan with tree lined boulevard and centrally located tenant amenities
- Common area Upgrades (newly designed \$1.3 m clubhouse)
- Enhanced interior amenities (granite, stainless steel appliances, washer & dryer appliances)
- New pedestrian activities (walking path, community garden, benches, bridge preservation)
- Preservation of green space & natural environment

- Higher rent metric to accurately reflect Continental's class-A upscale product
- Overall product evaluation – increased project cost by over \$7 m

Showed video from 75 / West Chester Rd to site

Overview

- The Springs at West Chester will be a Class-A, upscale multi-family community
- The Springs at West Chester fills an unmet demand for quality, upscale rentals within the Towne Centre area
- The Springs development, paired with neighboring restaurants, retail shops, public gathering areas, and a walk-to-work office community will energize the West Chester Towne Centre, implementing a "live, work, play" lifestyle option.

Summary

- Springs at West Chester Township provides a new, high quality housing option needed to support job growth and retail development nearby
- Development will fit well adjacent to office and retail users
- Springs Property Management is first class; Continental's portfolio of projects reflects that in its various communities throughout the U.S.
- Project will create vitality adjacent to West Chester Towne Centre
- Fills a void in the market for high-end multi-family housing
- Promotes a positive image for West Chester Township

One of the conditions was a HOA. We do not have it; Continental owns it and would maintain it.

Questions

Mr. Williams – Presentation was very well done. I like the project. When you get into the FDP just make sure the streets are proper / ample width.

Ms. Hendel – What are your Demographics.

Ms. Johnson – there will be a mix; we do not turn anyone away. We are gearing to the 25-35 young professionals.

Ms. Hendel – what do you think will be the absorption rate.

Ms. Johnson – 18 month window to be stabilized.

Mr. Hahn asked to see the pictures she had available.

Mr. Hupp – is this a gated community?

Ms. Johnson – once you pull into the front of the site and turn left at the club house there will be a key-card gate to gain access into the site. Then there's an additional exit only. And an emergency exit location near the Kids R Kids for emergency services.

Mr. Hupp – what does the rent range from?

Ms. Johnson – Base studios are starting at 900 up to 1700; depends on the features included.

Mr. Hupp – Why did the architectural character change in the back?

Ms. Johnson – it was a numbers game that we had to play to make the most impact to address staff comments. We wanted the mix of the loft units with the standard 2-story units.

Mr. Juengling – staff feels that it is important to address the design now and not later.

**Proponents: Dan McDonald
Commercial Realtor
4219 Carriage
Cincinnati, OH 45241**

What is the best use for this area? Building another warehouse in that area just wasn't getting it done. We received some interest but no one ever bought. We developed our plans and decided to market towards apt builders. We came across Continental; we now have this great project and someone ready to purchase and build.

**Neutral: Mark Varnau
5623 West Chester Rd.
West Chester, OH 45071**

Undeveloped property on Union Center; there sets 2 acres pretty much open for retailers. These acres can be available with the rest of the property.

I appreciate Continental keeping the bridge, creek and the trees around the property line. I'm thankful that they have come to us to do business.

Deliberations

Ms. Hendel – I don't feel it's the best use for the property.

Mr. Williams – good project. We have a motivated buyer and seller. It will be good for West Chester. I think this is a win.

Mr. Hupp – I think people need to live in the downtown area. The project on edge of Urban – still a little ways to go.

Mr. Rinnert – fits now because LUP has changed. Agrees that the 2-story units need more Urban.

Mr. Hahn – I think this is an absolute must. I totally agree with Jim Williams w/o repeating what he said.

Ms. Hendel is very concerned about the absorption rates. Other board members state that it's their business risk they take; not ours. There has been intense discussion regarding the buildings in the back. It needs to be integrated with the other buildings.

Ms. Johnson – I really do feel there's a solution. This is a very expensive product. I feel confident we can work out a solution. Additional flat roof components can be worked in. This is a new prototype for us on the 3-story.

Mr. Williams – I feel Continental has captured the intent of our concerns.

Mr. Williams made a motion to approve ZMA07-15 Springs of West Chester with the conditions & comments to insure the 2-story buildings design should meet staffs requirements at the Final Development Plan stage and removing the condition regarding the HOA. Mr. Hupp seconds the motion.

Aye: Mr. Williams, Mr. Hupp, Mr. Hahn

Nay: Ms. Hendel, Mr. Rinnert

Motion carries 3-2

Administrative Matters:

No October meeting due to no new applications. Next meeting November 16 @ 6:30 p.m.

Mr. Hahn adjourned the meeting at 9:33.

Chairman:



James Hahn

Secretary:



Michael Juengling

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 15-21
WOODLAND HILLS - WHITE HOUSE LANDMINIUMS
FINAL DEVELOPMENT PLAN**

WHEREAS, an R-PUD District was approved by the Butler County Commissioners in May 1982, which was called Woodland Hills and allowed limited commercial uses; and,

WHEREAS, in May 1989, the Butler County Commissioners granted Final Development Plan approval for a restaurant on the westernmost lot in the Woodland Hills R-PUD; and,

WHEREAS, on November 19, 2007, the West Chester Zoning Commission approved a Revised Final Development Plan for additional freestanding signage; and,

WHEREAS, on July 15, 2014, Muhlhauser White House LLC submitted an application requesting Revised Final Development Plan approval for additional freestanding signage; and,

WHEREAS, on August 18, 2014, the West Chester Township Zoning Commission approved a Revised Final Development plan for the placement of two freestanding signs for the White House Inn; and;

WHEREAS, on May 26, 2015, the West Chester Township Zoning Commission approved a Major Change to a Final Development Plan and a Preliminary Development Plan to demolish an existing restaurant and to construct 67 owner occupied attached residential units; and;

WHEREAS, on August 17, 2015, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

NOW THEREFORE BE IT RESOLVED, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application consistent with the submitted site plan with the following conditions:

- 1.) The 7.056 acres is to be developed with 67 owner occupied attached residential units. Per the Final Development Plan (FDP), the units are to be platted as "landminiums," and sold separately as fee simple title.
- 2.) The property is currently surrounded by multi-family development making the proposal consistent with the Multi-Family use recommended by the Comprehensive Land Use Plan.
- 3.) The buildings are to be a minimum of 50% brick on each elevation and will contain 3, 4, 5, or 6 units per the submitted FDP. One (1) building will contain 6 units, ten (10) will contain 5 units, two (2) will contain 4 units and one building will contain 3 units. Each unit will be 1,816 Sq. Ft.
- 4.) As per the submitted FDP, 46.5% of the property to be designated as Open Space. The Overall density will be 9.5 units/acre.

- 5.) A substantial Landscaped Buffer should be provided along the north and west property lines.
- 6.) In consideration of the proposed grading plan, the existing mature tree canopy along the property line to the east and Muhlhauser Road frontage shall be maintained as much as possible to aid with erosion around the proposed detention area and to serve as a buffer between the adjacent residences and Muhlhauser Road. In areas it cannot be maintained, additional landscaping to be added. A revised FDP shall be submitted within 30 days to reflect this consideration.
- 7.) Additional landscaping shall be provided along the Muhlhauser Road frontage to screen the proposed units; as well as, the 'hammer head' dead-end, as to not confuse vehicular traffic as an access from Muhlhauser Road. A revised FDP shall be submitted within 30 days to reflect this consideration.
- 8.) A homeowners association is to be established to maintain the open space, private drives, drainage easements and any other common areas. All documents regarding the homeowners association that have been submitted with the FDP are to be signed and recorded prior to issuance of a final Zoning Certificate.
- 9.) A system of interior pedestrian paths and a 5' sidewalk along the Muhlhauser Road frontage shall be provided, as per the submitted FDP. The interior pedestrian paths shall be installed in coordination with and no later than the adjacent buildings. The 5' sidewalk along the Muhlhauser Road frontage shall be installed at initial development of the final Zoning Certificate.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommended approval as modified by this resolution. This action shall take effect this 17th day of August 2015.

West Chester Township
Butler County

Chairman:



Jim Hahn

Secretary:



Michael Juengling
Community Development Director

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 15-23
TEKULVE OFFICE/ WAREHOUSE AND STORAGE –
ZMA 06-15 (R-1A AND B-2 TO R-PUD)**

WHEREAS, on August 11, 2015, an application was submitted by West Chester Office Park, LLC. requesting a Zoning Map Amendment, from R-1A (Suburban Residential District) and B-2 (General Business District) to C-PUD (Commercial Planned Unit Development District) and Preliminary Development Plan in order to retain the existing businesses and develop the rear of the property with two self-storage buildings, totaling 41 units at 30,750 Sq. Ft.; 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 R-1A and B-2 to C-PUD for the Tekulve Office/ Warehouse and Storage commercial 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.

NOW THEREFORE BE IT RESOLVED, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application consistent with the submitted site plan with the following conditions:

Based upon the evidence submitted and a careful review of the same, the West Chester Zoning Commission hereby finds and concludes as follows:

- 1.) The main access drives on Cincinnati-Columbus Road shall meet the Butler County Engineer's Office (BCEO) and the Ohio Department of Transportation's (ODOT) requirements upon submission of the Final Development Plan and issuance of a Zoning Certificate.
- 2.) A 5' concrete sidewalk shall be provided along the Cincinnati-Columbus Road (US 42) frontage upon submission of the Final Development Plan and shall meet all BCEO and ODOT requirements.
- 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.
- 4.) Separate parcels shall be consolidated as one parcel in conformance with the BCEO requirements at the Final Development Plan stage and before issuance of a Zoning Certificate.

- 5.) As shown on the Preliminary Development Plan for the rear, northwest landscape buffer, the Final Development Plan shall provide setback dimensions for the approximately 55 foot, rear, northeast landscape buffer and setback dimensions to the nearest existing buildings along the northeast and southwest property lines.
- 6.) As shown on Preliminary Development Plan, the proposed warehouse buildings, containing the self-storage units shall be limited to one-story and the proposed square footage on the Final Development Plan. The proposed use of the proposed units is intended for self-storage only. Any change in the proposed use shall require a Major Change to the Final Development Plan.
- 7.) Detailed (color) building elevations shall be provided at the Final Development Plan stage, which shall demonstrate that a quality exterior design is being utilized throughout.
- 8.) In general, the permitted land uses for the subject property shall be consistent with the types of land uses as it is designated on the submitted Preliminary Development Plan and defined as "General Retail" in the West Chester Land Use Plan and all permitted land uses pursuant to Article 21 and 22 of the Zoning Resolution, to exclude Section 21.025.
- 9.) As shown on the Preliminary Development Plan, the proposed and required parking plan for each land use and the percentage of open space for the entire site shall be shown on the Final Development Plan.
- 10.) The proposed off-street parking shall be surfaced with asphalt or concrete pursuant to Article 10.176 of the Zoning Resolution before issuance of a Zoning Certificate.
- 11.) The right-of-way along Cincinnati-Columbus Road (US 42) on the Preliminary Development Plan shall be revised on the Final Development Plan to depict the proper right-of-way, as shown on ODOT's 'US 42 Right-of Way Topo Sheet,' which does not conflict with the 19 proposed parking spaces along the right-of-way.
- 12.) A detailed landscaping plan shall be provided at the Final Development Plan stage, which shall provide tree plantings internal to the site to soften the expanse of paving and illustrate a substantial landscape buffer in the highly visible areas that are adjacent to the existing residential districts. All major landscaping areas shall be irrigated with a permanent system prior to issuance of a Zoning Certificate.
- 13.) The common open space shall be held in private ownership and maintained by the property owner.
- 14.) The property owner shall obtain a written agreement letter from Duke Energy, the utility easement holder, for the proposed storm water detention and landscaping buffer and maintenance of the landscaping for submission at the Final Development Plan stage.

- 15.) All outside storage shall conform to Article 23.04 and 23.041 of the West Chester Zoning Resolution. Any existing violations of the Zoning Resolution shall be abated before issuance of a Zoning Certificate.

- 16.) Any violations of the 2000 International Property Maintenance Code shall be abated before issuance of a Zoning Certificate.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommended approval as modified by this resolution. This action shall take effect this 21st day of September 2015.

West Chester Township,
Butler County, OH

Chairman:



Jim Hahn

Secretary:



Michael F. Juengling,
Community Development Director

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 15-24
SPRINGS AT WEST CHESTER – ZMA 07-15 (M-2 TO R-PUD)**

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 308 unit 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.

NOW THEREFORE BE IT RESOLVED, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application consistent with the submitted site plan with the following conditions:

Based upon the evidence submitted and a careful review of the same, the West Chester Zoning Commission hereby finds and concludes as follows:

- 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.
- 2.) The proposed 5' concrete sidewalk along the West Chester Road frontage shall connect the existing curb ramps at Union Centre Blvd. and Meridian Way.
- 3.) A Preliminary Drainage Plan has been submitted to the Township. 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.
- 4.) 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. 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 10.) The applicant is proposing two wall signs and a canopy sign on the clubhouse and two 8’ tall, monument signs are proposed for the site. The two wall signs are proposed along the facade in the east and west elevations and both consist of 24 Sq. Ft. of signage and are self-illuminated. The canopy sign is proposed along the south elevation and consists of 24 Sq. Ft. of signage as well, and is non-illuminated. The freestanding, monument signs are located along the West Chester Road and Union Centre Boulevard right-of-ways and both contain 50 Sq. Ft. of signage and are self-illuminated. The West Chester Zoning Resolution typically limits Residential District signs to two (2) monument signs at 6’ in height and 16 Sq. Ft. of display area and are not to be self-illuminated, per Article 11.081. A detailed sign plan shall be submitted at the Final Development Plan stage.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommended approval as modified by this resolution. This action shall take effect this 21st day of September 2015.

West Chester Township,
Butler County, OH

Chairman:



Jim Hahn

Secretary:



Michael F. Juengling,
Community Development Director