RESOLUTION NO. 14 - 2013

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RESOLUTION APPROVING A MAJOR CHANGE TO THE BECKETT RIDGE PUD FOR CASE #MC 02-13 – LAKOTA FAMILY YMCA

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

WHEREAS, on June 10, 2013, the Lakota Family YMCA submitted an application requesting a Major Change to the Beckett Ridge R-PUD for the development of a two-story, 100,000 SqFt. YMCA health/fitness center with a daycare and a 65,000 SqFt. outdoor pool/deck area; and,

WHEREAS, on July 9, 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 July 15, 2013, the West Chester Township 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 August 13, 2013 as applied for by Lakota Family YMCA; 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. A revised plan shall be submitted within 30 days, which shall illustrate all required improvements of the Traffic Impact Study (TIS), as it was approved by the Butler County Engineer's Office (BCEO). This revised plan shall be subject to West Chester Community Development Department staff approval.

SECTION 2. As required by the BCEO letter dated December 10, 2012 approving the TIS, all recommended improvements of the TIS (as amended by the letter), shall be installed prior to the opening of the facility, which includes the black decorative mast arms for the traffic light. In addition, all right-of-way shall be dedicated per the Butler County Thoroughfare Plan, which shall be illustrated accordingly on the Final Development Plan.

PROPOSED

SECTION 3. A cross-access easement shall be required for the proposed use of the access drive through Beckett Park as it is illustrated on the plan. Since Beckett Park contains federal restrictions, the easement agreement, language, restrictions and location shall be subject to National Park Service approval, in addition to Township approval. In consideration of the access easement across the existing park drive, a use easement for the athletic field on the 1.92 acres north of the tree line and installation of the 22 new parking spaces along the existing park drive shall be included. This required easement agreement shall be prepared by the applicant and executed with the signature of all required parties prior to Final Development Plan submittal. The Final Development Plan application submittal shall include the fully executed easement agreement. The recording of the easement shall occur immediately if Final Development Plan approval is granted.

SECTION 4. A detailed drainage and grading plan shall be submitted with the Final Development Plan application, which shall include the appropriate calculations for BCEO review and shall meet their standards. All floodplain regulations and water quality requirements shall be adequately addressed. Verification that the detention/retention area to the north, or any other development, is not part of the 'Jurisdictional Waters of the State' shall be provided and any requirements shall be met. In addition, the grading plan shall demonstrate appropriate grading throughout the site, and especially at the property lines. Natural transitions shall be provided that does not affect any existing/planned playing fields and/or other park development.

SECTION 5. Detailed building elevations shall be provided at the Final Development Plan stage, which shall demonstrate that quality exterior building materials are being utilized on all sides of the building. Additional details shall also be provided for other miscellaneous items that may affect the overall appearance, such as fence type, location and materials; playgrounds; and, outdoor pool equipment, slides, etc.

SECTION 6. A detailed floor plan shall be provided at the Final Development Plan stage, which shall include the specific uses for all portions of the building and pool/deck area. This information will be used for the parking calculation for the overall site. The parking lot layout shall be coordinated with the West Chester Fire Department prior to Final Development Plan submittal, which shall meet their requirements for turning radii and access to the building and pool/deck area.

SECTION 7. A detailed landscaping plan shall be provided at the Final Development Plan stage, which demonstrate that extensive landscaping is being provided throughout, especially along Union Centre Boulevard.

SECTION 8. If the YMCA facility is being constructed in phases, a Phasing Plan should be presented at the Final Development Plan stage and an approximate timeline of completion of each phase.

SECTION 9. One 48 SqFt. monument sign shall be permitted, which has a base that utilizes the same materials that are used on the principal structure. Location and height restrictions for the monument sign shall be pursuant to Section 20.0911 of the West Chester Zoning Resolution. Building signage shall be pursuant to Section 20.092 of the West Chester Zoning Resolution.

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

PROPOSED

Adopted this 27th day of August, 2013.

Lee Wong, President	Yes / No
Catherine Stoker, Vice President	Yes / No
George Lang, Trustee	Yes / No

ATTEST:

Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:

Donald L. Crain, Law Director

PROPOSED