

RESOLUTION NO. 98-36A

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BE IT RESOLVED by the Township Trustees of Union Township, Butler County, Ohio that:

WHEREAS, by advertisement, a public hearing to amend the Union Township Zoning Resolution was held on July 14, 1998 on the application of the Union Township Board of Trustees (06-98) to redistrict from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District); and

WHEREAS, on July 13, 1998, the owner of the property, the Federal Government of the United States of America, with the endorsement of the Union Township Board of Trustees, requested to revise the district reclassification application, omitting the northern 26.479 acres. Therefore, the district reclassification application for 06-98 is for the following described property only:

Property to be redistricted by the proposed amendment situated in Section 12, Town 3, Range 2, Union Township, Butler County, Ohio and being more particularly described as follows:

Beginning at a railroad spike at the southwest corner of section 12, in the intersection of Tylersville Road and Cox Road;

Thence along the west line of said section and the west right of way line of Cox Road N 4° 26'00" E, 2437.96 feet to a point;

Thence departing said section line and right of way line S 85° 34'00" E, 1341.68 feet to a point;

Thence S 4° 31'14" W, 2440.00 feet to a point on the south line of section 12, said point being in the centerline of Tylersville Road;

Thence along said section line and centerline N 85° 28'46" W, 1337.97 feet to the Point of Beginning. Contains 75.019 Acres

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and

WHEREAS, the Union Township Zoning Commission recommended approval (Resolution 98-18) of this district change from A-1 to C-PUD District; and

WHEREAS, said application was reviewed by the Board of Township Trustees and determined to be consistent with the Union Township Land Use Plan.

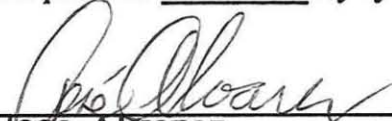
THEREFORE BE IT RESOLVED, that by a failure to achieve the unanimous vote necessary to overturn the decision of the Union Township Zoning Commission, the Board of Trustees does hereby approve with the following conditions the district change from A-1 to C-PUD, for the aforesaid application.

- 1) Future developer shall be required to submit a subsequent Preliminary Development Plan pursuant to Article 26 of the Union Township Zoning Resolution and the Union Township Department of Planning and Zoning application procedures.
- 2) Any subsequent Preliminary Development Plan shall be reviewed based upon site layout and design, including but not limited to open space requirements, pedestrian walkways, buildable area, building and parking setbacks, internal road layout, grading, and drainage.
- 3) Permitted uses shall include principal permitted and conditional uses of the B-1 District, excluding Subsection 21.023. Permitted uses shall include principal permitted uses of the B-2 District, excluding Subsections 22.023, 22.024, 22.0241, 22.027, 22.02111, and 22.02112.
- 4) Any subsequent Preliminary Development Plan shall include the submission of a traffic impact study.
- 5) Any road improvements and dedication of right-of-way deemed necessary by the Butler County Engineer's Office shall be constructed and paid for by the future developer.

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- 6) All subsequent Preliminary Development Plans shall include internal pedestrian walkways and connections to the balance of the property and adjoining uses.
- 7) There shall be one ingress/egress on Tylersville Road only, which shall align with the existing curb cut at the Kohl's development on the south side of Tylersville Road.

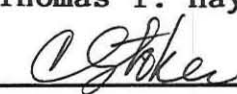
Adopted the 28th day of July, 19 98



Jose Alvarez Yes



Thomas I. Hayden Yes



Catherine Stoker *Township Trustees* Yes

Attest: 

Township Clerk