

RESOLUTION NO. 29-2017

**RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM R-1A TO R-PUD AND
PRELIMINARY DEVELOPMENT PLAN
FOR CASE #ZMA 03-17 – KEEHNER PROPERTY; BEL HAVEN**

WHEREAS, on August 15, 2017, Bel Haven, LLC. submitted an application requesting a Zoning Map Amendment from R-1A (Suburban Residence District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for 176 single-family residential lots, one (1) lot designated for the construction of a clubhouse, pool, and parking area, and one (1) open space lot designated as potential, future development on approximately 75.02 acres; and,

WHEREAS, on September 12, 2017, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on September 18, 2017, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, by advertisement, a public hearing for the aforesaid application was conducted before the West Chester Township Board of Trustees on October 10, 2017 as applied for by Bel Haven, LLC; and,

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

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 Zoning Map Amendment from R-1A (Suburban Residence District) to R-PUD (Residential Planned Unit Development District) and Preliminary Development Plan with the following conditions:

SECTION 1. All recommendations of the Traffic Impact Study (TIS) and requirements of West Chester Township (WCT), in coordination with the Butler County Engineer's Office (BCEO), shall be incorporated into the Phase 1, Final Development Plan (FDP). A copy of the approved TIS and letters of approval from the appropriate agencies shall be provided to the West Chester Township Community Development Department (WCTCDD) at the FDP stage.

SECTION 2. All public right-of-way dedications shall be shown on the Phase 1, FDP and shall be dedicated as required by the BCEO and the Butler County Thoroughfare Plan prior to the issuance of a zoning certificate.

SECTION 3. All internal, public roadways shall be constructed as required by the BCEO standards for public roads.

SECTION 4. All access ways and internal roadways; connections and locations of fire hydrants; and all other applicable building and fire codes shall be coordinated with the WCTCDD and the West Chester Township Fire Department and shall be incorporated into each FDP phase to ensure the site accommodates emergency services. Fire hydrants shall not be physically or visually obstructed.

SECTION 5. Detailed grading plans, utility plans, and stormwater drainage plans and calculations shall be provided at each FDP stage and shall meet all WCT and BCEO requirements prior to the issuance of a zoning certificate.

SECTION 6. Existing and proposed water and sanitary sewer plans shall be provided to the Butler County Water and Sewer Department (BCWSD) for review prior to the Phase I, FDP stage.

SECTION 7. All water main connections and looping through the site shall meet all BCWSD requirements.

SECTION 8. All sanitary sewers shall meet all BCWSD requirements regarding the sewer main extensions and connections.

SECTION 9. All pedestrian facilities along the internal, public roads and the Beckett Road and Tylersville Road frontages shall be approved at each FDP stage.

SECTION 10. Building setbacks shall be approved as labeled in the "Site Data" table, "Yard Requirements" on the Preliminary Development Plan (PDP), Sheet 3.

SECTION 11. All additions, as stated in the "Site Data" table, "Setback Notes" on the PDP, Sheet 3 shall be allowed to encroach five (5) feet into the building setbacks.

SECTION 12. At each FDP stage, all setbacks shall be labeled on all lots to ensure the setback dimensions are meeting the required dimensions.

SECTION 13. Detailed floor plans and building elevations shall be provided at the Phase I, FDP stage. Any building elevations that are highly visible from Beckett Road, Tylersville Road, or the internal, public roads shall contain a minimum of 50% high-quality, building materials (brick, stone, masonry, etc.), unless another means of screening and/or elevation upgrade is determined to be acceptable by staff at the time of permitting as long as the intent to the overall design is being met.

SECTION 14. Light locations and light fixture details shall be provided at each FDP stage to ensure a consistent design throughout the site.

SECTION 15. A detailed landscaping plan shall be provided and approved at each FDP stage. The landscaping plan for each FDP stage shall illustrate adequate mounding and screening elements along the Beckett Road and Tylersville Road frontages, the street trees along the internal, public roads, and any additional landscaping details within the site.

SECTION 16. A sight triangle and line of sight study, which is coordinated with the landscaping plan to ensure site access safety concerns, shall be provide at the Phase I, FDP stage and shall meet all WCT and BCEO requirements prior to the issuance of a zoning certificate.

SECTION 17. A detailed sign plan shall be provided at each FDP stage. All signage details, which are not approved on the Preliminary Development Plan (PDP), shall be approved at each FDP stage.

SECTION 18. All signs shall be pursuant to the WCTZR Articles 10 and 11, excluding the location. All ground-mounted sign locations shall be approved at each FDP stage.

SECTION 19. All sign structures shall be consistent with the masonry building materials utilized on the clubhouse and residential dwellings.

SECTION 20. A draft Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE), which also establishes the home owners' association (HOA), shall be provided to the WCTCDD for approval at the Phase I, FDP stage and shall then be recorded prior to a final zoning inspection. Prior to a final zoning inspection for each subsequent FDP phase approval, the applicant shall record the plat and an accompanying list of the lots within each of the subdivision phases as a supplemental exhibit to amend the DCCRRE. A copy of the final, recorded DCCRRE containing exhibits and lot numbers for the entire site shall then be provided to the WCTCDD for the case file records.

SECTION 21. All open space areas shall be designated as such on the recorded subdivision plat.

SECTION 22. The property owner or a recorded DCCRRE/ HOA shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition and all major landscaping shall be irrigated with a permanent system prior to the issuance of a zoning certificate.

SECTION 23. All construction traffic shall access the site from Beckett Road. Therefore, the Phase I, FDP shall include a temporary construction road, which shall be designed to support all construction traffic in all weather conditions.

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

Adopted this 24th day of October, 2017.

ATTEST:

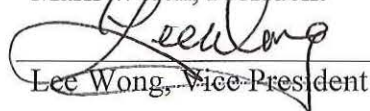


Bruce Jones, Fiscal Officer



Mark Welch, President


YES
Yes/No



Lee Wong, Vice-President

Yes
Yes/No

APPROVED AS TO FORM:



Donald L. Crain, Law Director

Vacant, Trustee

Yes/No