

West Chester Township, Butler County  
Community Development Department  
Zoning Commission

April 20, 2018

REQUEST FOR COMMENTS

**Brian Smallwood / Woolpert** has submitted an application to the West Chester Township Community Development Department requesting a Zoning Map Amendment and a Preliminary Development Plan. **Case # ZMA05-18 Lofts of West Chester.** The applicant is requesting approval for a Zoning Map Amendment from B-2 to SP-PUD and a Preliminary Development Plan for a four (4) story, 240,000 s.f. building for a mixed use to include 5,016 s.f. of retail and restaurant uses on the first floor and a total of 186 multi-family residential units on all floors on 8.1 acres. The subject case is scheduled to be heard by the West Chester Township Zoning Commission on **May 21, 2018.**

**Please return all comments by May 3, 2018.**

Please submit any comments relevant to the case that may be included in the Community Development Department staff report. Your comments can be faxed or emailed to:

Timothy Dawson  
West Chester Township  
Community Development Department  
9577 Beckett Road, Suite 100  
West Chester, OH 45069  
tdawson@westchesteroh.org  
Fax: (513) 874-6804

Thank you for your input.



- ☐ Chief Prinz, West Chester Township Fire Department
- ☐ Eric Pottenger, Butler County Engineer's Office (Res)
- ☒ Teresa Barnes, Butler County Engineer's Office (Comm)
- ☐ District Administrator, Butler County Soil & Water Conservation District
- ☐ Steve Thompson, Butler County Environmental Services
- ☐ Jeff Agnew, Butler County Health Department
- ☐ Tim Franck, West Chester Township Community Services Department
- ☐ Chief Herzog, West Chester Police Department
- ☐ Permits Office, ODOT
- ☐ Jim Fox, Butler County Building Department
- ☐ Zeb Acuff, Butler County Planning Commission (ZMA, MC, ZTA)

Comments:



Application for a  
**ZONING MAP AMENDMENT TO A PUD DISTRICT**  
WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT  
9577 BECKETT ROAD • SUITE 100 • WEST CHESTER, OHIO 45069-5014



<b>A. APPLICANT INFORMATION</b> NAME: <u>Brian L. Smallwood</u> PHONE: (937) <u>531</u> - <u>1691</u> ADDRESS: <u>1203 Walnut Street, Cincinnati, Ohio 45202</u> EMAIL: <u>brian.smallwood@woolpert.com</u> APPLICANT IS THE: <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> AGENT <input type="checkbox"/> OPTIONEE		<div>RECEIVED DATE OF APPLICATION APR 17 2018 WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT</div> <div>277405-18 Case # Lots of West Chester</div>
<b>B. PROPERTY INFORMATION</b> PROPERTY ADDRESS (IF ANY): <u>INT. HIGHLAND GREENS DR. &amp; CAPSTONE BLVD.</u> SECTION: <u>23</u> TOWN: <u>3</u> RANGE: <u>2</u> PARCEL #: <u>M 5610 - 024 - 000 - 067</u> CURRENT USE OF PROPERTY (CHECK ALL THAT APPLY): <u>097</u> <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> AGRICULTURAL <input checked="" type="checkbox"/> OTHER <u>073</u>		
<b>C. PROPERTY ZONING</b> CURRENT ZONING OF PROPERTY: <u>B-2</u> REQUESTED ZONING OF PROPERTY: <input type="checkbox"/> C-PUD <input type="checkbox"/> R-PUD <input type="checkbox"/> I-PUD <input checked="" type="checkbox"/> SP-PUD TOTAL ACRES OF PROPERTY TO BE REZONED: <u>8.10</u>		<b>PAYMENT INFORMATION</b> FEE AMOUNT: \$750.00 RECEIPT #: <u>4172125</u> RECEIVED BY: <u>Bkw</u>
<b>D. PROPERTY OWNER INFORMATION</b> (LIST ALL PARCELS AND PROPERTY OWNERS THAT ARE INCLUDED WITH THIS APPLICATION) 1. PARCEL #: <u>M 5610 - 024 - 000 - 068</u> NAME: <u>VINU A PATEL</u> PHONE: ( ) - - ADDRESS: <u>2615 MOUNTAIN ASH LN. DAYTON OH 45458</u> 2. PARCEL #: <u>M 5610 - 024 - 000 - 097</u> NAME: <u>VINU A PATEL</u> PHONE: ( ) - - ADDRESS: <u>2615 MOUNTAIN ASH LN. DAYTON OH 45458</u> 3. PARCEL #: <u>M 5610 - 024 - 000 - 073</u> NAME: <u>SHREE PRESTIGE INC</u> PHONE: ( ) - - ADDRESS: <u>2615 MOUNTAIN ASH LN DAYTON OH 45458-9999</u> 4. PARCEL #: <u>M - - - -</u> NAME: PHONE: ( ) - - ADDRESS:		
<b>E. DESCRIPTION OF REQUEST</b> <u>THE APPLICANT WOULD LIKE TO REQUEST REZONING OF THE 3 PARCELS IN QUESTION, WHICH ARE</u> <u>CURRENTLY ZONED B-2 RESPECTIVELY, TO A SP-PUD ZONING DISTRICT PER THE WEST CHESTER</u> <u>TOWNSHIP ZONING REGULATIONS.</u>		

As the Applicant, I do hereby agree that I am the Property Owner, or I am submitting this application on behalf of the Property Owner with their knowledge and understanding. Furthermore, I hereby certify that the information and statements provided on this application, drawings and specifications are true and correct to the best of my knowledge and belief. I understand that all information submitted with this application will be assumed to be correct and the Applicant shall assume responsibility for any errors and/or inaccuracies resulting in an improper application.

Applicant Signature: [Signature]

Date: 4/17/18

Printed Name: Brian L. Smallwood





*Submission Instructions and Requirements for a*  
**ZONING MAP AMENDMENT TO A PUD DISTRICT**



**DESCRIPTION OF REQUEST AND REASONS FOR ZONING MAP AMENDMENT FORM**

**THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING:**

1. WHAT ARE THE SPECIFIC CHANGES IN THE CHARACTER AND CONDITIONS OF THE AREA WHICH HAVE OCCURRED TO MAKE THE PROPERTY NO LONGER SUITABLE OR APPROPRIATE FOR THE EXISTING ZONING CLASSIFICATION OR TO MAKE THE PROPERTY APPROPRIATE FOR THE PROPOSED ZONE DISTRICT?  
Due to the continuing increase in the renter by choice market, and with this sites close proximity to highway access, professional labor centers, and amenity and entertainment areas, we believe the proposed S-PUD district is the most appropriate zoning for the site. This district will allow for the development of the multi-family housing, amenity, and retail as proposed in order to attract this renter by choice.
2. WHAT IS THE BENEFIT THAT THE NEIGHBORHOOD OR COMMUNITY AS A WHOLE WILL DERIVE FROM THIS ZONE CHANGE?  
The Neighborhood and the surrounding community will benefit from this high quality mixed use development as it will help to further re-use of previously developed property in the area that is now vacant. Most of all this development will help to stimulate economic growth by creating more choices in the market of where to live, work and, play in the surrounding community.
3. WILL THE SITE BE ACCESSIBLE FROM PUBLIC ROADS WHICH ARE ADEQUATE TO CARRY THE TRAFFIC THAT WILL BE IMPOSED UPON THEM IF THE REZONING IS GRANTED, OR WILL ROAD IMPROVEMENTS BE REQUIRED?  
Based on the current layout the site will be accessible from Capstone Boulevard, Highland Greens Drive, and Cincinnati Dayton Road. Based on current observations in the area, and the relatively recent construction of Capstone Boulevard it is believed each of these roadways will have the overall capacity to accept the additional traffic of the development. It is not yet know if any roadway improvements will be required but will be examined during the design process with Butler County
4. HAS THIS REZONING BEEN DISCUSSED WITH REGARD TO TRAFFIC DESIGN WITH THE BUTLER COUNTY ENGINEER'S OFFICE? WHEN? WHO?  
This rezoning has not yet been discussed with the Butler County Engineers office with regards to traffic design. At the time of the application Woolpert is reaching out to Butler County to discuss the development.
5. IS THE PROPERTY CURRENTLY OR CAN IT BE SERVICED BY PUBLIC SEWER AND WATER AND CAN PROPER DRAINAGE BY PROVIDED?  
Based on field observations made and discussions with Butler County Sewer and Water it is believed at this time that the surrounding public water and sewer system can accommodate the proposed development. Also, as part of the site design process adequate on site storm water detention facilities will be developed in accordance with Butler County criteria.
6. WHAT IS THE ANTICIPATED PROPOSED USE PROPERTY AND CHARACTER (ARCHITECTURAL TREATMENT) OF THE DEVELOPMENT?  
The buildings will feature classic proportions and scale elements which break down building masses into base, middle, and cap components. Classic details such as defined cornice features, pilasters, and surface articulation from window to wall plan and from one unit to adjacent units(s) will all contribute to the classic expression. Likewise, the material palette of multiple masonry types, pre-cast, stucco and painted metal finishes will all contribute to the classic, yet Modern look















