



December 8, 2016

Mr. Timothy Dawson
West Chester Township Community Development Department
9577 Beckett Road, Suite 100
West Chester, Ohio 45069

**RE: Major Change Approval Request
MC07-16 WCP-Chesterwood Village; Carepointe**

Dear Tim:

This office has reviewed the requested revision to the final development plan listed above and has the following comments:

1. There is some confusion on proposed use. Parking data reflects multi-family while senior residential housing was noted under building data. Applicant needs to discuss with BCEO to determine if a traffic analysis is necessary.
2. The parking ration is less than what is necessary. Appears applicant will be requesting relief from parking requirements. At this time, BCEO needs to better understand Item #1 before commenting on parking reduction Provide first floor parking garage plan showing spaces provided and circulation pattern.
3. Covered parking; need to discuss how that area will "drain". BCEO envisions floor drains, if required, connecting to the sanitary sewer system.
4. Comply with Ohio Environmental Protection Agency (OEPA) National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Discharges associated with Construction Activity.
5. Submit a preliminary drainage report per Section 4.07 of the Subdivision Regulations. Prior watershed study should reflect proposed use and retention needs.
6. Cross Access Easement Agreement needs to be acquired with adjacent property owners, and submitted to WC and BCEO for review and approval. This agreement may need to discuss access management along Cox Road and potential signal at existing Kroger south drive access.
7. Provide complete site civil drawings showing; grading plan, storm sewer plan and calculations.

If you have any questions, please contact me at (513) 785-4142 or via email at barnest@bceo.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Barnes', with a large loop at the start and a long horizontal stroke extending to the right.

Teresa Barnes, P.E.
Design Engineer

cc: file

**West Chester Township, Butler County
Community Development Department**

November 18, 2016

REQUEST FOR COMMENTS

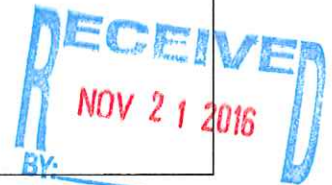
Brent Dixon has submitted an application to the West Chester Township Community Development Department requesting a Major Change approval for 7943 Tylersville Road. This has been assigned case number **MC07-16 WCP – Chesterwood Village; Carepointe** (according to the West Chester Township Community Development Department's filing system). The subject case is scheduled to be heard by the West Chester Township Zoning Commission on **December 19, 2016**.

Please return all comments to me by 12/5/16.

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.



- ☐ Rick 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
- ☐ Constance Kepner, 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:

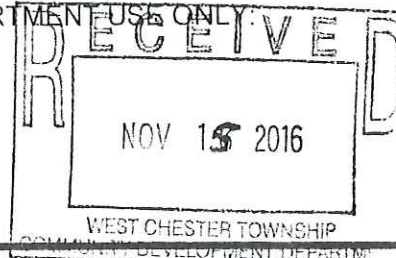
APPLICATION FOR A MAJOR CHANGE
TO A PUD DISTRICT
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY

CASE # MC07-WCP-Chesterwood RECEIVED:

FEE RECEIPT # Village-Carepointe

RECEIVED BY: bkur



THIS APPLICATION MUST BE TYPEWRITTEN - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT Brent Dixon

ADDRESS 8073 Tylersville Road

CITY/STATE/ZIP Westchester, Ohio 45069

PHONE NO. 513-678-2288 FAX NO. _____

EMAIL bdixon@hillandale.com

NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD
WITHIN THE PROPERTY WHICH IS REQUESTED FOR THE MAJOR CHANGE:

1. See Owner Information below.

2. _____

3. _____

REQUEST RE-DESIGNATION OF AREA FROM N/A TO N/A Existing R-PUD to remain.

TOTAL ACRES 7.6910

LOCATION OF PROPERTY FOR MAJOR CHANGE:

SECTION 11 TOWN 3 RANGE 2

PARCEL (S) _____, PIN M5610014000001

PROPERTY

ADDRESS Westchester Township, Butler County, Ohio

(MY) (OUR) INTEREST IN THE PROPERTY TO BE RECLASSIFIED IS AS:

OWNER _____ AGENT X LESSEE _____ OPTIONEE _____

APPLICANT 8073 Tylersville Rd., Westchester OH 45069 513-678-2288

Signature

Address

Phone Number

OWNER (S) Pisgah Community Church of the Nazarene, 7951 Tylersville Rd., Westchester OH 45069

Signature

Address

Phone Number 513-777-6300

Debra F. Grathice

7951 Tylersville, West Chester, OH 45069

ADJACENT PROPERTY OWNERS
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY:

CASE # _____

DATE RECEIVED: _____

LIST ALL PROPERTY OWNERS WITHIN TWO HUNDRED (200) FEET OF SUBJECT PROPERTY.

<u>Property Owner</u>	<u>Tax Mailing Address, include zip code</u>	<u>Parcel Number</u>
Name	Address	PIN
AIMAN ABDEL-JABER	7853 SPRING GARDEN CT, WEST CHESTER OH 45069 6915	M5620211000070
WEST CHESTER CHURCH OF THE NAZARENE	7951 TYLERSVILLE RD, WEST CHESTER OH 45069 2508	M5610014000001
PROVIDENCE BIBLE FELLOWSHIP	7938 COX RD, WEST CHESTER OH 45069 2402	M5610014000025
BUTLER COUNTY BOARD OF COMMISSIONERS	315 HIGH ST FLOOR 6, HAMILTON OH 45011 2761	M5610014000029
KOHL'S ILLINOIS INC	PO Box 2148, MILWAUKEE WI 53201 2148	M5610014000034
SUMEREL FAMILY IRREVOCABLE TR C/O BOB SUMEREL TIRE & SERVICE LLC	15 W CENTRAL PKWY, CINCINNATI OH 45202	M5610014000035
CHAP PROPERTIES II LTD C/O BELLWETHER RE CAP ATTN:TAX DEPT	1360 E 9TH ST Suite 300, CLEVELAND OH 44114 1730	M5610014000036
CHESTERWOOD COTTAGES REAL ESTATE II LTD	8073 TYLERSVILLE RD, WEST CHESTER OH 45069 2506	M5610014000041
CHAP PROPERTIES LTD C/O ASHLEY WALTERS	65 E STATE ST 16TH FLOOR, COLUMBUS OH 43215	M5610014000060
CFT DEVELOPMENTS LLC	1683 WALNUT GROVE AVE, ROSEMEAD CA 91770	M5610014000061
WEST CHESTER TOWNSHIP BOARD OF TRUSTEES	9113 CINCINNATI DAYTON RD, WEST CHESTER OH 45069 3840	M5610015000018
DAVID A SMITH	7963 SPRING GARDEN CT, WEST CHESTER OH 45069	M5620211000059
BESSIE D HUBBERT	7953 SPRING GARDEN CT, WEST CHESTER OH 45069	M5620211000060
SAMANTHA A TINO	7943 SPRING GARDEN CT, WEST CHESTER OH 45069 6917	M5620211000061
PHILLIP M & JILL R HENRY	7933 SPRING GARDEN CT, WEST CHESTER OH 45069	M5620211000062
YAKUP SAR	7923 SPRING GARDEN CT, WEST CHESTER OH 45069 6917	M5620211000063
QUYNH NGUYEN THUY DINH	7913 SPRING GARDEN CT, WEST CHESTER OH 45069 6917	M5620211000064
KUO CHUNG MARK LEE YI CHI H LEE	7903 SPRING GARDEN CT, WEST CHESTER OH 45069 6917	M5620211000065
ANN C MCMACKIN TR THE ANN C MCMACKIN REV TR DATED 11/24/92	7893 SPRING GARDEN CT, WEST CHESTER OH 45069 6915	M5620211000066
PAUL F AND CAROL A ALBIN	7883 SPRING GARDEN CT, WEST CHESTER OH 45069 6915	M5620211000067
ROCHE D & SUSAN S MCGREEVY	7873 SPRING GARDEN CT, WEST CHESTER OH 45069	M5620211000068
JAWAAD RAHMAN SUFIA SULTAN	7863 SPRING GARDEN CT, WEST CHESTER OH 45069	M5620211000069
DANIEL J POHL	7843 SPRING GARDEN CT, WEST CHESTER OH 45069	M5620211000071
JOHN H AND NAKKIA A THOMAS	7833 SPRING GARDEN CT, WEST CHESTER OH 45069	M5620211000072
OTR/MIDLAND REALTY HOLDINGS	PO BOX 790830, SAN ANTONIO TX 78279 0830	M5620339000001

PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (We), Pisgah Community Church of the Nazarene, here certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to the Board of Trustees of Westchester Township approving a Major Change to a PUD for the subject real estate; that we understand that our application will be considered and processed in accordance with the regulations as set forth by the Westchester Township Community Development Department and Zoning Resolution; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the Major Change to the PUD plan. We (I) authorize Westchester Township to place a Public Meeting notification sign on the property. I (We) authorize Westchester Township staff and board members to enter and inspect the property. The statement and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Debra J. Coabtrace
Signature

Debra J. Coabtrace
Printed Name

7951 Tylebrook Rd. W.
Mailing Address

Westchester, Ohio 45069
City and State

513-777-6300
Phone

Subscribed and sworn to before me this 14th day of November, 2016

TERESA A. BOWDEN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Warren County
My commission expires May 25, 2020

Teresa Bowden
Notary Public

Person to be contracted for details, other than signatory:

Brent M. Dixon 8073 Tylebrook Rd. West Chester 513-777-1400
Name Address Phone

26527

DEED

BOOK 1512 PAGE 205

VIRGIE M. MADDOX, an unmarried widow
of Butler County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants to
PISGAH COMMUNITY CHURCH OF THE NAZARENE, an Ohio non-profit corporation
whose tax-mailing address is:

7906 West Chester Road, West Chester, Ohio 45069

The following REAL PROPERTY:

A tract of land lying and being in the northwest quarter of Section 11, Town 3, Range 2, between the Miami Rivers in Union Township, Butler County, Ohio bounded on the west and the north boundary lines of said section; on the south by the lands of J. E. Everson (later Martha Everson) and on the east of the lands formerly belonging to N. S. Fehst (later Charles Mosceller) and containing 75 acres of land more or less.

SAVE AND EXCEPTING therefrom a tract of land containing 2.2727 acres as described in a deed recorded in Volume 1444 Page 713 of the Deed Records of Butler County, Ohio and a tract of 3.000 acres of land as described in a deed recorded in Volume 1452 Page 427, Deed Records, Butler County, Ohio and a survey of said of said above two described tracts of land is recorded in Volume 13 Page 199, Butler County Engineer's Record of Land Surveys.

RECEIVED FOR RECORD
JOYCE B. THALL, RECORDER
BUTLER COUNTY, OHIO

1984 DEC 10 PM 2:09

NO. 26527 TRANSFER 12-10-84
RECORD Due
FEE 1.00

TRANSFERRED

DEC 10 1984

J. A. TILTON, AUDITOR

J. A. TILTON
Butler County Auditor

810 #5362 00750.00 B

Grantee(s) assume and agree to pay as part of the consideration hereof all payments of taxes and assessments due and payable prorated to date.

Prior Instrument Reference: Vol. Page of the Deed Records of Butler County, Ohio.

WITNESS my hand this 10th day of December 19 84

Virgie M. Maddox
Virgie M. Maddox

Signed and acknowledged in the presence of:

Arthur Maddox
Greg Holbrook

STATE OF OHIO

COUNTY OF BUTLER,

SS.

The foregoing instrument was acknowledged before me this 10th day of December 19 84, by Virgie M. Maddox, an unmarried widow.

This Instrument Prepared By:
MR. GREG HOLBROCK
Attorney at Law
Dollar Bldg.
Hamilton, Ohio

GREG HOLBROCK, Attorney At Law
Notary Public, State of Ohio
My Commission has no expiration
date. Section 147.03, R. C.

Notary Public