Union Township, Butler County
Zoning Department

Request for Comments

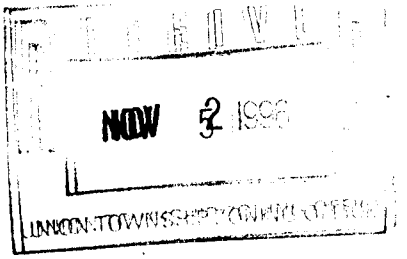
The following applicant Chesterwood Village, Inc. has submitted an application to the Union Township Planning & Zoning Department, requesting approval for a Final Development Plan. The subject case has been assigned case number WCP-FDP-Chesterwood Village-Phase III: 11-96. The subject case is scheduled to be heard by Union Township's Zoning Commission on November 18, 1996. Please submit any comments relevant to the case that may be included in the zoning department staff report.

Judi Carter
Union Township Planning & Zoning Department
9113 Cincinnati-Dayton Road
West Chester, Ohio 45069
FAX: 779-9369

Thank you for your input.

APPLICATION FOR FINAL DEVELOPMENT PLAN
UNION TOWNSHIP PLANNING & ZONING DEPARTMENT
9113 Cincinnati-Dayton Road, West Chester, Ohio 45069
Telephone: 777-4214

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UNION TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO

RESOLUTION NO. 96-28
(WCP: FDP-CHESTERWOOD VILLAGE-PHASE I: 9-96)
(West Chester Plaza)

WHEREAS, a R-PUD District and Preliminary Development Plan was approved by the Butler County Rural Zoning Commission on September 29, 1986 for land containing approximately 67 acres, situated in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio; and

WHEREAS, the purpose of the aforementioned approval was for the development of a church, school, recreation area, retirement center and a retail area of 86,000 square feet, including a Kroger store; and

WHEREAS, a major change to this PUD plan was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road; and

WHEREAS, the voters of Union Township, adopted local zoning for the unincorporated area on November 7, 1989, and the Butler County Board of Elections certified the results of the election on November 28, 1989, giving Union Township jurisdiction on all zoning matters; and

WHEREAS, on May 17, 1993, Champion East, optionee and developer of a portion of said planned unit development submitted an application for approval of a Revised Preliminary Development Plan for the retail portion of the plan approved as part of the major change; and

WHEREAS, on August 22, 1994, Kohl's Department Store and the West Chester Church of the Nazarene were approved for a revised Preliminary Development Plan, modifying the access points from Tylersville Road, the internal circulation system, and the retention basins for the West Chester Plaza Development; and

WHEREAS, on August 22, 1994, Kohl's Department Store was approved for a Final Development plan for the construction of a retail store; and

WHEREAS, on July 15, 1996, Chesterwood Village, Inc. received revised Preliminary Development Plan approval with conditions (Zoning Commission Resolution 96-23) for the retirement center portion of West Chester Plaza; and

WHEREAS, on August 30, 1996, Chesterwood Village, Inc. submitted application for a Final Development Plan for Phase I.

NOW THEREFORE BE IT RESOLVED, that the Union Township Zoning Commission does hereby approve of said revised Final Development Plan for Phase I with the following conditions:

1) No Zoning Certificate shall be issued until the Union Township Fire Department has approved the internal access design and the fire hydrant location. All private drives shall be a minimum of twenty-four (24) feet in width.

2) No Zoning Certificate shall be issued until the Union Township Department of Planning and Zoning receives a letter from the Butler County Engineer's Office indicating approval of the construction drawings for the proposed right in/right out only access into the retirement center. The proposed right in/right out only access into the retirement center shall be paid for by the developer. With the construction of the right in/right out only access into the retirement center, the remainder of the church's relocated entrance shall be extended east. (The access easement has already been recorded).

3) No Zoning Certificate shall be issued until all open space areas have been dedicated to an association charged with maintenance of the areas.

4) Within the 50 ft. setback, a landscaped buffer along the south and east property lines of the retirement center shall be required. No Final Inspection Certificate shall be issued until, at a minimum, the landscaped buffer is installed along Phase I's eastern boundary. The remainder of the required landscaped buffer shall be installed with subsequent Final Development Plan approvals.

5) No Zoning Certificate shall be issued until construction drawings for a sidewalk plan have been approved by the Butler County Engineer's Office. No Final Inspection Certificate shall be issued for Phase I until the internal sidewalk, running along the subject property's western line, is constructed. The remainder of the pedestrian system, a sidewalk running along the south side of Tylersville Road, connecting Pepper Pike to the subject property's western line, shall be constructed with subsequent Final Development Plan approvals. All sidewalks shall be constructed and paid for by the developer.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data approved are hereby made part of this resolution:

Union Township, Butler County
September 16, 1996

Chairman:

D. Michael Kramer

Director of Planning and Zoning:

Judith A. Carter

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UNION TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 96-23
(WCP: RPDP-CHESTERWOOD VILLAGE 7-96)
(West Chester Plaza)

WHEREAS, a R-PUD District and Preliminary Development Plan was approved by the Butler County Rural Zoning Commission on September 29, 1986 for land containing approximately 67 acres, situated in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio; and

WHEREAS, the purpose of the aforementioned approval was for the development of a church, school, recreation area, retirement center and a retail area of 86,000 square feet, including a Kroger store; and

WHEREAS, a major change to this PUD plan was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road; and

WHEREAS, the voters of Union Township, adopted local zoning for the unincorporated area on November 7, 1989, and the Butler County Board of Elections certified the results of the election on November 28, 1989, giving Union Township jurisdiction on all zoning matters; and

WHEREAS, on May 17, 1993, Champion East, optionee and developer of a portion of said planned unit development submitted an application for approval of a Revised Preliminary Development Plan for the retail portion of the plan approved as part of the major change; and

WHEREAS, on August 22, 1994, Kohl's Department Store and the West Chester Church of the Nazarene were approved for a revised Preliminary Development Plan, modifying the access points from Tylersville Road, the internal circulation system, and the retention basins for the West Chester Plaza Development; and

WHEREAS, on August 22, 1994, Kohl's Department Store was approved for a Final Development plan for the construction of a retail store; and

WHEREAS, on July 1, 1996, Chesterwood Village, Inc. submitted application to revise the Preliminary Development Plan for the retirement center portion of West Chester Plaza. The applicant proposed a different layout; and

NOW THEREFORE BE IT RESOLVED, that the Union Township Zoning Commission does hereby approve of said revised Preliminary Development Plan with the following conditions:

1) No Final Development Plan approval shall be given until the Union Township Fire Department has approved the internal access design and the fire hydrant location. All private drives shall be a minimum of twenty-four (24) feet in width.

2) No Final Development Plan approval shall be given until the Union Township Department of Planning and Zoning receives a letter from the Butler County Engineer's Office indicating approval of the construction drawings for the proposed right in/right out only access

into the retirement center. The proposed right in/right out only access into the retirement center shall be paid for by the applicant. With the construction of the right in/right out only access into the retirement center, the remainder of the church's relocated entrance shall be extended east. (The access easement has already been recorded).

3) No Final Development Plan shall be issued until all open space areas have been dedicated to an association charged with maintenance of the areas.

4) The building setbacks along the east and south property lines shall be 50 feet.

5) Within the 50 ft. setback, a landscaped buffer along the south and east property lines of the proposed retirement center shall be considered at Final Development Plan approval. Appropriate landscaping would provide a buffer from the proposed retirement center and existing R-1A Districts.

6) A pedestrian walkway system, linking the retirement center to adjacent uses, shall be considered at Final Development Plan approval. The pedestrian walkway system shall be designed to access all sections of the retirement center and all adjoining uses. No Final Development approval shall be given until the Department of Planning and Zoning approves an appropriate pedestrian system.

7) Proposed buildings along the east and south property lines shall be maintained to one-story. Two-story buildings shall be located away from the property line.

8) Along the east property line, the total care facility shall maintain a one-story roof line. The proposed building shall buffer any required parking from the adjoining properties.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data approved are hereby made part of this resolution:

Union Township, Butler County
July 15, 1996

Chairman:

D. Michael Kramer

Director of Planning and Zoning:

Judith A. Carter