

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2015.07.06.03

IN RE: Approval of the Preliminary Development Plan for parcel L32000100030000800
(part of), 31.2561 Acres Located at Wilmington Pike

WHEREAS, Redwood Acquisition has submitted an application for the approval of the Preliminary Development Plan for White Oakes Landing, a multi-family development. The subject property contains 89.8649 total acres with the Preliminary Development Plan consisting of 31.2561 of these acres, identified as parcel L32000100030000800, and is located on Wilmington Pike; and,

WHEREAS, the Greene County Regional Planning and Coordinating Commission has reviewed the applicant's request and has recommended that it be considered for approval; and,

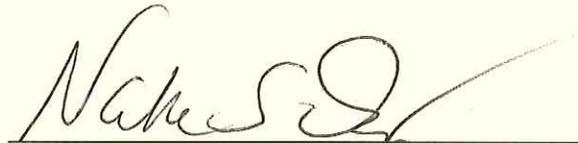
WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on June 9, 2015, deliberated on the application, and has recommended approval of the Preliminary Development Plan for White Oakes Landing, a multi-family development, subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl or aluminum siding shall be prohibited. Vinyl or aluminum may be used for fascia and soffits, or similar minor architectural or structural elements as approved by the Zoning Compliance Officer.
7. The applicant shall complete a traffic impact study to be scoped and reviewed by the Greene County Engineer's Office. Any changes to the plan recommended by the GCCEO as a result of the Traffic Impact Study shall be reflected on the Final Development Plan submitted for approval. If changes are required to the intersection of Wilmington Pike and Center Point based on the impact of White Oakes Landing, those changes will be the responsibility of developer.
8. The pedestrian access to Sonoma Court shall be eliminated.
9. The developer shall be required to construct (or fund) the portion of the extended Center Point Drive shown on the Preliminary Development Plan to a point twenty feet north of the northern most point of the first entrance (the island entrance) into White Oakes Landing prior to the construction of any buildings within the development. The township will concurrently extend Center Point from that point to Clyo Road.
10. A 10' hiker biker trail shall be constructed along the extended Center Point Drive (with the developer responsible for the section along the extension of Center Point Drive that they will be constructing and the township responsible for the section along the extension of Center Point that it will be constructing).

11. The developer shall submit details of planned off-site improvements on Center Point on the Final Development Plan submitted for approval.
12. The developer shall work with the White Fence Farm HOA on deeding over the small portion of the subject parcel zoned R-1B that is not subject to this rezoning request (the small area land on the southwest corner of the intersection of Silverado Drive and Center Point Drive).
13. The 31.2561 acre development site shall be split from the larger parcel and created as a new lot. The small parcel zoned R-1B that is not subject to this rezoning request (the small area land on the southwest corner of the intersection of Silverado Drive and Center Point Drive) shall also be created as an individual open space lot (non-buildable) to facilitate transfer to the White Fence Farm HOA.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on July 6, 2015, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Preliminary Development Plan for the White Oakes Landing subject to the conditions recommended by the Board of Zoning Commission.



Nadine S. Daugherty, Chairperson



Michael E. Pittman, Vice Chairperson



Scott W. Bryant, Trustee



Theodore L. Hodson, Fiscal Officer