

**CITY OF WEST CARROLLTON
PLANNING COMMISSION
WEST CARROLLTON, OHIO**

REVISED JUNE 6, 2024

RESOLUTION: **SP-24-3, APPROVING A SITE PLAN AS REQUIRED BY SECTION 154.14.01(A)(1)(b) OF THE ZONING CODE, WITH CONDITIONS, TO CONSTRUCT A 7-UNIT MULTI-FAMILY RESIDENTIAL BUILDING WITH ACCESSORY GARAGES ON PROPERTY LOCATED AT 1287 REDBLUFF DRIVE, BEING CITY LOT NO. 4096 AND COMPRISING 1.1081 ACRES.**

WHEREAS, on May 6, 2024 an application was submitted by Ali Properties, P.O. Box 750902, Dayton, OH 45475, requesting site plan approval per Section 154.14.01(A)(1)(b) of the Zoning Code, to construct a 7-unit multi-family residential building with accessory garages on property located at 1287 Redbluff Drive, being City Lot No. 4096 and comprising 1.1081 acres; and

WHEREAS, a Notice of Public Meeting regarding this application was mailed on May 14, 2024 to all abutting property owners within 200 feet of this project; and

WHEREAS, the application materials were posted on the City website; and

WHEREAS, on May 20, 2024 a sign regarding this matter was placed in a conspicuous location on the property; and

WHEREAS, this application was considered at an open public meeting on June 6, 2024 by the West Carrollton Planning Commission, at which time all people who wished to testify gave their comments.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO, AS FOLLOWS:

SECTION I. That the Planning Commission finds that pursuant to case SP-24-3 the site plan application for 1287 Redbluff Drive, being City Lot No. 4096 and comprising 1.1081 acres, is consistent with the goals of the Comprehensive Plan and meets the requirements of Section 154.14.01 and Section 154.17.01 of the Zoning Code, subject to the conditions outlined in Section II.


SECTION II. That pursuant to case SP-24-3 the site plan application for 1287 Redbluff Drive, being City Lot No. 4096 and comprising 1.1081 acres, be approved with the following conditions:


1. On sheet C3, Grading/Erosion Control Plan, the eastern side of the proposed

driveway is approximately elevation 725. The proposed grades slope downward toward the existing driveway on the adjacent property (Lot 4097). The existing grades along this driveway show a 722 contour. Show existing driveway spot shot elevations for Lot 4097 and how the proposed grading will tie into the existing elevations without draining onto and adversely affecting the adjacent property. The applicant shall revise and re-submit plans per these comments prior to issuance of a building permit for this project

2. The applicant shall record a minimum 29-foot wide drainage easement along Owl Creek, as approved by the City prior to issuance of a final Certificate of Occupancy for this project.
3. All necessary repairs to the existing curbs and sidewalks as determined by the city shall be made prior to issuance of a final certificate of occupancy for the project.
4. Six additional trees shall be planted on the property in locations approved by the City prior to issuance of a final Certificate of Occupancy for this project.
5. Proposed landscaping shall meet all requirements of Zoning Code Section 154.13.01, Landscape Requirements.
6. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes, as originally planted, within three months, weather permitting.
7. Hours of construction for this project shall be limited to Monday through Saturday from 7 a.m. to 7 p.m.
8. All concerns and comments of the Service Department and Fire Department shall be addressed and satisfied prior to issuance of a final Certificate of Occupancy for the project.
9. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 6th day of June, 2024.


Chairman


Secretary