1368 Research Park Dr
Beavercreek, Ohio

CITY COUNCIL
Work Session – *Tuesday*, February 18, 2020 5:00 p.m.
Council Chambers

I. CALL TO ORDER
II. ROLL CALL
III. APPROVAL OF AGENDA
IV. DISCUSSION ITEMS
   A. Land Use Plan
   B. Zoning Code Updates
   C. Alternative Revenue Presentation – Beavercreek Fairer Funding Committee

V. COUNCIL COMMITTEE/EVENT UPDATES
VI. ADJOURNMENT

Back to Agenda

Beavercreek

To: **City Council**

From: **Randall Burkett, City Planner**

Re: **Land Use Plan Update**

Date: **February 13, 2020**

As City Council might be aware, staff has been working on an update to the 2015 Land Use Plan since mid-late last year. The attached draft update, dated January 9, 2020, is a strikethrough version of the proposed changes. Many of the changes are grammatical or minor text changes. The substantial changes to the proposed plan include:

Creating a new designation: Mixed Use. Mixed use areas are intended to provide adequate and suitable space for mixed-density residential, developed with accompanying commercial and office. Not intended for stand-alone residential.

Combining Open Space/Public; Open Space/Private; and Public Facilities into one comprehensive classification: Open Space – Public Facilities. The reasoning is primarily a graphical one, in that the fewer categories, the more readable/usable the map.

Eliminating Research/Commercial and Medium Density-Office categories. These were categories that only had a few properties associated with them, and again in the interest of making a more readable map, they were eliminated. In most cases, properties designated as the above categories were wrapped into Mixed Use.

Changing the maximum density of Medium-Density Residential from less than 5.51 dwelling units per acre to less than 6.01 dwelling units per acre. This is in response to market conditions, which are trending towards smaller scale lots, within more walkable neighborhoods. Medium Density Residential can be either multi-family or single family.

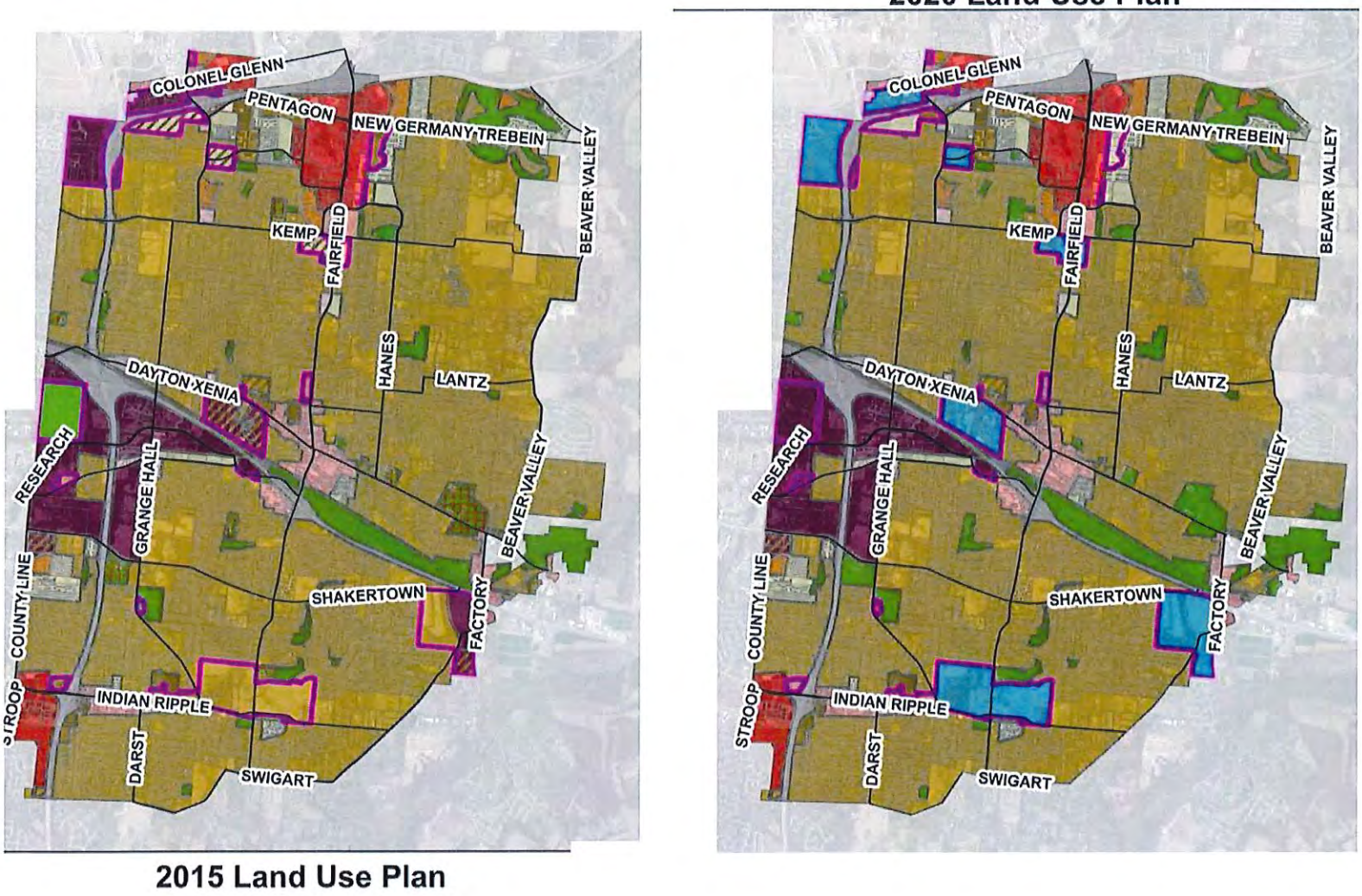
Elimination of VPAS 12, 13, 54 and 68. Reduction of VPAs 2, 15, 17, 32, 59 and 64 Also we are proposing to combine former VPAs 76 and 77 into new VPA 92, and combine former VPAs 80 and 82 into 93.

Planning Commission reviewed the January 9, 2020 Proposed Land Use Plan at their January 15th meeting, and passed a Resolution recommending approval to the document as presented. The Resolution is attached to this memo.

Back to Agenda

The map below highlights the significant changes in classification to various areas of the 2015 Land Use Map

Changes from 2015 - 2020



Back to Agenda

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
January 15, 2020

RE: PC 20-1 Land Use Plan Update

WHEREAS, the City of Beavercreek Planning Commission has determined it necessary to amend the Land Use Plan in accordance with §158.171(D)(1) of the City of Beavercreek Zoning Code and in accordance with Ordinance No. 15-27; and

WHEREAS, public hearing was held on January 15, 2020 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beavercreek City Council:

SECTION I

The City of Beavercreek Planning Commission recommends to City Council adoption of the amendment to the Land Use Plan as depicted in the attached document dated "January 15, 2020."

SECTION II

1. The approved Land Use Plan shall be the attached document dated "January 9, 2020."

SECTION III

These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council.

The Clerk is directed to transmit the case to City Council for further determination as required by law.

ADOPTED: January 15, 2020

VOTING FOR ADOPTION: Alex Hight
Tiffany Schwartz
Michael Self
Nathan Shrider

Back to Agenda

VOTING AGAINST: None

ABSENT: Nick Loftis

Chairman

Attest:

Back to Agenda

2020

Beavercreek

Beavercreek Land Use Plan

2020 UPDATE

PREPARED BY THE BEAVERCREEK PLANNING AND DEVELOPMENT DEPARTMENT

January 9, 2020

Table of Contents

Section Page(s)

1. Table of Contents 1

2. Introduction ..... 2 - 4

   a. Determination of Compliance 2

   b. The Plan for Land Use..... 3

   c. Adoption and Revision 3

   d. Amendments to the Land Use Plan..... 3 - 4

3. Land Use Classifications ..... 5 - 16

4. Vacant Planning Areas ..... 17 - 52

5. Corridor Planning Areas ..... 53 - 63

6. Planned Development Areas..... 64 - 65

7. Exhibit A Land Use Map/Data..... 66 - 67

   a. 2015 City of Beavercreek Land Use Map 67

8. Exhibit B Land Use Classification Changes 2015 to 2020..... 68 - 81

9. Exhibit C Former Land Use Maps for the City of Beavercreek..... 82 - 87

Introduction

A Land Use Plan (LUP) is a guide for Planning Commission and City Council to help both decision-making bodies decide what is the anticipated most appropriate use for a specific parcel of land. It is intended to communicate to residents, citizens, property owners, and developers the type of development that the City envisions considering for any land area within the City. The main idea of the plan is to promote and support community health, safety and general well- being through balanced community development.

The most appropriate anticipated use for any given tract of land may not be the highest use possible and may not necessarily be the use that the property owner would desire. The existing use of surrounding land, the type of roadway on which the tract of land is situated, the character of the property itself, the distance of the tract from major traffic arteries, and the potential impact of various uses that could be placed on the tract are all examined in establishing the future land use for the property. The potential economic return to the property owner for various types of uses is not a consideration in land use plans.

A Land Use Plan accomplishes nothing by itself. Rezoning of the property is necessary to change from the proposed use designated by the Land Use Plan to actual use of the property. The application of the Land Use Plan is to provide guidance and direction for development and specific types of uses if there is a proposal and consideration for change to an existing use of property.

A Land Use Plan is a dynamic document that may change over time as the community develops and conditions change. It is also dynamic in that Land Use Plan boundaries are general and approximate and are intended to give only a general location of various use categories, subject to change by City Council on a case-by-case basis, rather than the specific, legally described and adopted boundaries of a zoning district.

Determination of Compliance

The Land Use Plan is a guide for making decisions on development proposals within the City. There will be occasions when the Land Use Plan and a development proposal are not compatible. Boundaries between land use categories as shown on the Land Use Plan Map are not intended to be precise locations and Planning Commission and/or City Council may determine that a proposed development is in compliance with the Land Use Plan even though the development does not mirror the land use category boundaries shown on the Land Use Map.

Although categories of land use that are higher or lower in intensity than those shown for any given area may still comply with the purpose and intent of the Land Use Plan, further study will be necessary to ascertain if an alternative land use category is acceptable or if an amendment to the Land Use Plan must be approved in order to allow an alternative land use category.

The Plan for Land Use

The Land Use Plan consists of two components, a map and text. The text defines and explains the types of land use that are recognized for development within the City and generally designates how and where each use is to occur. The map component constitutes the application of the ideas stated in the text ~~to the land~~specific areas within the City.

The Land Use Map is not intended to show the precise location of the boundaries between the different uses it designates in certain areas of the City. The text portion of the Land Use Plan is not intended to be so definitive in its categorization of different types of land use that it be considered absolute in specifying every type of use that is recognized or can be envisioned today for future development or restriction in the City. This is more the task of, and problem for zoning to address. The next highest or lowest category of use indicated suitable for a given location may still comply with the goals and objectives of the Land Use Plan, thus not necessarily requiring a Land Use Plan amendment be approved by the City for a proposed development not strictly adhering to use designation(s) indicated for an area, provided adjacent land use compatibility is accounted for through recognition of the need to require effective screening and buffering between uses of differing intensity. In some cases, when an ancillary or secondary use of a larger development does not align with the classifications highlighted in the Land Use Plan Map, a Land Use Plan amendment may not necessarily be required, so long as the primary use of the development is generally what is classified in the Plan for the area.

In summary of the substance of the Plan, the majority of the City is designated for continued development of low-density residential, the type of land use that is already most extensive and common throughout the City. Most of the additional development of this type is shown occurring adjacent to the same type of existing residential development.

Adoption and Revision

As with any long-range community-based document, this Plan must be regularly reviewed to maintain viability. As new concepts for development emerge and/or as public needs change, so should this Plan be revised to better recognize, address, and reflect upon these new concepts and/or community needs. At a minimum, the plan should be reviewed and updated every 5 years.

Amendments to the Land Use Plan

Amendments to the Land Use Plan shall be initiated by staff, ~~-~~the Planning Commission and City Council. Staff reserves the right to seek input from Planning Commission prior to formally starting the Land Use Plan Amendment process.

If Planning Commission elects to consider a Land Use Plan Amendment, a public hearing shall be held by Planning Commission within 60 days, following local newspaper publication of a notice of public hearing at least fifteen (15) days prior to the date of public hearing. Upon completion of the public hearing, Planning Commission shall either recommend disapprovale an amendment to the Land Use Plan and forward a recommendation of disapproval of the development proposal to City Council, or recommend to City Council the introduction of an Ordinance amending the Land Use Plan and also forward to Council its recommendation on the development proposal. When Planning Commission has determined that a development proposal is in conflict with the Land Use Plan, Planning Commission may choose to not proceed with consideration of a Land Use Plan Amendment and recommend to City Council the denial of the development proposal.

City Council may initiate an amendment to the Land Use Plan by introduction of an ordinance amending the Land Use Plan. City Council shall not proceed to second and third reading of the Ordinance until the ordinance has been forwarded to Planning Commission for review and recommendation. Development plan proposals and Land Use Plan amendments can be considered in the same time period by Planning Commission and/or City Council.

Land Use Classifications

Introduction

Land Use Plans require universal language in order to allow for the effective communication of land development concepts, usually in the form of generalized land use categories that encompass specific types of uses of different intensity. Twelve (12) land use categories are used in the Land Use Plan for the City of Beavercreek:

- Open Space -~~Recreation (Public)~~ Public Use
- ~~Open Space - Recreation (Private)~~
- ~~Public Facility~~
- Low Density Residential (up to 3.01 du/ac)
- Medium Density Residential (up to ~~5.51~~6.01 du/ac)
- High Density Residential(up to 9.51 du/ac) • Office
- Neighborhood Commercial -~~Neighborhood~~ Office
- Community Commercial - ~~Community~~ Office
- Office
- Mixed Use
- Regional Commercial - ~~Regional~~ Office
- Residential Office (low-density residential)
- Research Office
- Research and Development-Office. Light Industrial- High Tech Manufacturing

This chapter defines the various land use categories and generally discusses location requirements respective of the types of uses within each category.

Open Space~~/Recreation/Public or Private~~-Public Use Classification

Open Space~~/Recreation-Public, Open Space/Recreation-Private, and Public Facility~~-Public Use- ~~categories~~ areas are intended to represent a current inventory of public land, public parks and public ~~and private~~ recreation sites, environmentally critical areas, such as floodways, passive open space designed to control and direct growth, and property owned and used by the City of Beavercreek, or other governmental entities.

The activity-oriented uses represented by the Open Space~~/Recreation/Public or Private~~-Public Use ~~categories~~ category includes public parks, a public~~/private~~ golf course~~s~~, public~~/private~~ recreation facilities, and city-owned facilities. The land area included in this category is descriptive rather than prospective; i.e., the land is currently used for the category. City facilities and lands are included in the category in recognition that land uses necessary for the operation of a city may not neatly fit into a future land use plan. Therefore, the city properties, for example in Alpha and on Research Park Drive, ~~will~~ may, in the future be developed according to their intended use and the needs of the City, and not as open space and recreation.

General Residential Classification

For the purpose of the Land Use Plan, residential development has been categorized into three groups according to density: Low Density Residential, Medium Density Residential and, High Density Residential. Gross density, as defined in the Zoning Code is used to differentiate the residential densities described in this section. Future development is not prohibited from developing at a lower density level than is specified by the range indicated by the Land Use Plan and Map for a particular area of the city. For purposes of the Land Use Plan, Low Density Residential is less than 3.01 dwelling units/acre and Medium Density Residential is less than ~~5.5~~6.01 dwelling units/acre. High Density Residential is less than 9.51 dwelling units/acre.

Areas classified as Residential Office are intended to be a mixture of residential uses and small scale office and professional service establishments. It is intended that this areas be used to act as a transition between established residential neighborhoods and nonresidential uses. It is also intended that the physical appearance of such areas including all buildings and structures within such areas be residential in nature and design, and the conduct of permitted uses not create or generate traffic or noise detrimental to adjoining neighborhoods. If new residential structures are constructed in Residential Office areas, they should be developed at a low-density (less than 3.01 du/ac).

Residential development within the City should preserve or attempt to create a completely unified neighborhood, having safe, convenient access to school, places of religious assembly, and park sites.

In considering applications for development of projects that consist of elderly assisted living units and/or senior apartments, the Planning Commission and City Council may approve developments which exceed ~~the~~ maximum density limits if it is determined that the project impact is less than or equal to a non-elderly residential project. Integrated commercial/residential projects are not subject to density standards, so long as the project, as a whole, either does not have negative impacts on surrounding neighborhoods, or those impacts are mitigated by methods approved by Planning Commission and City Council. Densities higher than 9.5 du/ac in integrated commercial/residential projects will require extraordinary attention to architectural standards, landscaping and traffic mitigation.

Single Family Residential Classification

Low Density Residential development should occur at densities **of less than 3.01 dwelling units per acre**. Dwelling types may be single family, two-family, and/or multifamily development at appropriate locations, as long as they meet the overall density requirements.

Medium Density Residential Classification

Medium Density Residential development describes areas allowing **less than ~~5,516~~.01 dwelling units per acre**. Dwelling types may be single family, two-family, and/or multifamily development at appropriate locations, as long as they meet the overall density requirements. Public water supply and sanitary sewer service are required for areas designated for Medium Density Residential development.

High Density Residential Classification

The High Density Residential designated areas are for development at densities **less than 9.5 dwelling units per acre**. Dwelling types may be single family, two-family or multiple-family structures, as long as they meet the overall density requirements. Both public water supply and sanitary sewer service are required for areas designated for High Density Residential. Many, if not all, are recommended for processing as Planned Unit Developments.

Office Classification

The Office land use designation is intended to provide areas for concentrations of office-type uses primarily in an office park setting or a cluster of individual office structures.

Although the Neighborhood~~-~~ Commercial ~~/Neighborhood~~-Office, Community Commercial~~/Community~~-Office and Regional Commercial ~~/Regional~~-Office land use designations all would permit office uses, this category has been developed specifically for those areas where the use of land for office is appropriate but the addition of commercial and retail uses would not be ideal as the primary use for the given area. The office designation therefore is intended to serve several purposes.

The first purpose of the Office designation is to provide areas of transition between more intensive non-residential uses and the less intense residential uses. Office designation is also applied to areas that are not conducive to either residential or commercial uses because of limitations of access.

Office type uses that are appropriate for this given designation of land use, include business parks, office parks, individual office uses (under certain circumstances) and certain small facilities incorporating small ~~area~~ scale warehouse and distribution, with office functions.

Commercial Classification

A well-balanced system of planned commercial sites is an integral element in the overall economic health of the City of Beavercreek. Commercial developments should occur at strategic locations along the transportation network, which provide direct and/or convenient access to and from respective commercial centers. When developing either along existing commercial corridors, or designing new commercial centers, every effort should be made to limit the number of direct curb cuts onto the public transportation network. The use of shared access roads, typically parallel to public thoroughfares, is highly encouraged.

Commercial/Office development is categorized into three (3) distinct groups that are functionally different in intensity. They are: Neighborhood- Commercial~~/Neighborhood-~~ Office, Community- Commercial ~~/Community~~-Office and Regional ~~Community/Regional~~Commercial-Office. Each type possesses a unique set of location requirements with respect to market area, accessibility, and relationship to surrounding land uses.

Public water supply and sanitary sewer service must be available to commercial sites at the time they are developed since commercial development often stimulates additional surrounding commercial activity and higher densities of residential development at adjacent locations.

Neighborhood- Commercial/ ~~Neighborhood~~-Office and Community- Commercial /~~Community~~-Office Classification

Neighborhood- Commercial/ ~~Neighborhood~~- Office

Neighborhood- Commercial /~~Neighborhood~~-Office developments generally are small projects containing uses that are intended to provide for the daily needs of residents that live nearby. They typically include: daycare centers, restaurants, grocery stores, drug stores, barber and beauty shops, laundries, dry cleaners, gas stations, florists, and other similar types of businesses offering everyday convenience goods and personal services. In some instances it may be appropriate to mix uses of residential within areas that are classified as Neighborhood- Commercial /~~Neighborhood~~-Office.

Community Commercial/ Community Office

Community- Commercial /~~Community~~-Office developments are geared toward a market the size of the entire City, and provide a broader range of merchandise and comparative shopping opportunities, in addition to convenience-type retail and service establishments that are usually found in Neighborhood Commercial/~~Neighborhood~~- Office developments. Within this classification, in addition to services typically included in Neighborhood Commercial-Office areas, offices for professional and personal services, such as: lawyers, doctors, dentists, realtors, insurance, etc., should be encouraged.

In some instances it may be appropriate to mix uses of residential within areas that are classified as Community Commercial -Office, if part of a larger, mixed-use development.

Regional Commercial~~/Regional~~ Office Classification

Regional Commercial developments provide a full range and variety of all aspects of commercial activity, oriented around one or more major department stores. These types of developments typically have a market area spanning a multi-county metropolitan region. Regional Commercial developments provide ~~complete comparison~~a broad spectrum of shopping goods and services. Because of this characteristic, its customer drawing power stems from its capacity to offer complete shopping facilities as a form of entertainment experience. This attraction extends its trade area by 10-15 miles, and in some cases up to 50 miles, modified by the factors of competitive facilities and travel-time, compared to other similar facilities in the region with relation to point of origin of patrons.

Within this classification, offices of regional size should be encouraged as a land use of like intensity. The office park is an emerging type of commercial land development. It may not be merely a freestanding suburban office building, but a cluster of office structures having characteristics of mixed use developments. Non-retail services such as hotels, arenas/amphitheaters, and conference centers should also be anticipated. Therefore, they should be located along arterial roads located at or near freeway interchange access.

Mixed Use

Mixed Use developments provide a full range and variety of all aspects of commercial, office and residential activity. Mixed use areas are intended to provide adequate and suitable space for mixed-density residential, developed with accompanying commercial and office uses. Buffers between these developments and low density residential developments can be a combination of open space and screening, or can be a creatively designed transition area of residential to non-residential uses.

Research and Development~~/~~, Office, Light Industrial - High Tech Manufacturing Classification

This category includes research and development uses, as well as general high technology manufacturing operations, offices and warehousing, and light industrial uses. Collectively, these uses lend themselves toward the design of research and business park employment centers.

This type of development requires public utilities, such as: three-phase electric power, gas, water supply and wastewater disposal. The availability and capacity of such utilities is a major factor in the attractiveness to develop properties within this land use category.

Research and Development~~/~~, Office, Light Industrial- High Tech Manufacturing areas should be located within ~~easy commuting time~~close proximity of the labor force, and possess excellent access to the many methods of transportation required to ship raw materials and finished products. Sites should be a reasonable distance from intersections of regional network thoroughfares that in turn access major highways via interchanges. Sites should be located so that trucks and employees do not travel through residential or commercial areas, but rather along the periphery of those urban uses of the community, in accessing a freeway arterial.

Adequate physical separation between Research and Development~~/~~, Office, Light Industrial- High Tech Manufacturing and other land uses, especially Residential, should be provided whenever possible. Highways, parks and recreation facilities, or natural physical features such as creeks and changes in topography should be encouraged to be used as buffers whenever possible. Buffers also restrict the encroachment into such designated areas by residential, commercial, or other land uses.

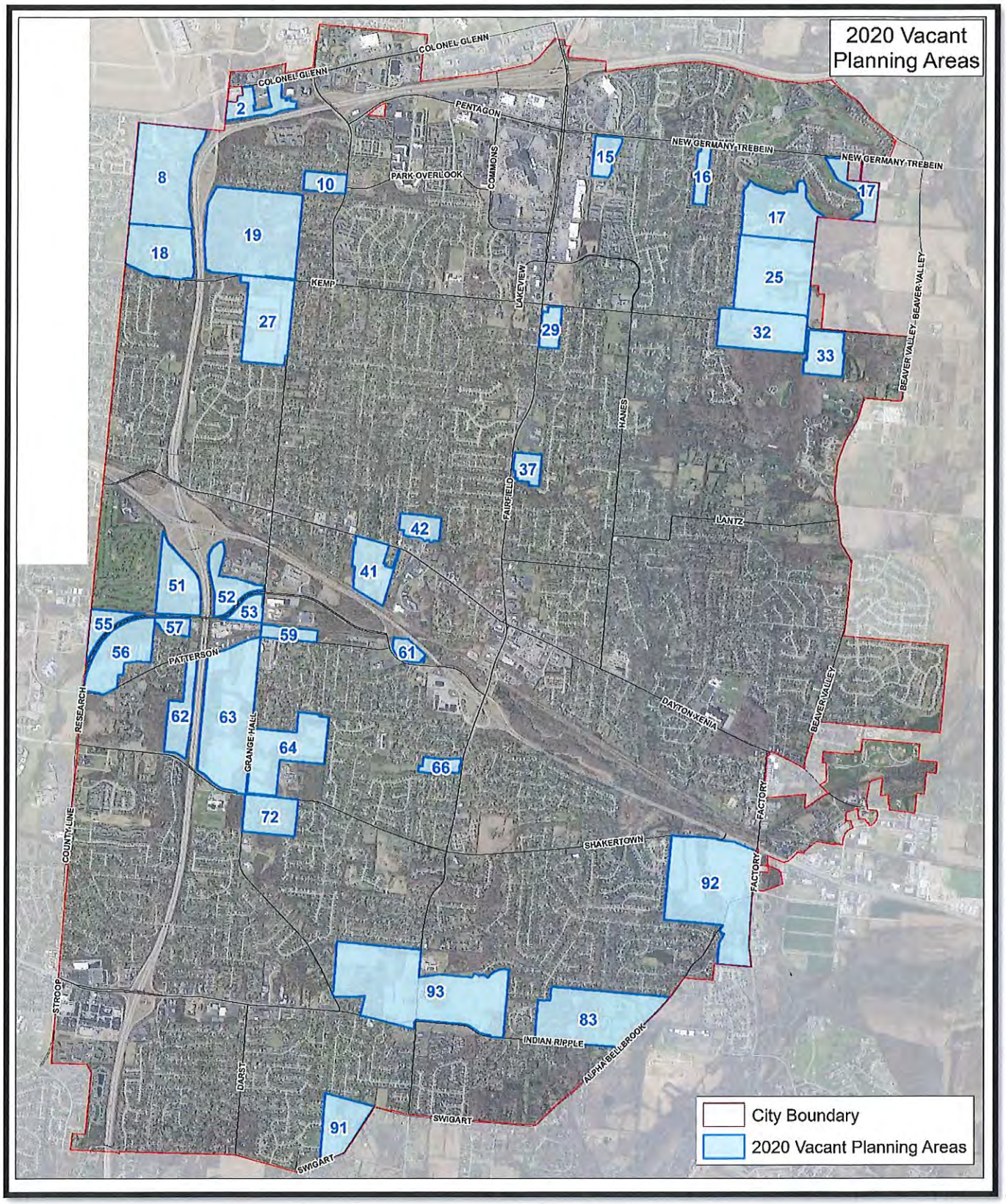
Within the Research and Development~~/~~, Office, Light Industrial,- High Tech Manufacturing classification, a multitude of uses may be appropriate, including laboratories, office space and ancillary retail. Light manufacturing may be appropriate in these areas when the use is completely enclosed within a building without significant negative external effects experienced beyond property boundaries. Specific use designations require understanding of the potential ambient effects associated with each type.

Vacant Planning Areas

At the time the Land Use Plan was first adopted in 1990, the plan covered only the 93 vacant planning areas, which were primarily large parcels of undeveloped land scattered throughout the city. The plan has been amended over the years to create additional vacant planning areas for property which had been annexed to the city since 1990 and to include three distinct planning corridors, identified by the designation "Indian Ripple Planning Area", "Dayton-Xenia Road Planning Area", and "Colonel Glen Highway Planning Area".

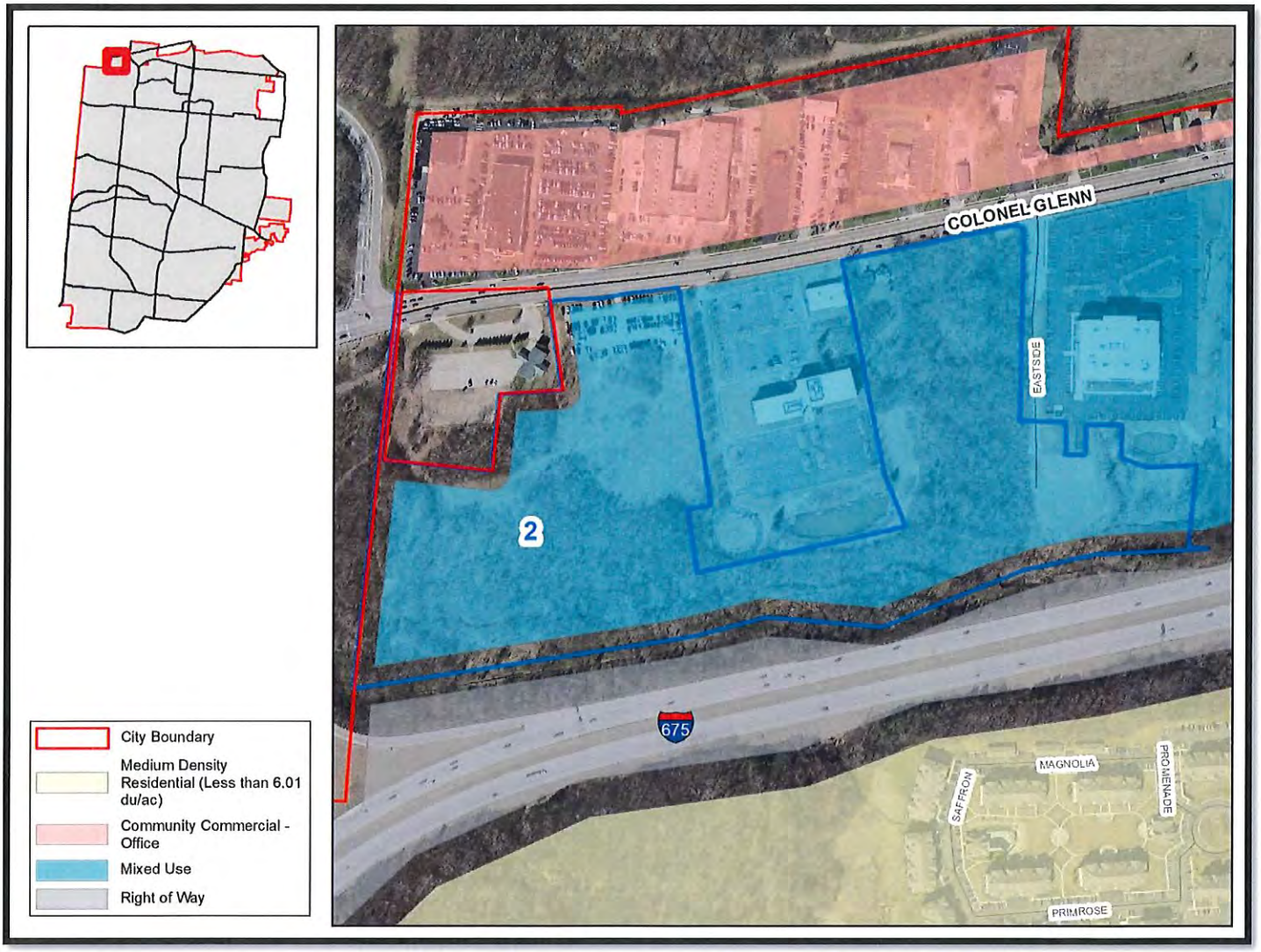
Development and proposals for land use designation are based on analysis of essential determinants which affect the usability of land for certain types of uses. Those determinants included thoroughfare access, sewer and water availability, and adjacent use compatibility. The text of the Land Use Plan below describes for each Vacant Planning Area the shape, size, location and surrounding uses specific to each VPA.

Since first inception, several Vacant Planning Areas have been developed, and are no longer classified as vacant. The following pages describe ~~39~~ 33 of the original 93 Vacant Planning areas which are still completely or substantially vacant. The ~~39~~ 33 VPAs constitute a combined ~~2,445~~2,150 acres, or ~~11~~12% of the City.


2020 Vacant Planning Areas
COLONEL GLENN
PENTAGON
NEW GERMANY TREBEIN
PARK OVERLOOK
COMMONS
KEMP
LAKEVIEW
FAIRFIELD
HANES
BEAVER VALLEY
LANTZ
PATTERSON
RESEARCH
GRANGE HALL
DAYTON-XENIA
FACTORY
COUNTY LINE
SHAKERTOWN
STROOP
DARST
INDIAN RIPPLE
ALPHA BELLBROOK
SWIGART
2
8
10
15
16
17
18
19
25
27
29
32
33
37
41
42
51
52
53
55
56
57
59
61
62
63
64
66
72
91
92
93
83
City Boundary
2020 Vacant Planning Areas

Vacant Planning Area 2 ~~(PDA)~~

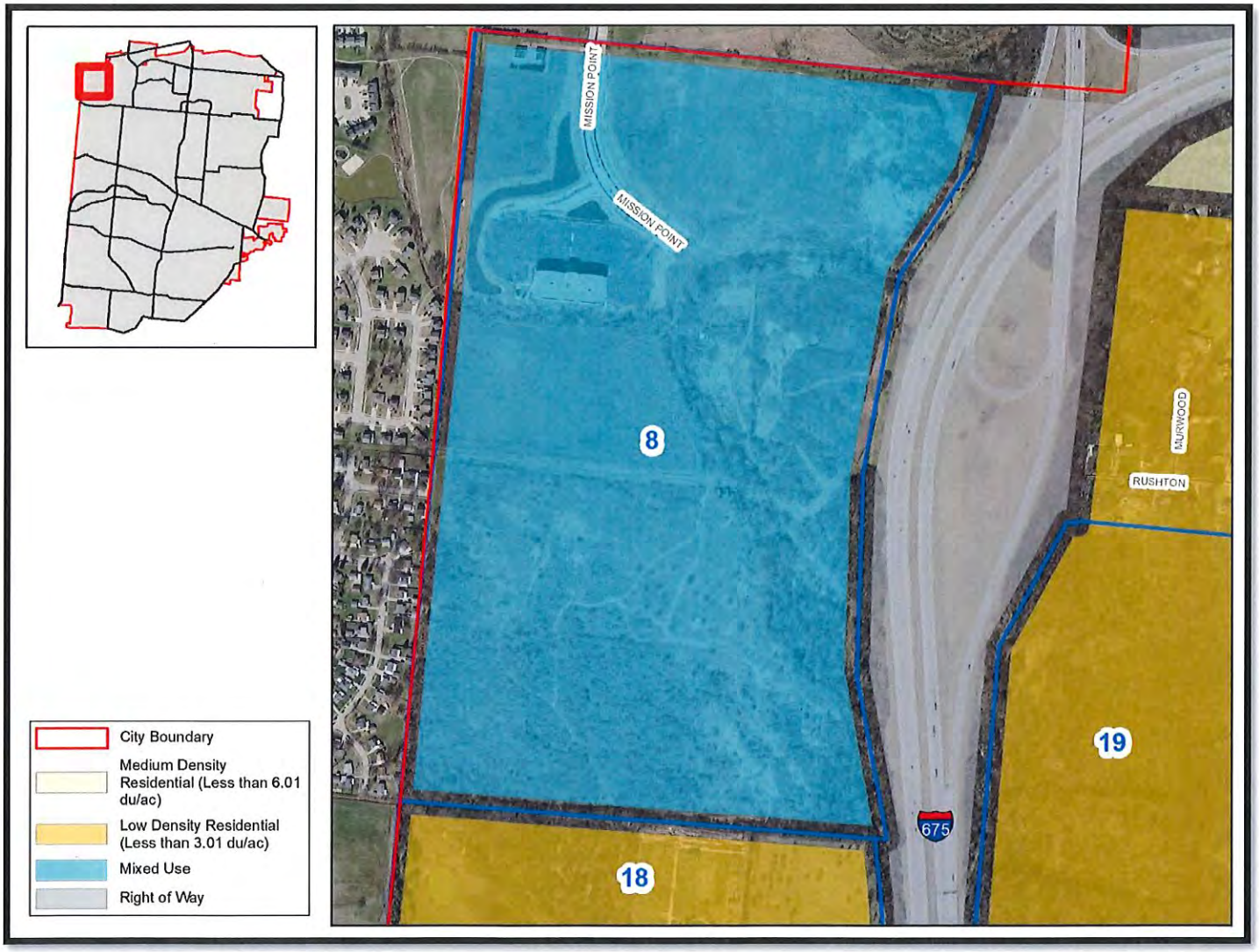
VPA 2, which is approximately ~~36~~ 29.5 acres, contains Signal Hill, an office development at the eastern portion of the VPA, and overflow parking for Dave Dennis Auto Sales at the westend. The vacant land remaining in VPA 2 is designated for ~~development of Research and Development/Office/High Technology Manufacturing use~~Mixed Use development, in compatibility with now existing adjacent uses to the west and east, between the Colonel Glenn Highway and Grange Hall Road interchanges with I-675.



Vacant Planning Area 8

VPA 8, which is approximately 135 acres, is located south of the vacant U.S. government property along Colonel Glenn Highway, between I-675 to the east and the county border to the west. VPA 18 is located to the south. VPA 8 is designated for ~~Research and Development/Office/High Technology Manufacturing~~Mixed Use in consideration of its proximity to WPAFB and ~~contingent on access being provided across the federal property to Colonel Glenn Highway~~the various principal and accessory uses compatiable with the Air Force Base, and the defense program in general.

Over the last several years, VPA 8 has developed 93,000 square feet of commercial office space. The PUD associated with this development allows for up to 1.45 million square feet of mixed use including commercial, office and residential.

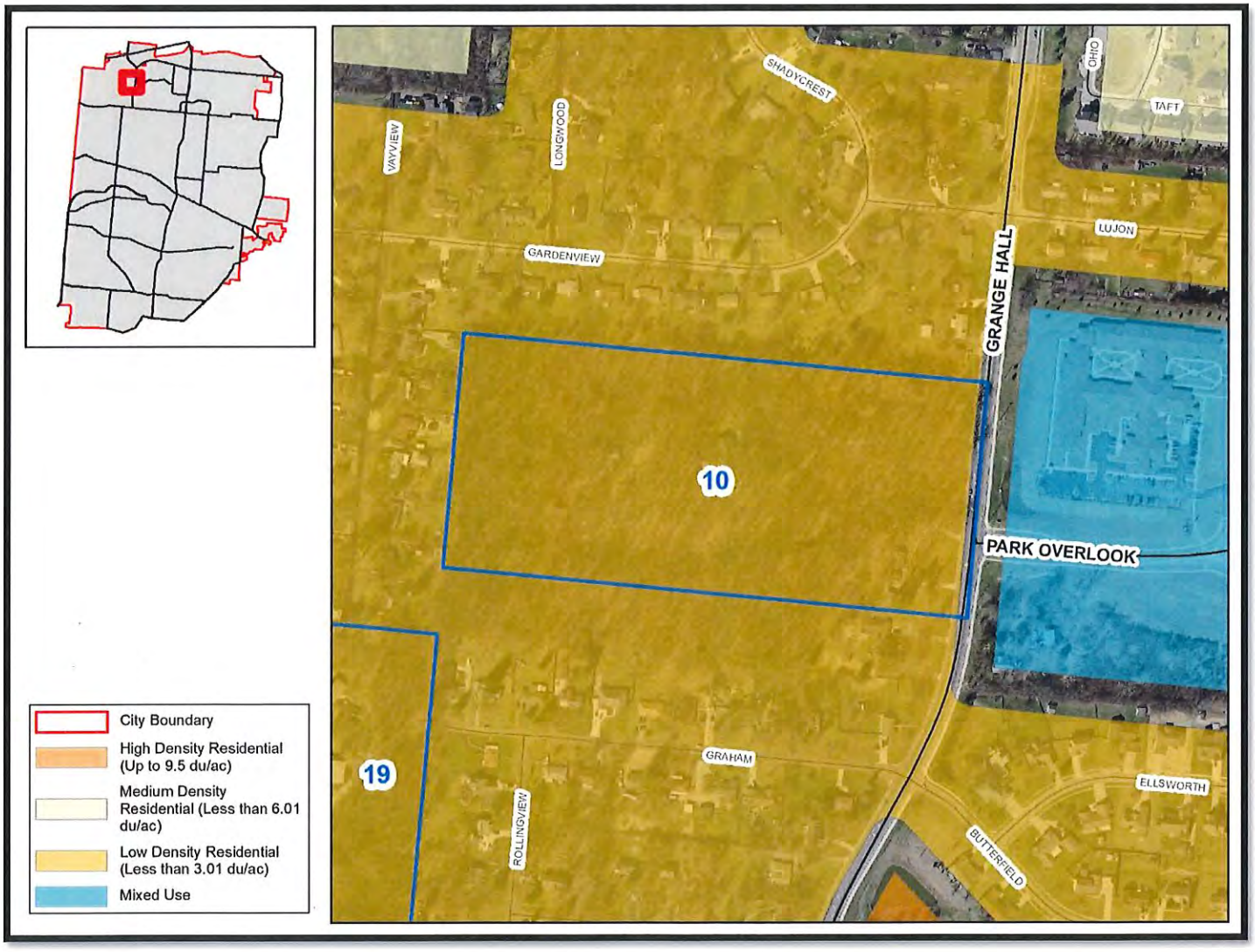


Vacant Planning Area 10

VPA 10, which is approximately ~~18~~ 17.7 acres, is a small subdivision ~~(Anderson)~~ west of Grange Hall Road in northwest Beavercreek that is surrounded by Grangeview Acres to the west and north, Hillcrest subdivision to the south, and an assisted living facility to the east.

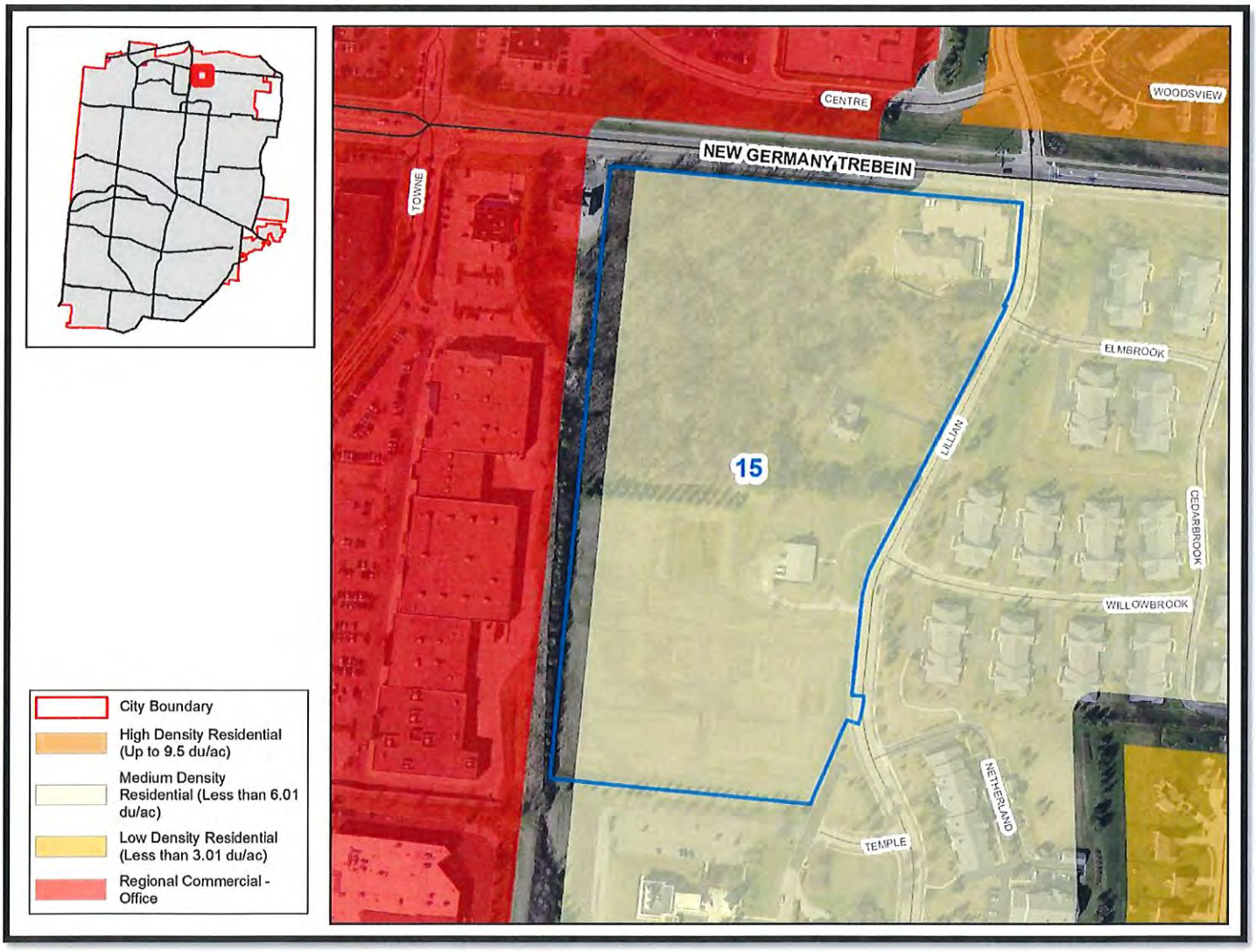
The VPA contains four houses on estate-sized lots. Its use is designated for continuation as Low Density Residential development which is the present use of VPA 10.

Should this area develop as a cohesive project, every effort should be made to line up the entrance from Grange Hall Road with Park Overlook Drive. This property has a stream traversing east to west. Any development within this VPA should work around this stream, while taking in consideration existing vegetation and natural riparian buffers.



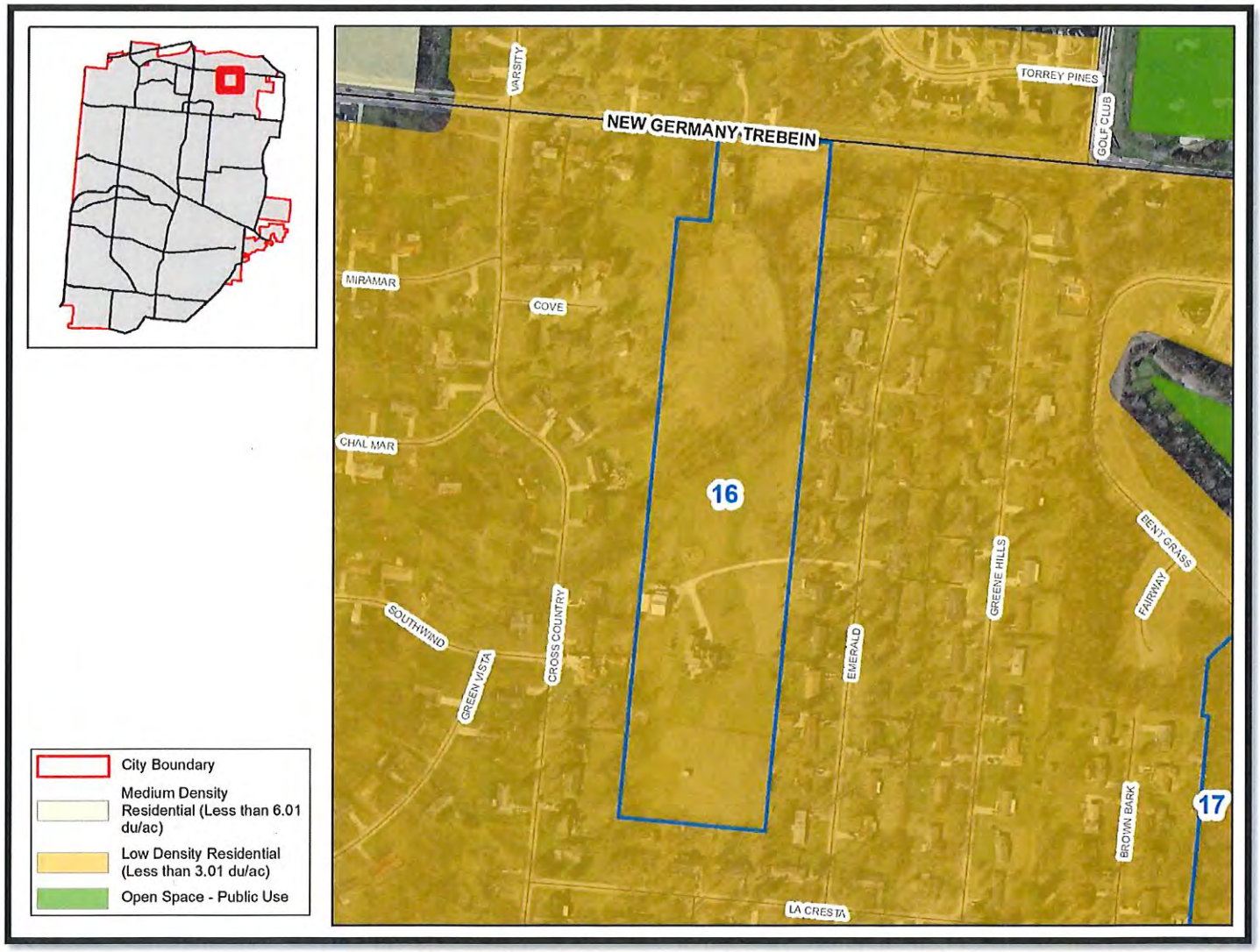
Vacant Planning Area 15

VPA 15, which is approximately ~~32~~ 20 acres, is located south of New Germany-Trebein Road in north central Beavercreek. Given it its frontage on Lillian Lane and its location between Brookstone residential development to the east and shopping centers to the west, VPA 15 is designated for ~~Office use~~Medium Density Residential. ~~Office use is more compatible with nearby proposed residential development~~. ~~The Hindu Temple that is located in VPA 15 and has upgraded significantly over the last few years.~~ The Rainbow Child Development Center is located on the southwest corner of Lillian Lane and New Germany Trebein Road. The northwest portion of the VPA contains floodway and fringe of the New Germany Branch of the Beaver Creek.



Vacant Planning Area 16

VPA 16, which is approximately 17 acres, is a long, narrow area surrounded by low density residential plats in northeast Beavercreek, south of New Germany-Trebein Road. It is presently an individual family home site and is designated for Low Density Residential.

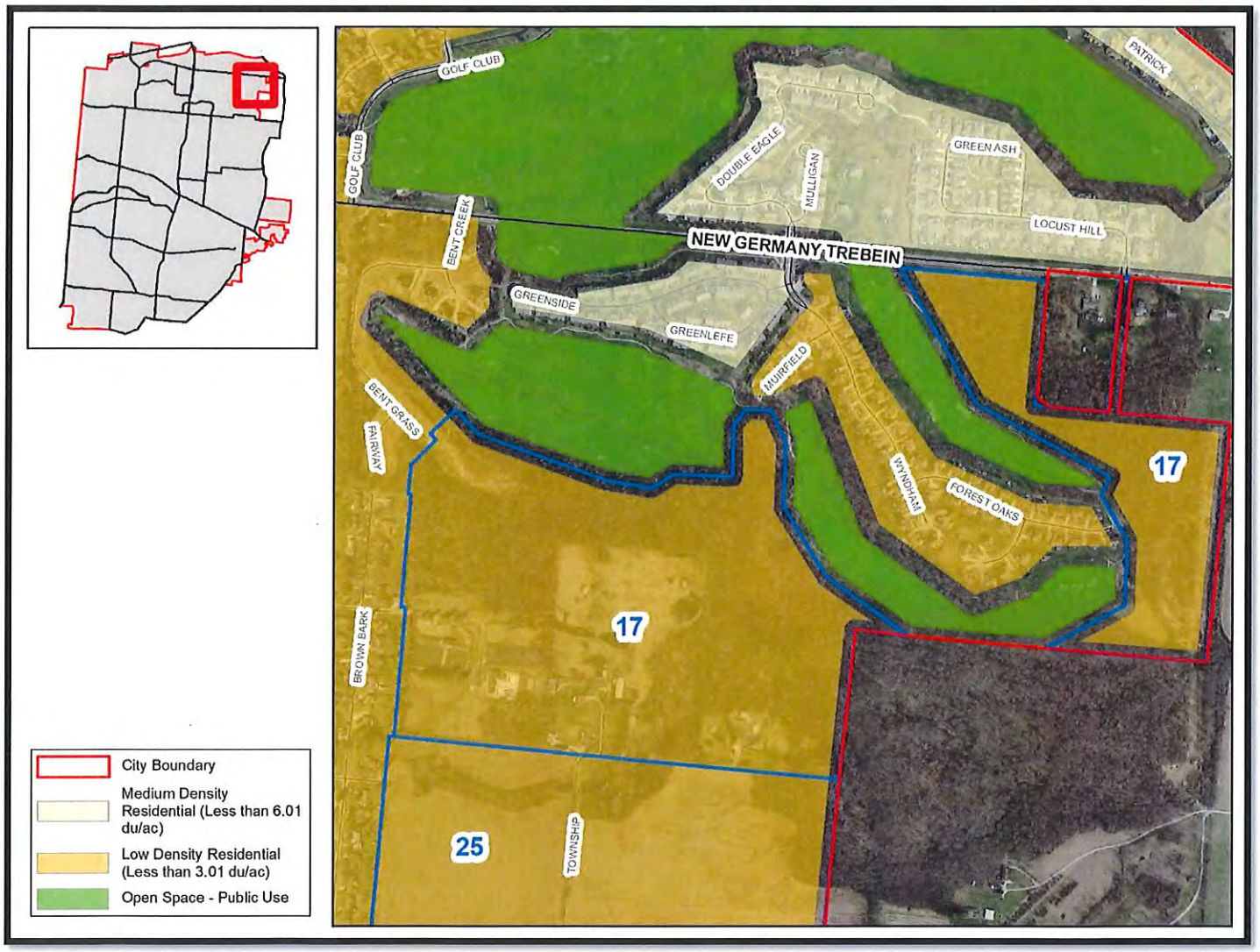


Vacant Planning Area 17

VPA 17, which is approximately 105 acres, is located along the eastern border of the City, south of New Germany-Trebein Road in northeast Beavercreek. The northern and eastern portions contain the Beavercreek Golf Club and adjacent ~~new~~ Medium and Low Density residential development.

VPA 17 is designated for Low Density Residential development. Development in this VPA should be in similar scale and design as the newer homes that have been constructed in the areas immediately adjacent to the golf course.

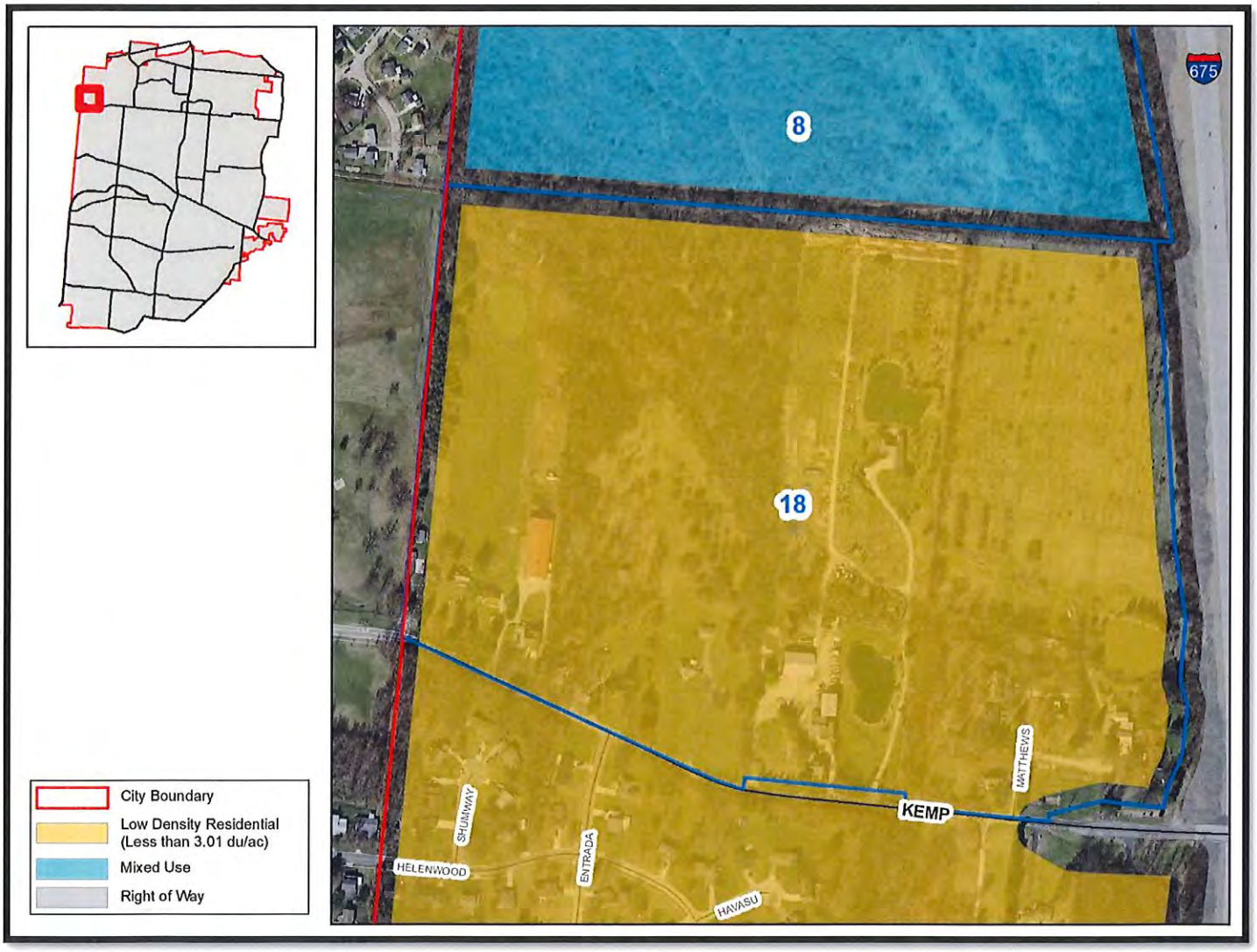
None of VPA 17 is located within a regulatory floodplain.



Vacant Planning Area 18

VPA 18, which is approximately 71 acres, is located along the western border of the City, north of Kemp Road. This area is relatively remote compared to other locations in the City, given it is cut-off by I-675 and network road access is only via Kemp Road. Largely for reasons of limited accessibility, VPA 18 is designated as Low Density Residential. Such use would pose the least traffic impact and would be most compatible with the existing single family dwellings that front on Kemp Road, and provides a good transition to the low-density residential to the south. Any large scale residential development should be contingent on roadway improvements on Kemp Road being in place or constructed as part of said development. Through connections to the southern portion of VPA 8 should be included with any large scale development of VPA 18.

Although a creek runs diagonally from the southeast to northwest corners of VPA18, the associated flow has not yet warranted study designation of a regulatory floodplain.

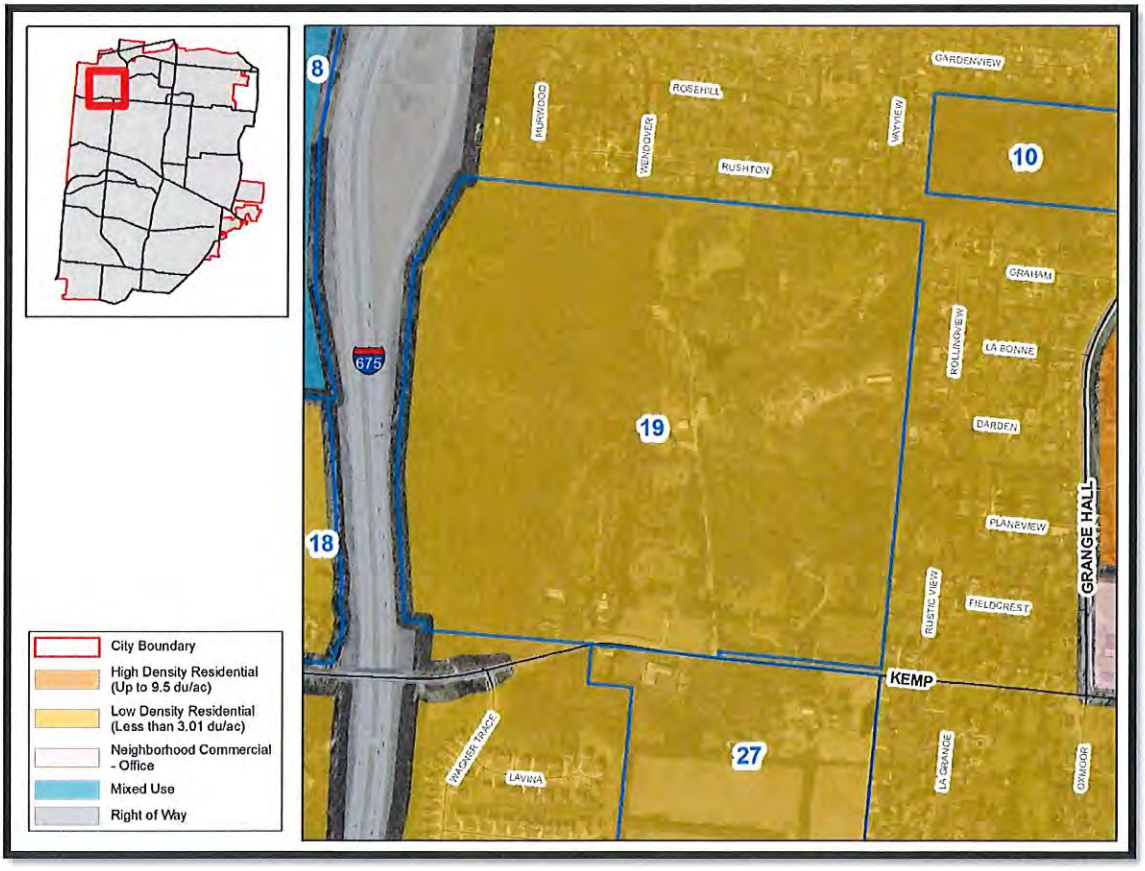


Vacant Planning Area 19

VPA 19, which is approximately 176 acres, is the one of the largest VPAs in the City and is located east of I-675, north along Kemp Road, to the south of the Grangeview plat, and west of the Hillcrest plat. Poor freeway accessibility, land characteristics, physical edge separation by I-675 and Kemp Road, and compatibility with the adjacent residential plats to the north and east is why this area has been classified as Low Density Residential.

VPA 19 is mainly accessed by an unimproved minor arterial (Kemp Road), and have potential secondary access points off of the residential neighborhoods to the north and east. Any large scale residential development should be contingent on roadway improvements on Kemp Road being in place or constructed as part of said development. Primary access to any development within this VPA should be located off Kemp Road. In effort to interconnect existing neighborhoods with any new development, secondary access points to Graham and Darden Roads should also be included.

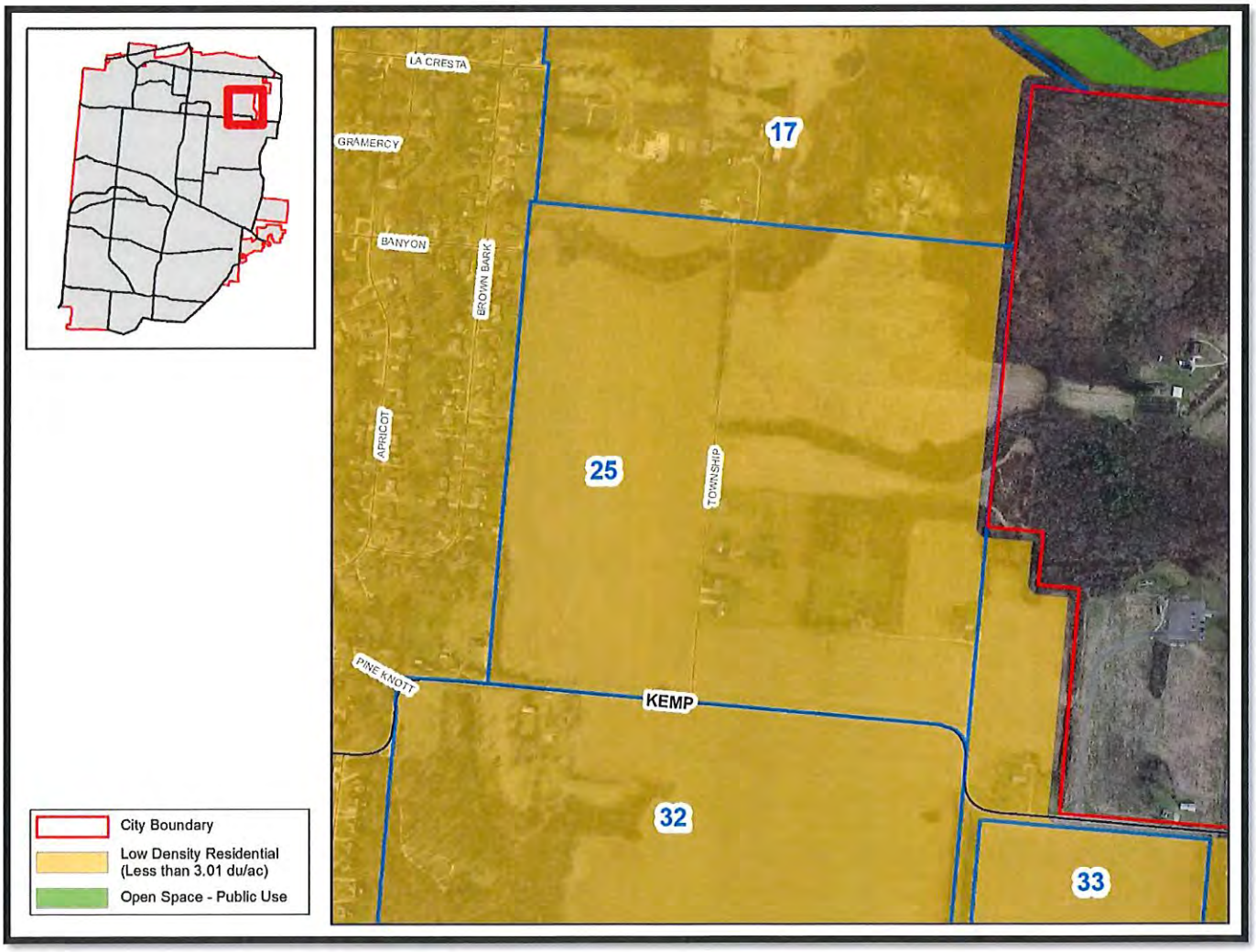
Several small streams come together near the middle of VPA 19, where there are ponds left from gravel pit excavations. That portion of the VAP is less attractive for construction, but the ponds could serve for storm runoff retention as well as be an aesthetic amenity for future development. Although, the creeks on VPA 19 can potentially flood, none have been designated regulatory floodplains.



Vacant Planning Area 25

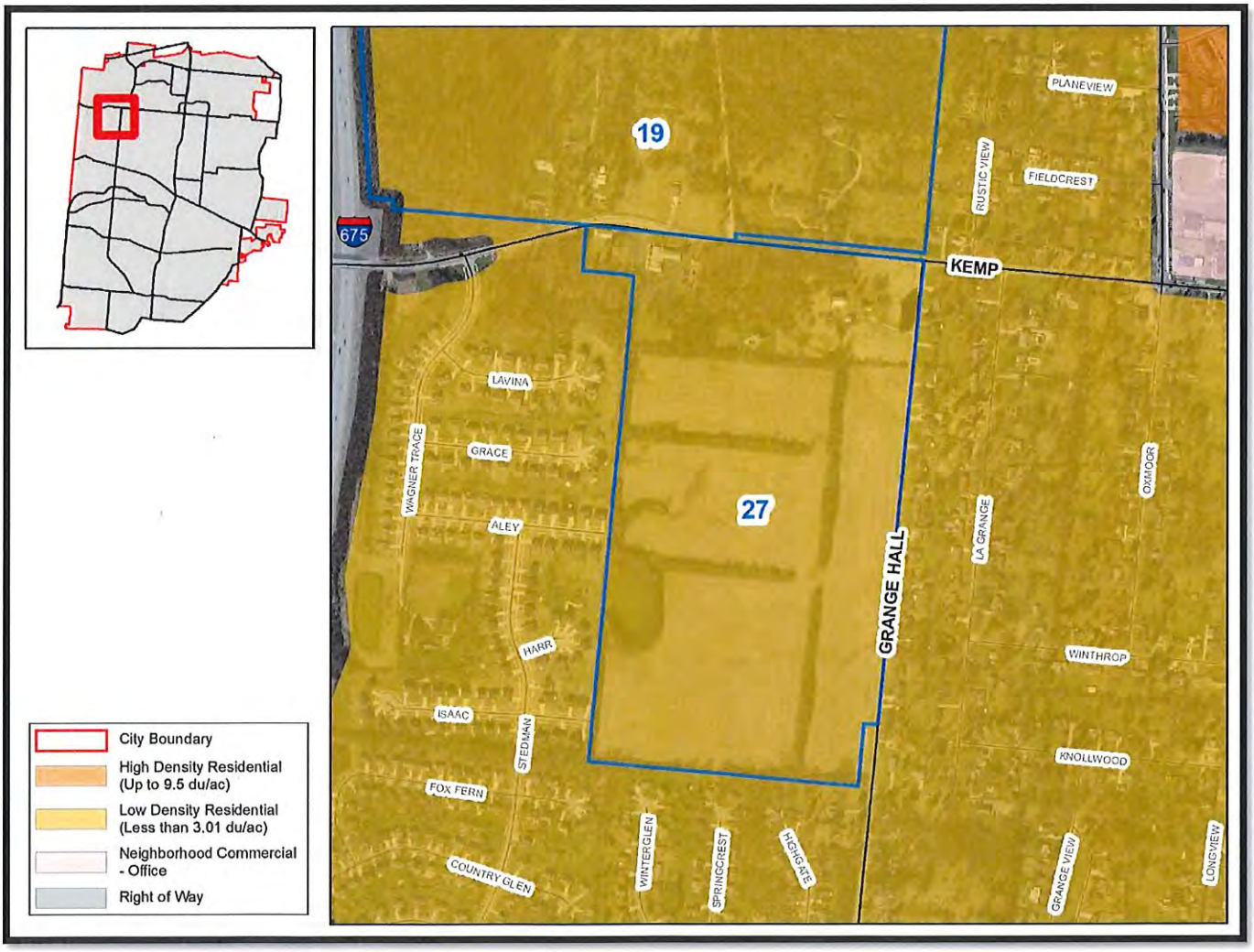
VPA 25, which is approximately 123 acres, is located north of Kemp Road at the eastern border of the City. The Zimmer Estates plat is adjacent to the west, Greene Valley Recreation Club is to the north and is accessed through the Greene Hills Estates plat via La Cresta Drive and an old dumpsite off of Township Road that runs north/south through the middle of VPA 25. There are several single family dwellings on acreage tracts within VPA 25. VPA 25 is designated for Low Density Residential use.

Thoroughfare access is one of the factors that limits VPA 25 from the designated future use. It is approximately 2.5 miles from a freeway entrance/exit and is accessed by an unimproved leg of Kemp Road that is recommended for realignment. Redesign and improvement of this section of Kemp Road should be in conjunction with development of VPA 25 and/or VPA 32.



Vacant Planning Area 27

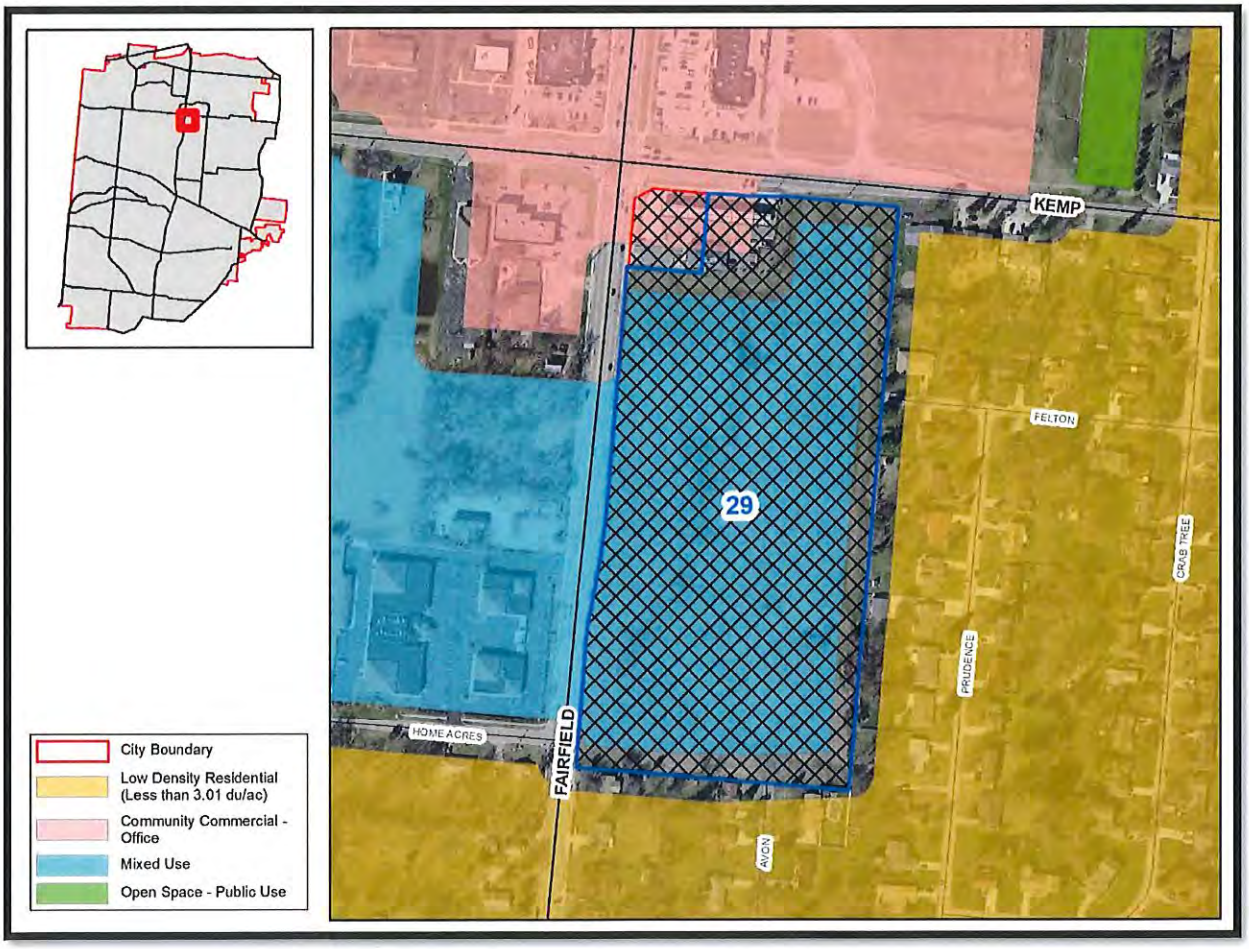
VPA 27, which is approximately 87 acres, is located on the southwest corner of the Kemp Road/Grange Hall Road intersection. It is bordered on the west by Wagner Trace subdivision and on the south by the Summerfield subdivision. Part of the VPA is developed for the Aley United Methodist Church on the south side of Kemp Road along with a few single family dwellings. In order to be compatible with the existing single family residences in Summerfield to the south and Pleasant Knolls to the east, the entire VPA is designated for Low Density Residential. Any large scale residential development should be contingent on roadway improvements on Kemp Road and~~/or~~ Grange Hall Road being in place or constructed as part of said development. Primary access to any development within this VPA should be located off Kemp Road. In effort to interconnect existing neighborhoods with any new development, secondary access points to Isaac and Aley Roads should be included. -None of the VPA is located within a designated floodplain.



Vacant Planning Area 29 ~~(PDA)~~

VPA 29, which is approximately 16 acres, is located at the southeast corner of the North Fairfield Road/Kemp Road intersection. The adjacent corner is already developed as a gas station/convenience store. To the south and east is the Fairlea subdivision plat, a low density residential neighborhood. With abundance of frontage on two major thoroughfares, as well has intense commercial to the north and Low Density Residential to the east, this VPA is designated as Mixed Use. Higher intensity, community-scale commercial should be focused toward North Fairfield and Kemp Roads, while low intensity neighborhood-scale commercial, office and residential should be focused more toward the eastern property line, with appropriate buffers for the residential properties to the east and south.

In order to avoid cut-through traffic between the different intensity uses, existing adjacent plat streets that stub-out at the southern (Avon Drive) and eastern (Felton Drive) borders of VPA 29 may best serve as emergency access only. The access control plan for North Fairfield Road shows two access points along the east side that fronts on North Fairfield Road and one access point along the northern border at Kemp Road. These access points may need to be modified as development occurs in order to line up with adjacent development access points.

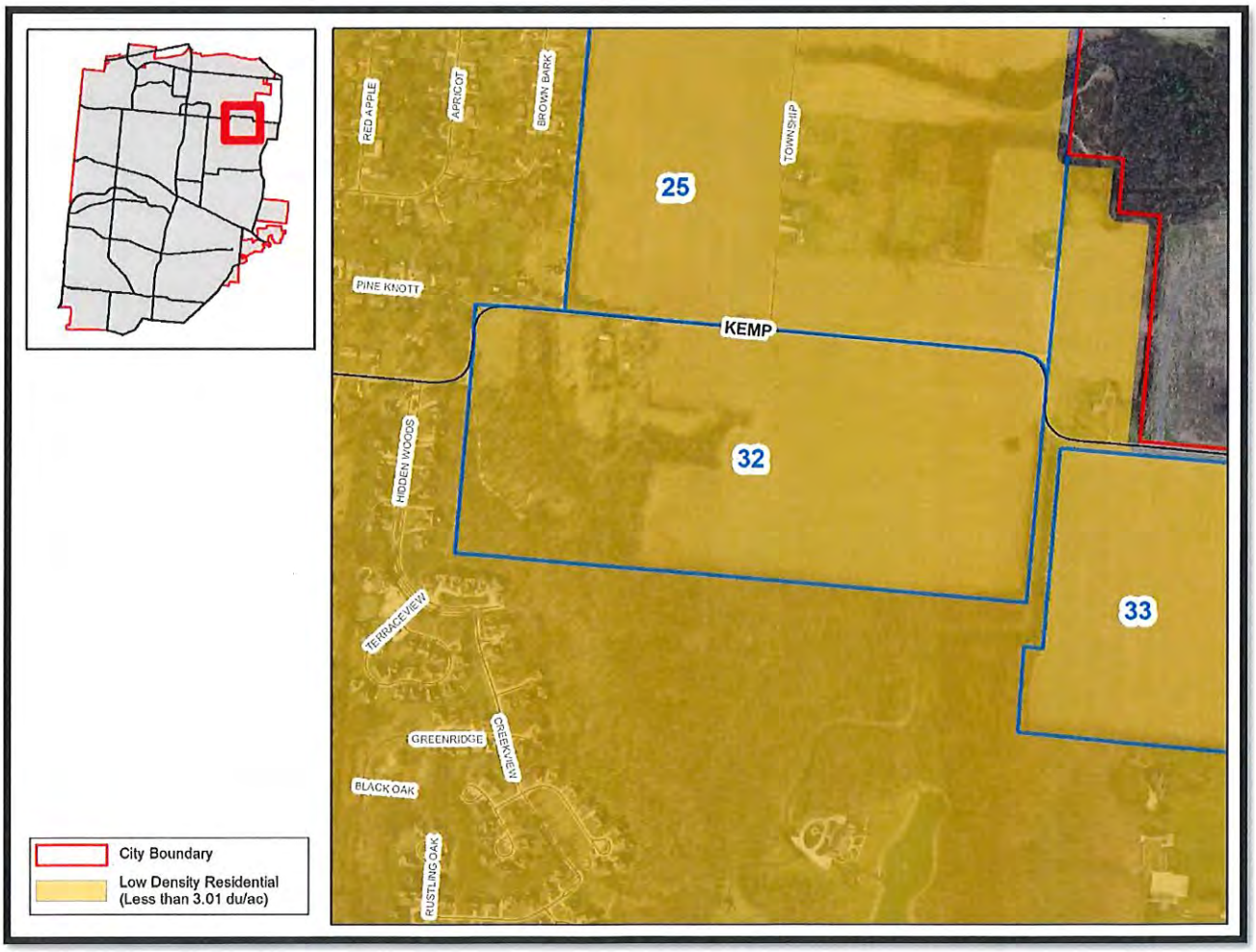


Vacant Planning Area 32

VPA 32, which is approximately ~~164~~ 74 acres, is located in the northeastern portion of Beavercreek, south of the double-jog segment in Kemp Road. It is bordered by VPAs 33 and 39 to the east, the Rustling Brook plat and large acreage home sites to the south, the Woods residential plat to the west, the Zimmer Estates plat to the northwest, and VPA 25 to the north across Kemp Road. VPA 32 is designated for Low Density Residential use.

Thoroughfare access is currently dependent on the unimproved segment of Kemp Road along the northern border, where it is considered a minor collector. Upgrading and realignment of Kemp Road at that location should be part of any major development within this VPA.

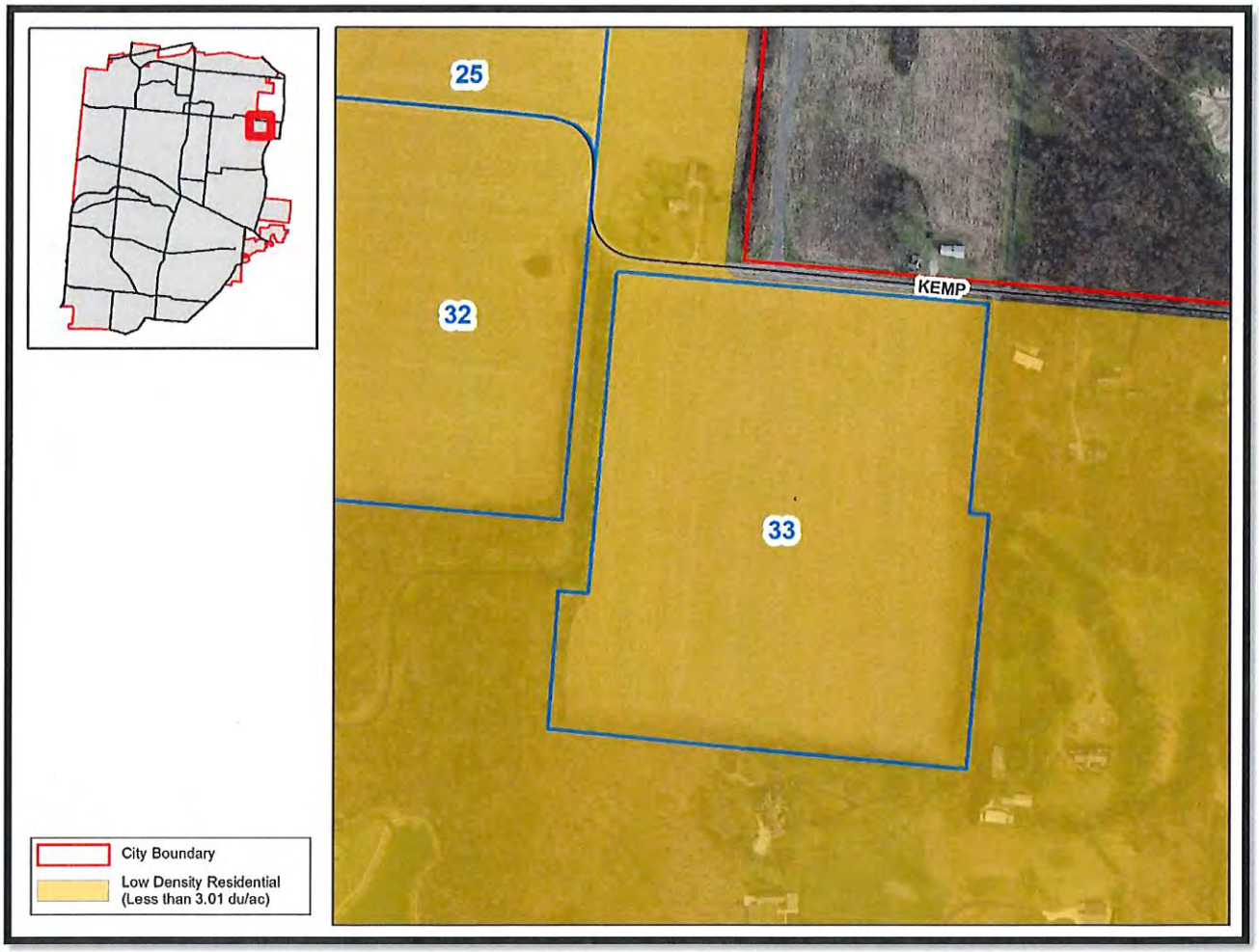
Small creeks run from north to south through the western portion of VPA 32, but none are designated regulatory floodplain.



Vacant Planning Area 33

VPA 33, which is approximately 37 acres, is one of the easternmost VPAs in the City, surrounded by agricultural land in the Township to the north, and large lot low density residential to the south, east and west. VPA 33 is designated for Low Density Residential.

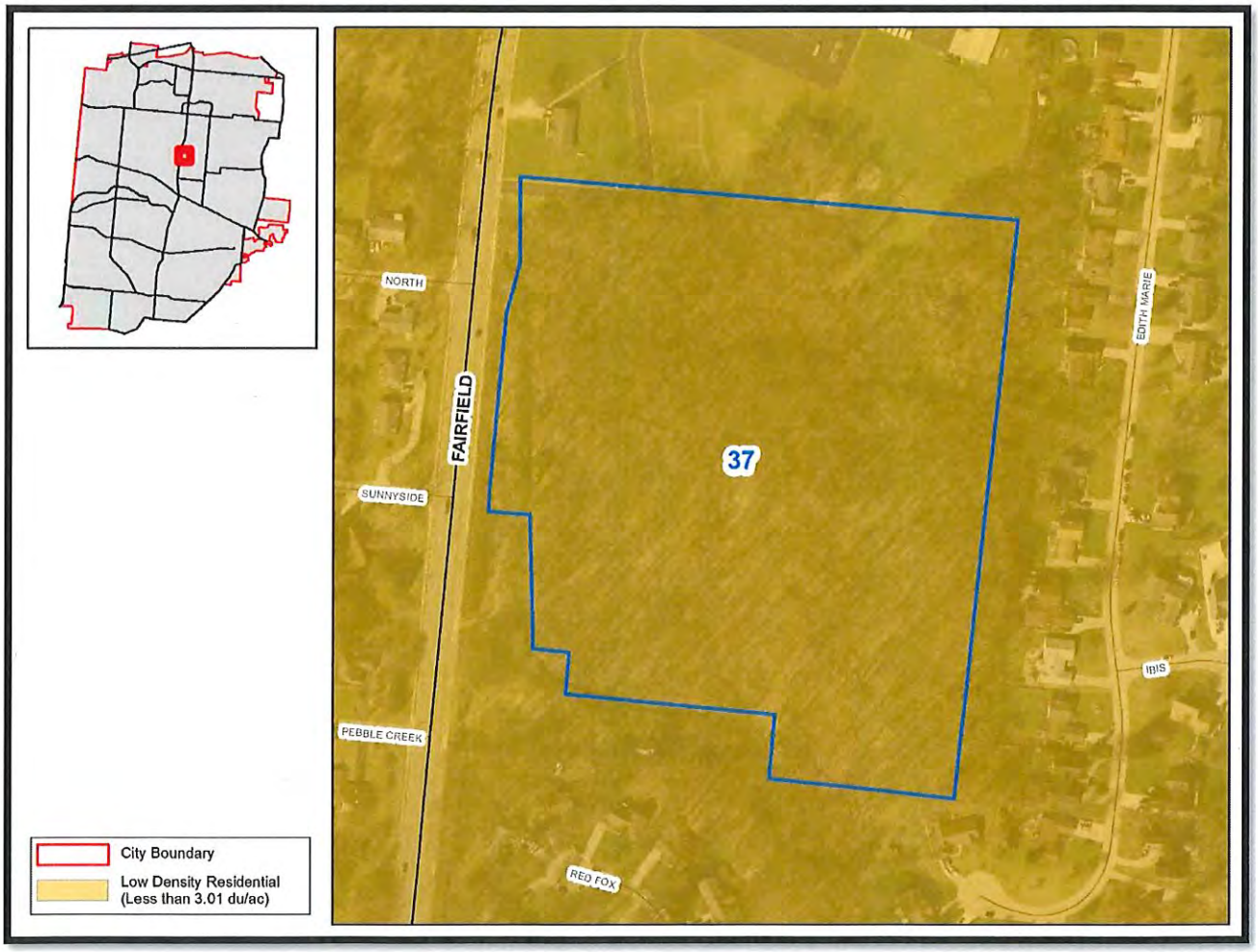
Thoroughfare access is from Kemp Road, an unimproved minor arterial, where it is approximately 3 miles to access either I-675 or US 35. Road improvements would be necessary for more intense use of VPA 33.



Vacant Planning Area 37

VPA 37, which is approximately 17 acres, is located south of the ~~Beavercreek~~ Be Home Church ~~of the Nazarene~~ along the east side of North Fairfield Road. Across North Fairfield Road to the west is the Sunny Acres residential plat. To the south is the Red Fox Woods residential plat and the Cox Brothers and Edinburgh Place plats are to the east/southeast. VPA 37 is designated for Low Density Residential use for compatibility with surrounding land use.

Roadway access must accommodate the locally designated regulatory floodplain of the creek that runs north to south along the western border of the VPA.

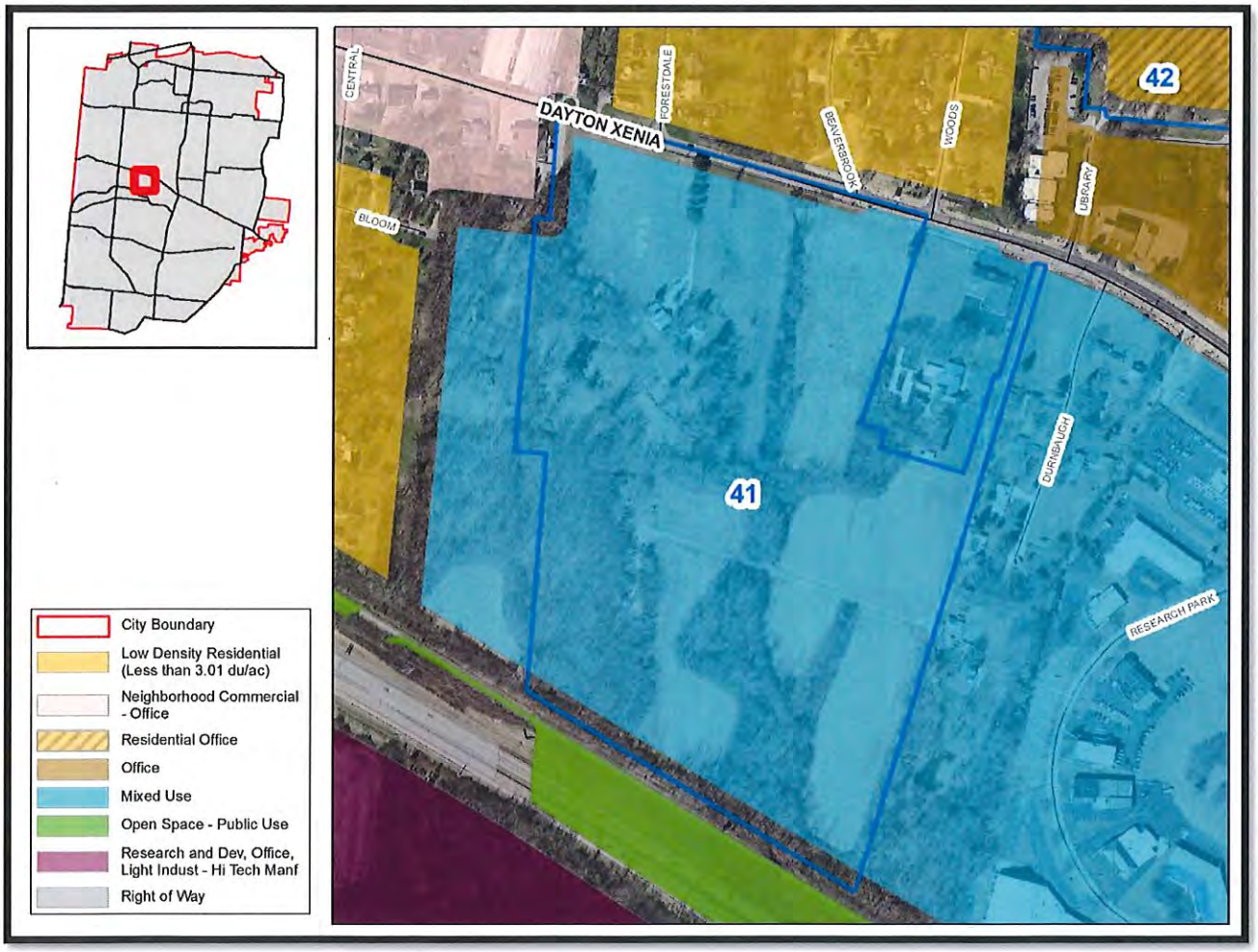


Vacant Planning Area 41 ~~(PDA)~~

VPA 41, which is approximately 44 acres, is one of the last remaining vacant areas left for development along Dayton-Xenia Road. It is located between the Knollwood Estates, Section 3 residential plat to the west and the South Haven residential plat to the east. The south side borders the Creekside Trail bike path ~~and~~ with visibility from U.S. 35. Across Dayton-Xenia Road to the north is the Knollwood Estates residential plat.

VPA 41 is designated for ~~Research and/or Office~~Mixed Use. This use designation is a continuation of the designation for the development to the east that contains the police station and the City's administrative offices. Development within this VPA should provide adequate screening and/or buffering where VPA 41 borders Low Density Residential uses.

Thoroughfare access ~~is~~for any development within this VPA should be primarily from Dayton-Xenia Road~~, which is anticipated to be widened in 2018~~. ~~Unless redeveloped, local street access from the adjacent existing plats is nonexisting, except for Bloom Drive to the west~~While there are no local streets directly connected to this VPA, direct connection to Research Park Drive, as well as the utilization Creekside Trail should be highly considered with any development project.

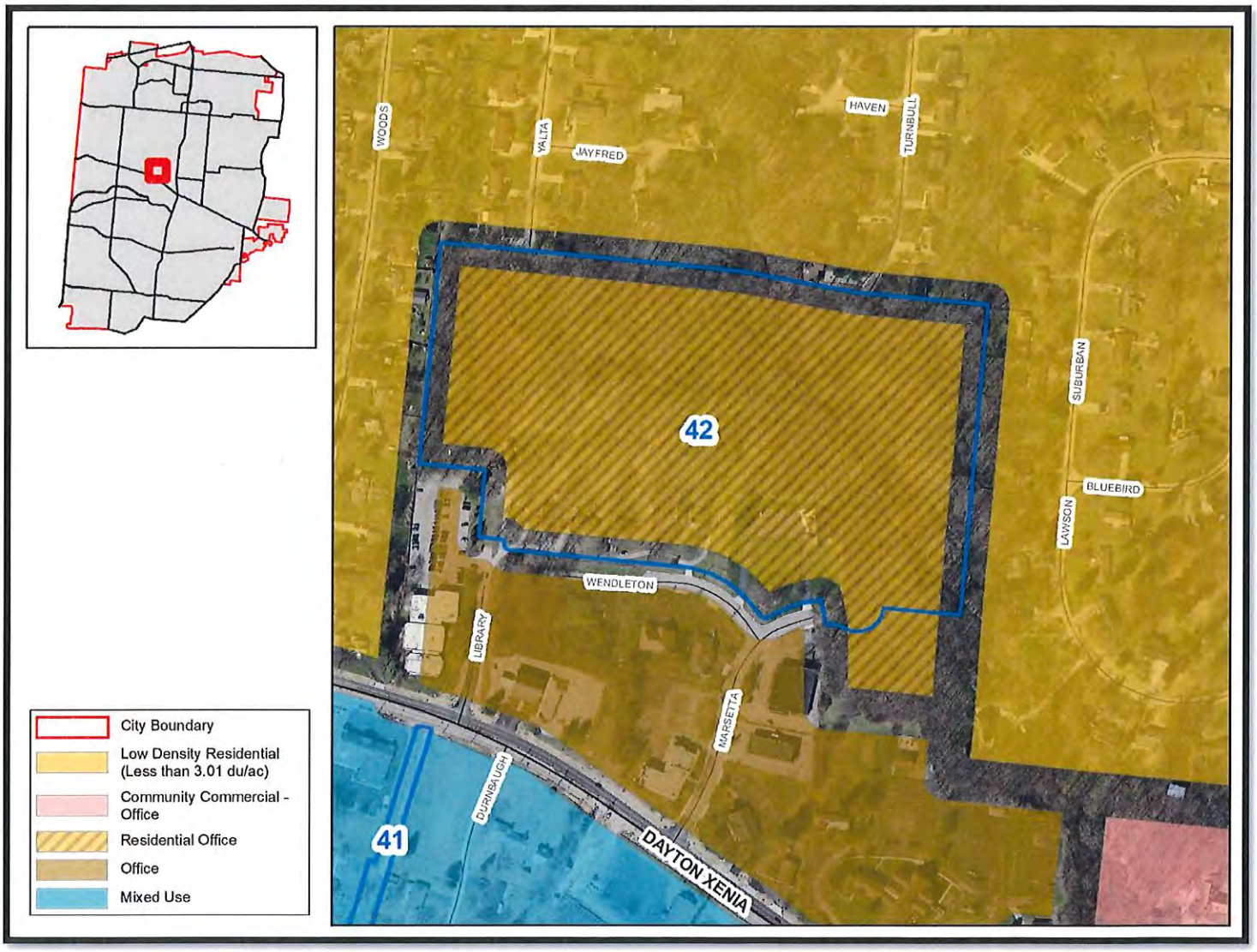


Vacant Planning Area 42

VPA 42, which is approximately 21 acres, is north of Marsetta Drive and Wendleton Lane in the Rest Haven (commercial/ office) plat, the Peace Lutheran Church, the Fifth/Third Bank, and the Greene County Public Library. It is south of the Tamalor Woods and Rest Haven residential plats, west of Country Acres, Section 1, and east of Knollwood Estates. VPA 42 is designated for Residential Office development.

Thoroughfare access is adequate for the designated use given both Marsetta Drive and Wendleton Lane are designed to collector road standards (60 foot wide right-of-way) that in turn access Dayton-Xenia Road. Local street access could occur via a southward extension of Yalta Drive from the north for Low Density Residential development or Residential-Office.

In order to screen/buffer any more intense office use from the adjacent Low Density Residential plats to the west, north and east, any development should maintain the existing woods, to the most practical extent possible.

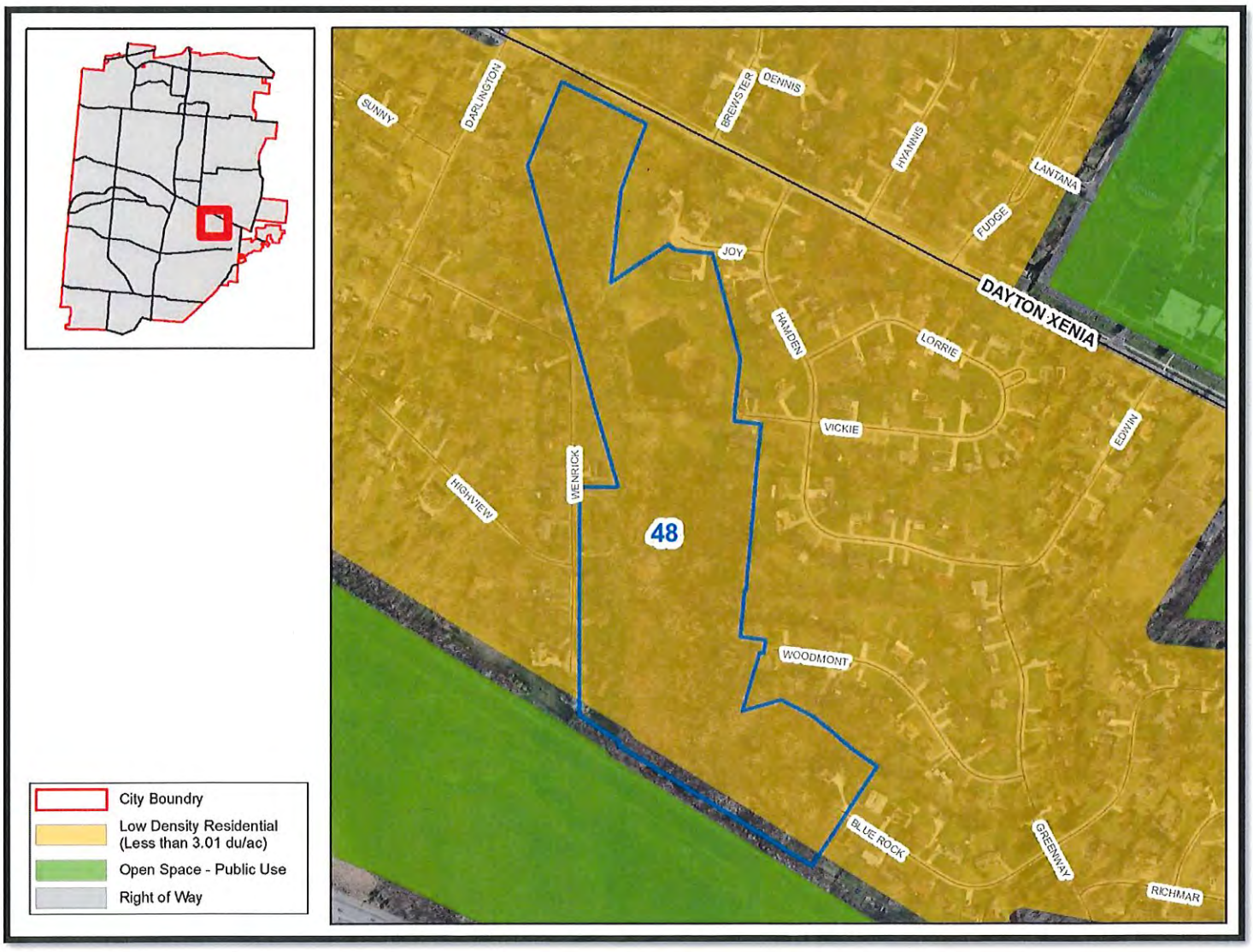


~~Vacant Planning Area 48~~

~~VPA 48, which is approximately 33 acres, is a collection of properties located south of Dayton-Xenia Road. It is between single family residential plats; Highview to the west and Ferguson Estates to the east. The southern border of VPA 48 abuts Creekside Trail.~~

~~If further developed, VPA 48 is classified as Low Density Residential, preferably at the lower end of the density range given that Bull Skin Run bisects it north to south.~~

~~There is a locally designated floodplain of the creek that flows north to south through VPA 48 on its way to the Little Beaver Creek south of Creekside Trail which limits developable area.~~



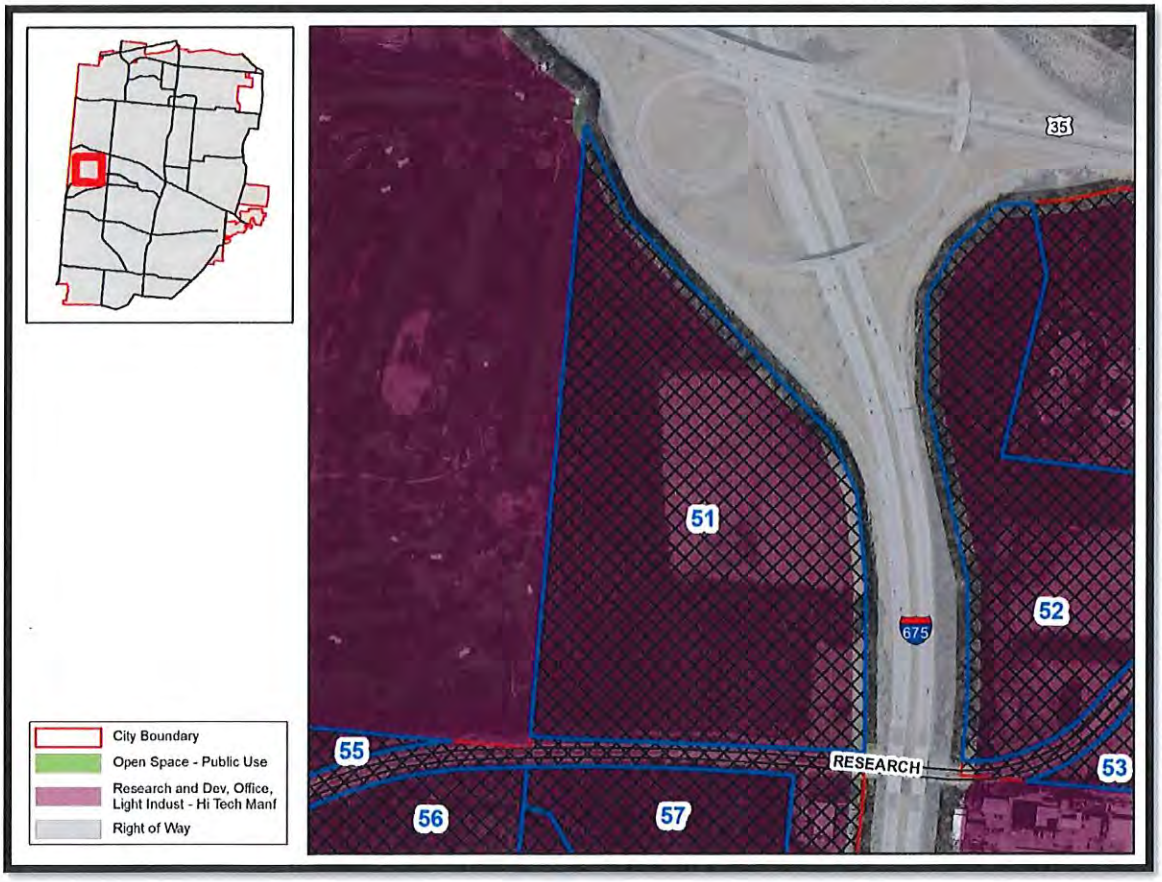
Vacant Planning Area 51

VPA 51, which is approximately 54 acres, is a triangular-shaped property located southwest of the I-675/U.S. 35 interchange within Miami Valley Research Park. It is bordered to the west by the Walnut Grove Country Club. Frontage is along the north side of Research Boulevard (S.R. 835) all across the southern border.

VPA 51 is designated entirely for Research and Development -- Office, Light Industrial - High Tech. Manufacturing development.

Thoroughfare access is facilitated by Research Boulevard (S.R. 835). From its location, VPA 51 is approximately 2.0 miles from the partial interchange at U.S. 35 and 2.8 miles from the I-675/Indian Ripple Road full interchange. The Thoroughfare Plan does, however, recommend that a minor collector road be built through VPA 51 to connect Linden Avenue to the north and Research Boulevard to the south, the existing segment of which now serves as a driveway access to Universal Energy Systems, Incorporated. It would, however, require acquisition of right-of-way across the northeast corner of Walnut Grove Country Club.

A small, narrow portion of floodplain fringe exists along the southern border of the VPA.

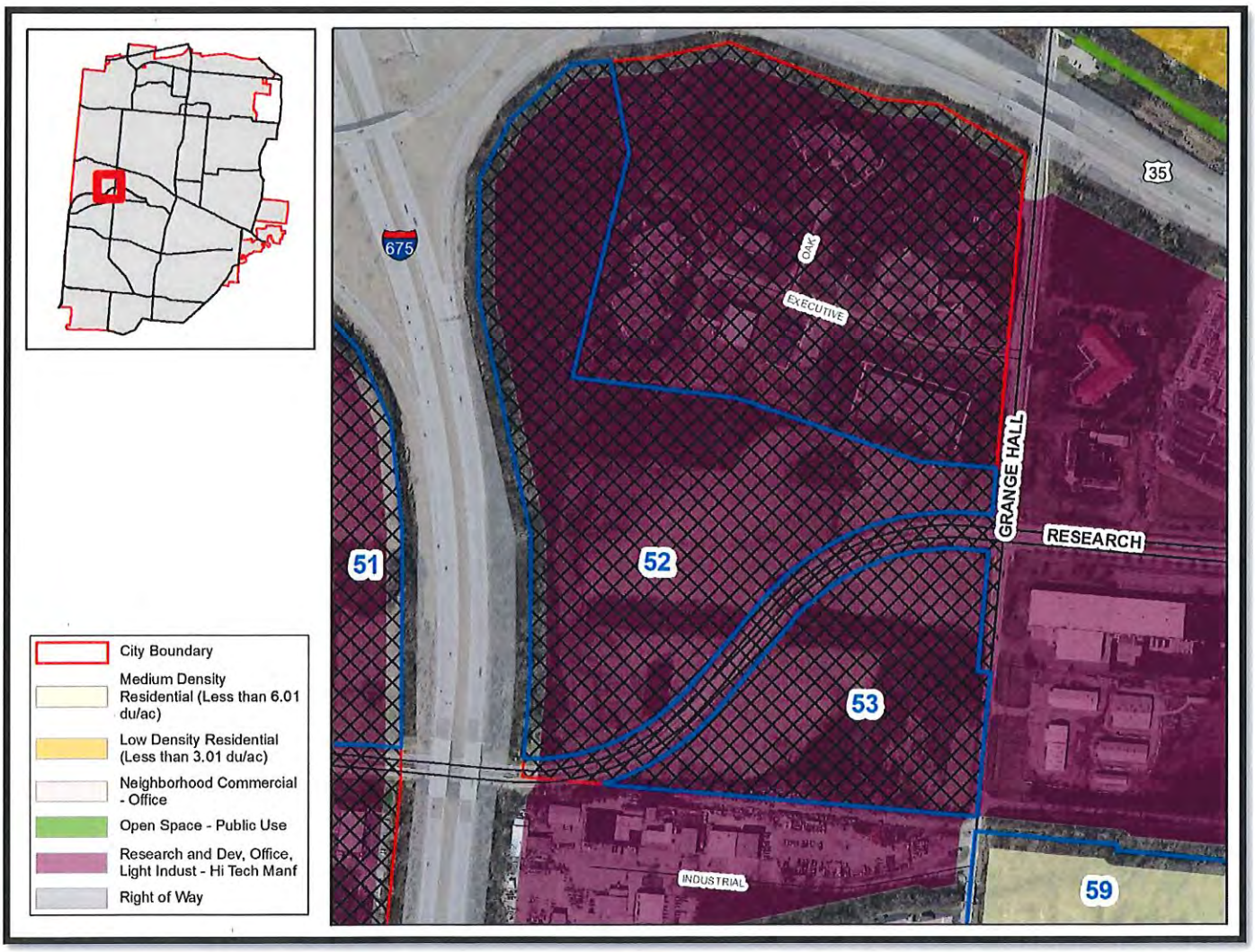


Vacant Planning Area 52

VPA 52, which is approximately 34 acres, is located north of Research Boulevard, between I-675 to the west and Grange Hall Road to the east. The Apple Valley Business Park is to the north. It is designated for Research and Development -- Office, Light Industrial - High Tech. Manufacturing.

Thoroughfare access to VPA 52 is via Research Boulevard along the southern border. At that location, it is 1.4 miles from the partial interchange at U.S. 35 and 1.6 miles from the partial interchange with U.S. 35 at Dayton-Xenia Road/Linden Avenue. Otherwise, it is approximately 3.0 miles from the I-675 full interchange at Indian Ripple Road.

A narrow portion of VPA 52 is located within the floodplain of the Little Beaver Creek.

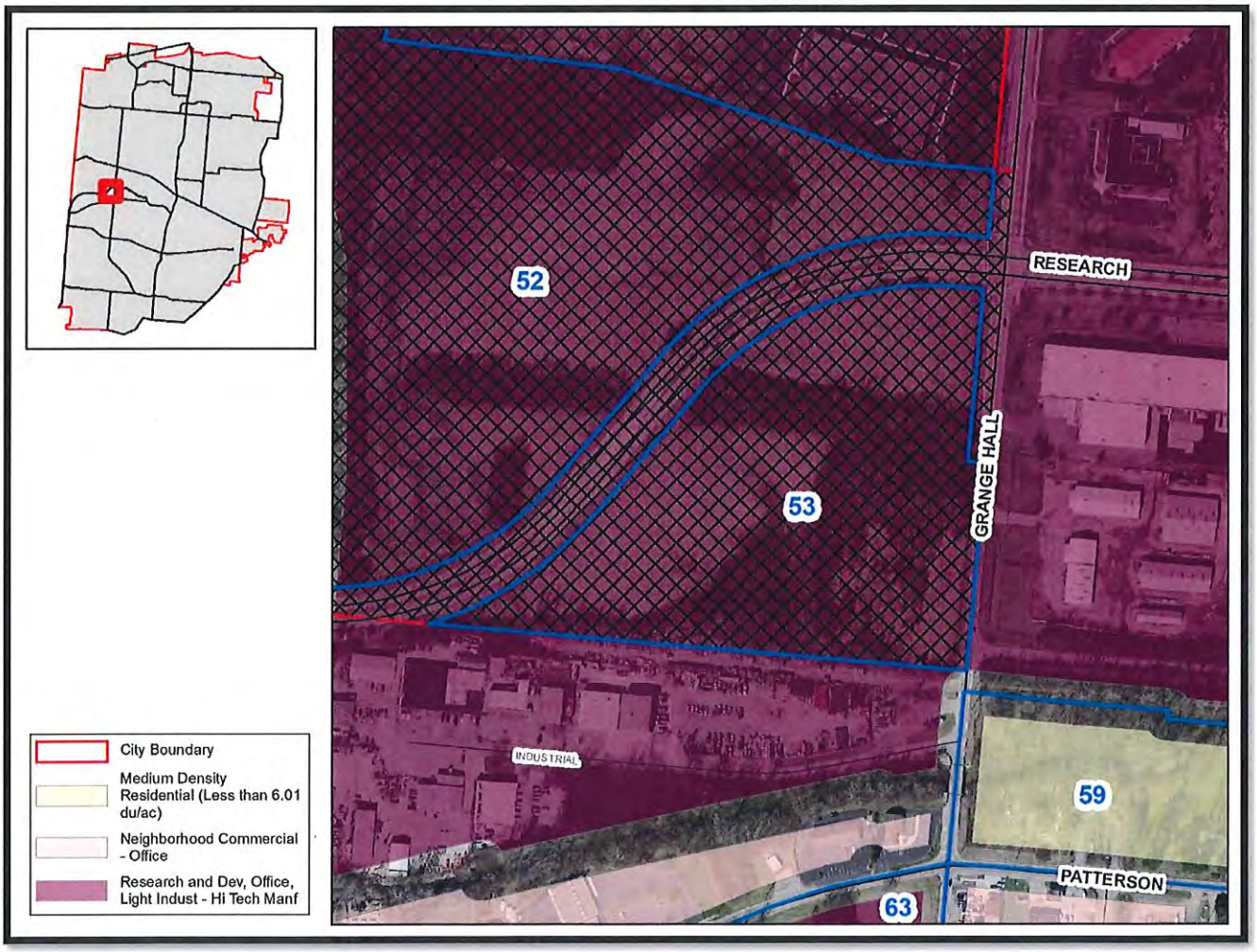


Vacant Planning Area 53

VPA 53, which is approximately 15 acres, is a triangular-shaped area in Research Park that is located southeast of the I-675/U.S. 35 interchange. It is bordered along the northwest side by Research Boulevard, along the east side by Grange Hall Road, and to the south by the Woodhaven Industrial Park on Industrial Lane. VPA 53 is designated for Research and Development -Office, Light Industrial - High Tech. Manufacturing uses. Development of such uses would be compatible with the same types of uses that surround the VPA.

Thoroughfare access can occur from Research Boulevard and Grange Hall Road. From either road, access to U.S. 35 partial interchanges with Research Boulevard and Linden Avenue/ Dayton-Xenia Road is 1.4 miles away. Grange Hall Road should be upgraded in conjunction with VPA 53 development.

Nearly all of VPA 53 is located within the floodplain of the Little Beaver Creek.



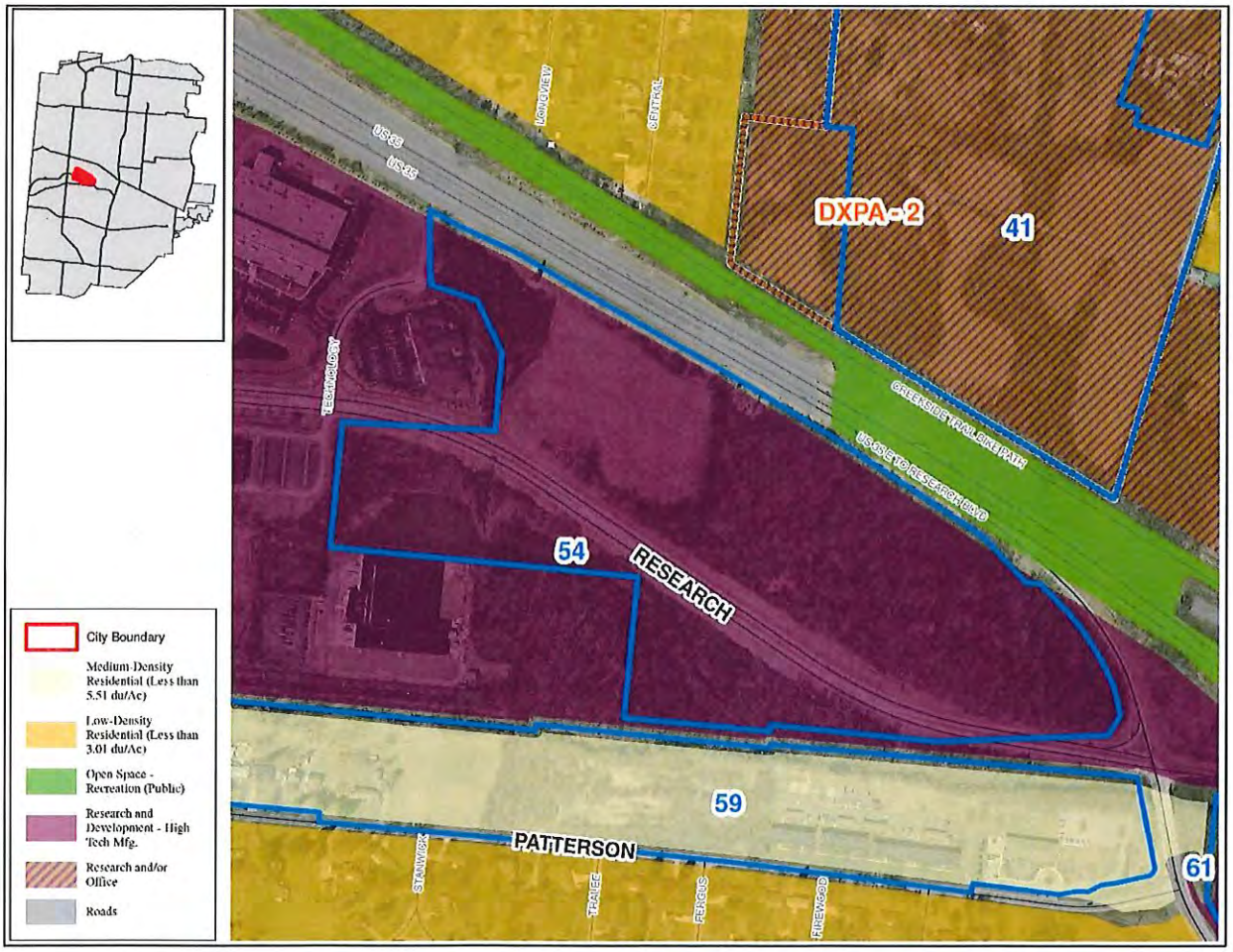
~~Vacant Planning Area 54~~

~~VPA 54, which is approximately 48 acres, is bordered by Research Boulevard to the south, U.S. 35 to the north, Technology Way to the west, and the eastbound off-ramp of the Research Boulevard/U.S. 35 partial interchange to the east.~~

~~VPA 54 is designated for Research and Development - High Tech. Manufacturing use. Because of its location within Miami Valley Research Park, and adjacent to the west and south by the same types of uses are some other supportive reasons for the uses designated for VPA 54.~~

~~Thoroughfare access for VPA 54 is provided by Research Boulevard and Grange Hall Road. VPA 54 is approximately 1.5 miles from the U.S. 35/ Dayton-Xenia Road partial interchange and 0.8 miles from the interchange at U.S. 35/ North Fairfield Road.~~

~~The portion of VPA 54 south of Research Boulevard is located entirely within the floodplain.~~



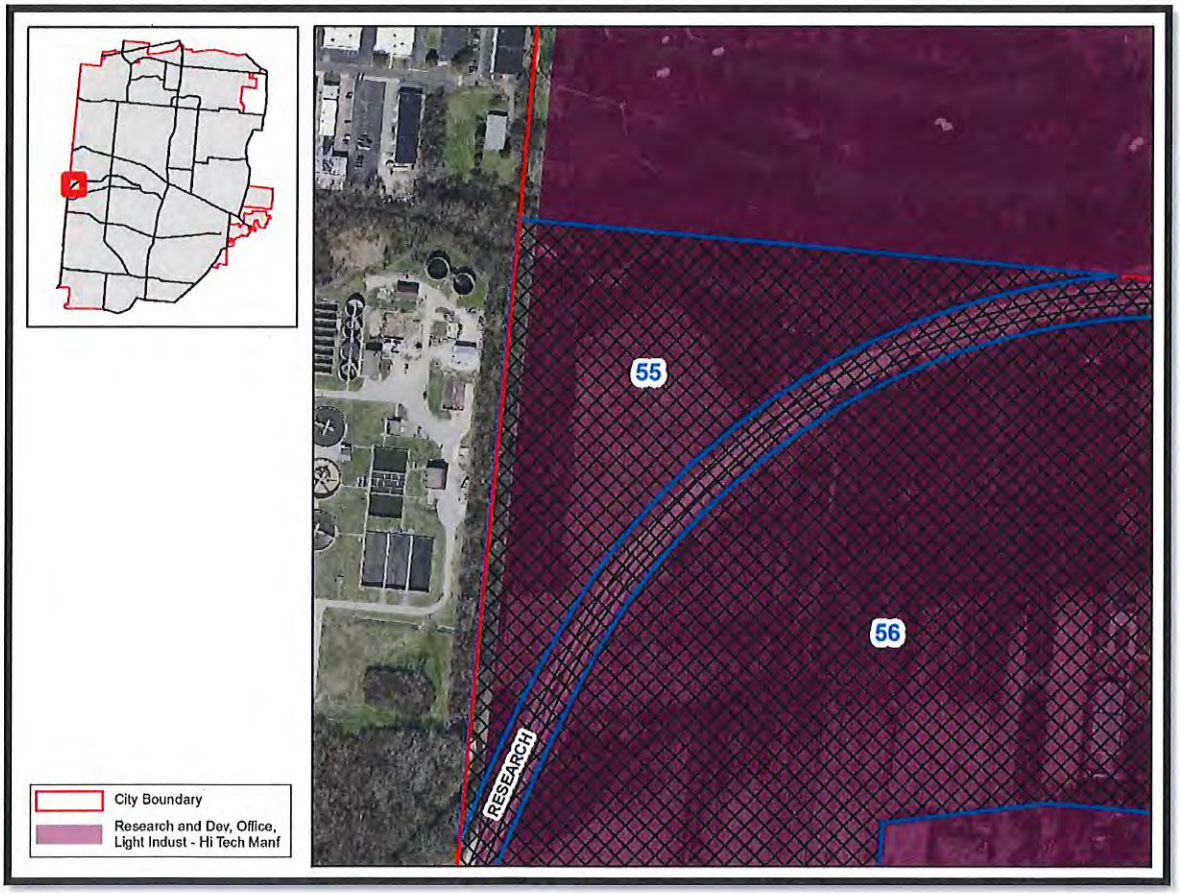
Vacant Planning Area 55

VPA 55, which is approximately 20 acres, is a triangular-shaped area located along the northwest side of the curve in Research Boulevard at the western border of the City. The western edge is the Montgomery/Greene County border and the Walnut Grove Country Club is to the north.

VPA 55 is designated for Research and Development -- Office, Light Industrial - High Tech. Manufacturing use. The same types of uses exist to the northwest on Plainfield Drive in the adjacent City of Kettering and in VPA 56 to the southeast. The golf course to the north is compatible as a buffer to urban residential uses in Riverside far to the northwest.

Thoroughfare access is provided along the southeast border by Research Boulevard (S.R. 835). At that location along the principal arterial, it is approximately 2.3 miles to the full interchange at I-675 and Indian Ripple Road and 2.5 miles from the U.S. 35/Dayton-Xenia Road partial-interchange to the north.

All of VPA 55 is located within the floodplain of the Little Beaver Creek, which flows through the area from west to east.



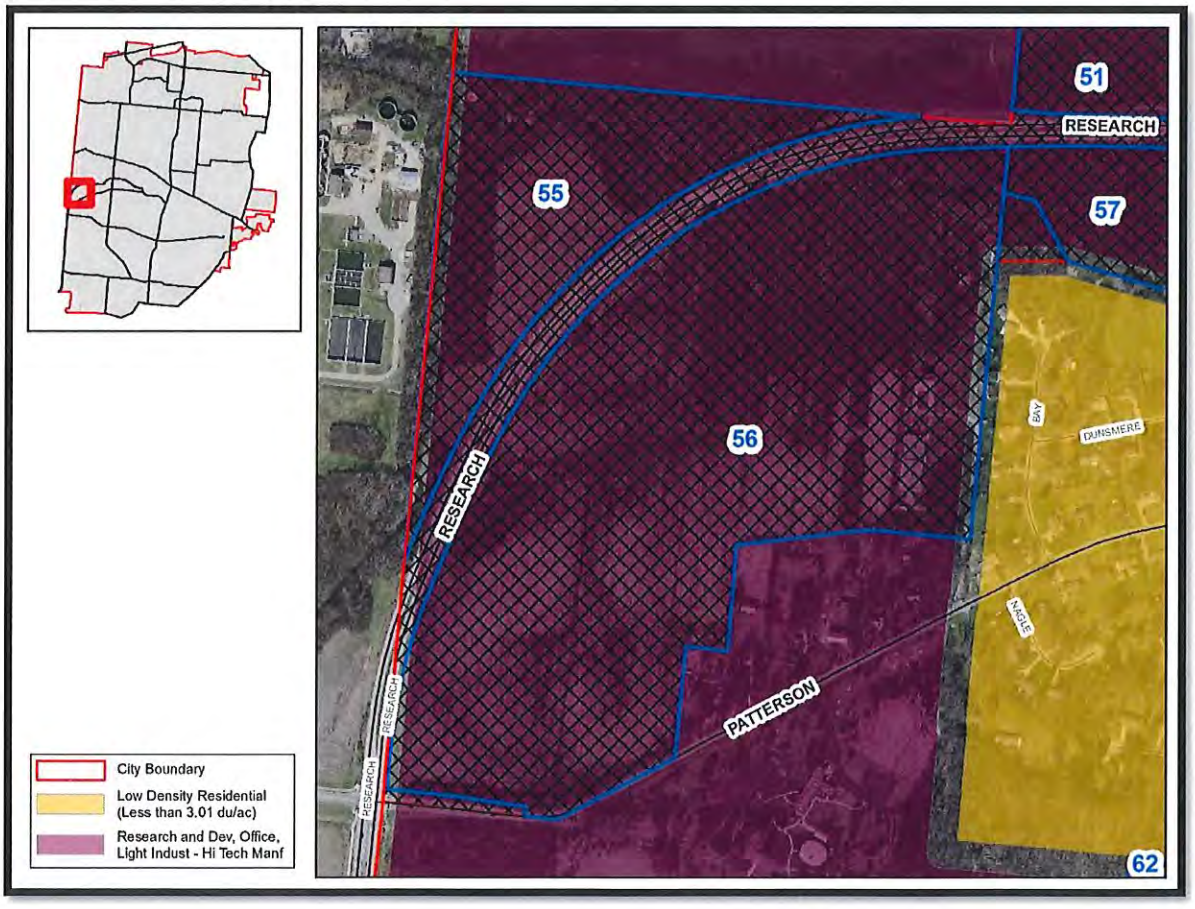
Vacant Planning Area 56

VPA 56, which is approximately 67 acres, is located north of Patterson Road across from Mount Saint John, along the southeast side of the curve in Research Boulevard, and west of VPA 57 and the Patterson Road Estates residential plats.

All of VPA 56 is designated for Research and Development ~~-~~ Office, Light Industrial - High Tech. Manufacturing. An effective type of screening would be necessary to buffer any designated uses from home sites to the east and from any future remaining homes along Patterson Road in the VPA ~~if~~ while they are ~~retained~~ used as Low Density Residential ~~use~~.

Thoroughfare access is provided by Research Boulevard (S.R. 835). Access to Research Boulevard is controlled by pre-designated cuts in the grassed median where left turn lanes have already been installed. Access could occur onto Patterson Road along the southern border of VPA 56, although it is not recommended to mix traffic from this designated use area with that associated with the adjacent residential area. Patterson Road is only recommended for emergency access to VPA 56. VPA 56 is approximately 2 miles from the U.S. 35/Dayton-Xenia Road partial interchange to the west and 2.2 miles from the I-675/Indian Ripple Road full interchange to the south.

All of VPA 56 is located within the floodplain of the Little Beaver Creek. Thus, any development will need to address code requirements for flood proofing and/or runoff control.



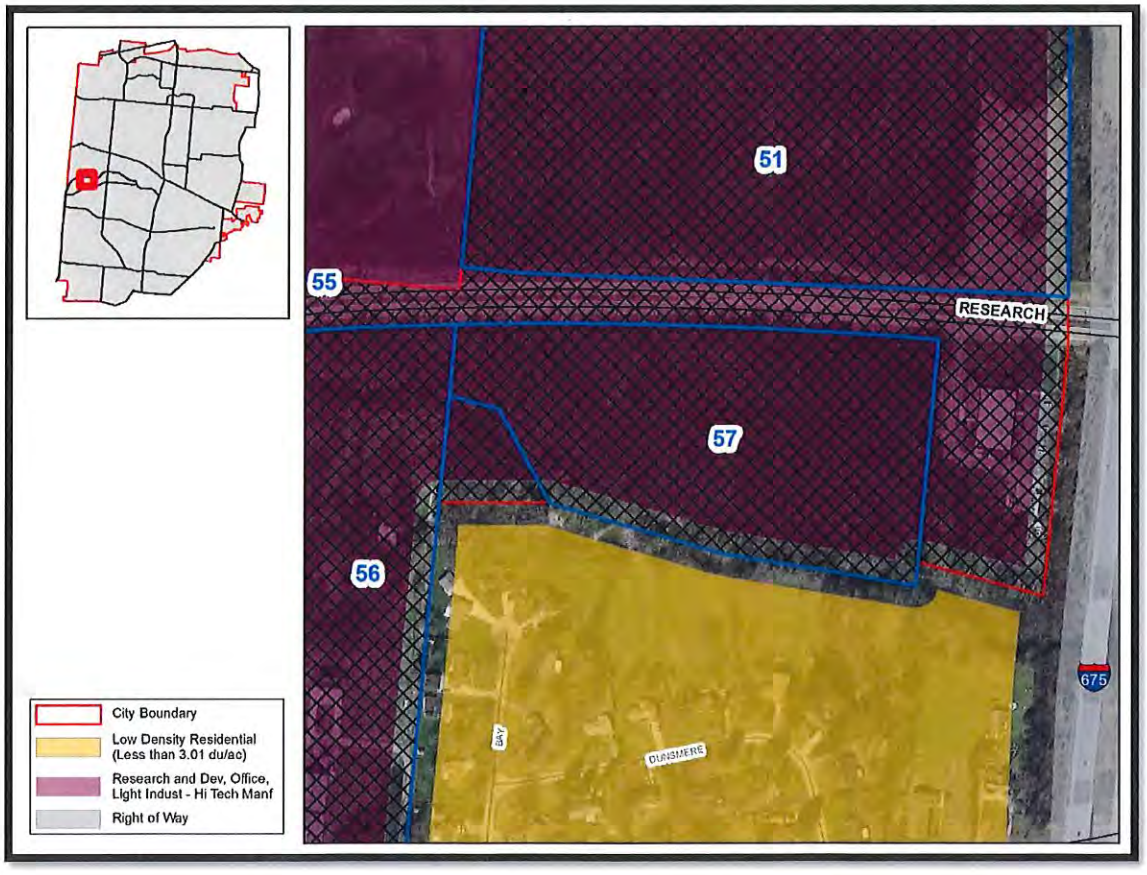
Vacant Planning Area 57

VPA 57, which is approximately ~~15~~ 12 acres, is one of the smaller vacant parcels in Research Park. It is a rectangular-shaped area bordered by Research Boulevard to the north, the Patterson Road Estates residential plat and the Little Beaver Creek to the south, I-675 to the east, and VPA 56 to the west. The residential designated portion (Patterson Road Estates, Section 5) is located between the Little Beaver Creek at the north and the existing Patterson Road Estates lots to the south.

VPA 57 is designated most suitable for Research and Development ~~-~~ Office, Light Industrial ~~-~~ High Tech. Manufacturing uses. The area south of Little Beaver Creek is designated Low Density Residential, so appropriate screening should be considered when developing this site. The presence of the Little Beaver Creek across the southern border will help buffer the designated use to the north from the existing residential plat to the south.

Thoroughfare access is entirely from Research Boulevard along the northern border. Access is controlled by pre-designated cuts in the median for provision of left-turn movements. VPA 57 is approximately 2 miles from the U.S. 35/Dayton-Xenia Road partial interchange and 2.8 miles away from the I-675/Indian Ripple Road full interchange.

All of VPA 57 is located within the floodplain of the Little Beaver Creek. Thus, any development must meet requirements for floodplain development and runoff control.



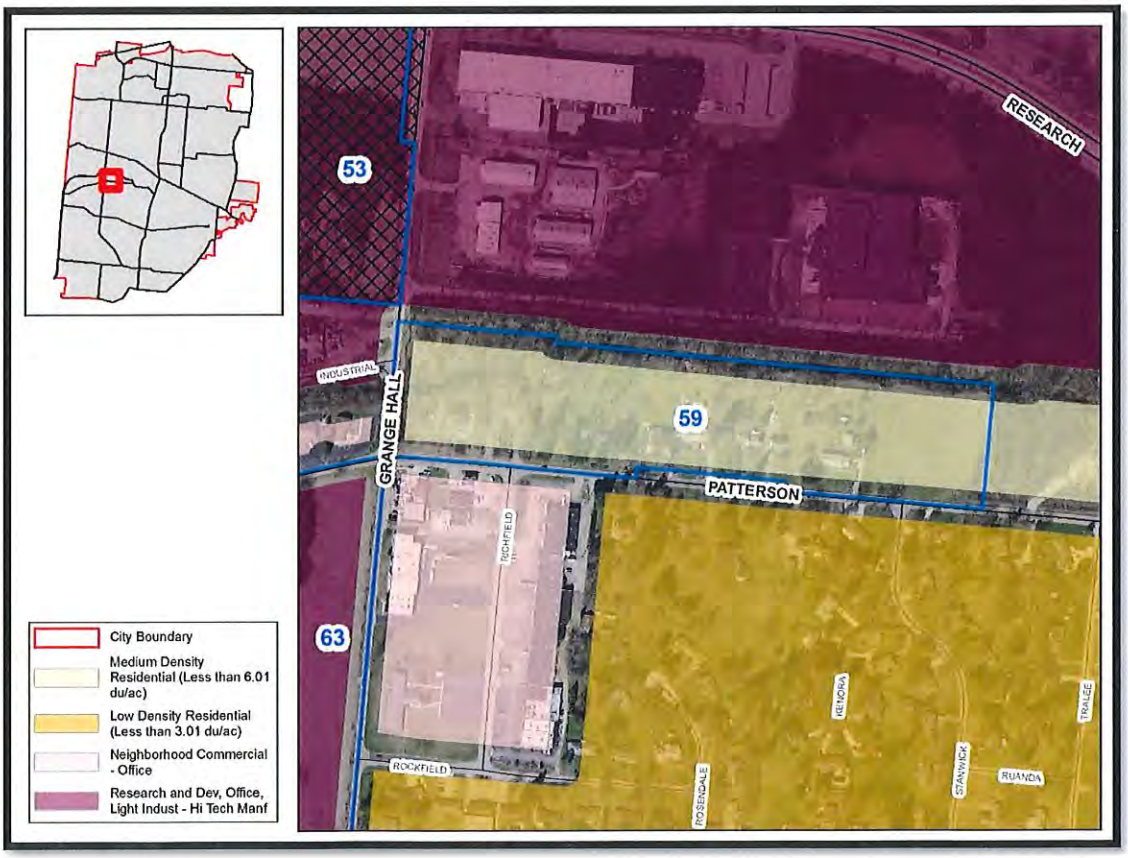
Vacant Planning Area 59

VPA 59, which is approximately ~~35~~ 15 acres, is a partially-developed, narrow, rectangular strip of properties that is located along the north side of Patterson Road. It is south of the Miami Valley Research Park, east of Grange Hall Road, and west of the intersection of Patterson Road and Research Boulevard. Several single and multi-family home sites (Gardens Plat) exist throughout VPA 59.

VPA 59 is designated for Medium Density Residential partly because it would be compatible with apartments that exist adjacent to the east and residential uses to the south, but also because of its narrow configuration and small size ~~in relation~~relative to the extensive amount of site preparation involved are conditions that can be addressed by that scale of development and use. Patterson Road would serve as a physical edge division to buffer such use from the existing residential plat (Woodhaven) to the south and the Little Beaver Creek would buffer it from the industrial uses to the north.

Thoroughfare access is via Patterson Road, an unimproved residential collector.

More than one-half of VPA 59 is located within the floodplain or floodway of the Little Beaver Creek which flows from west to east along the northern border. Thus, any development must satisfy code requirements for flood hazard mitigation and runoff control.



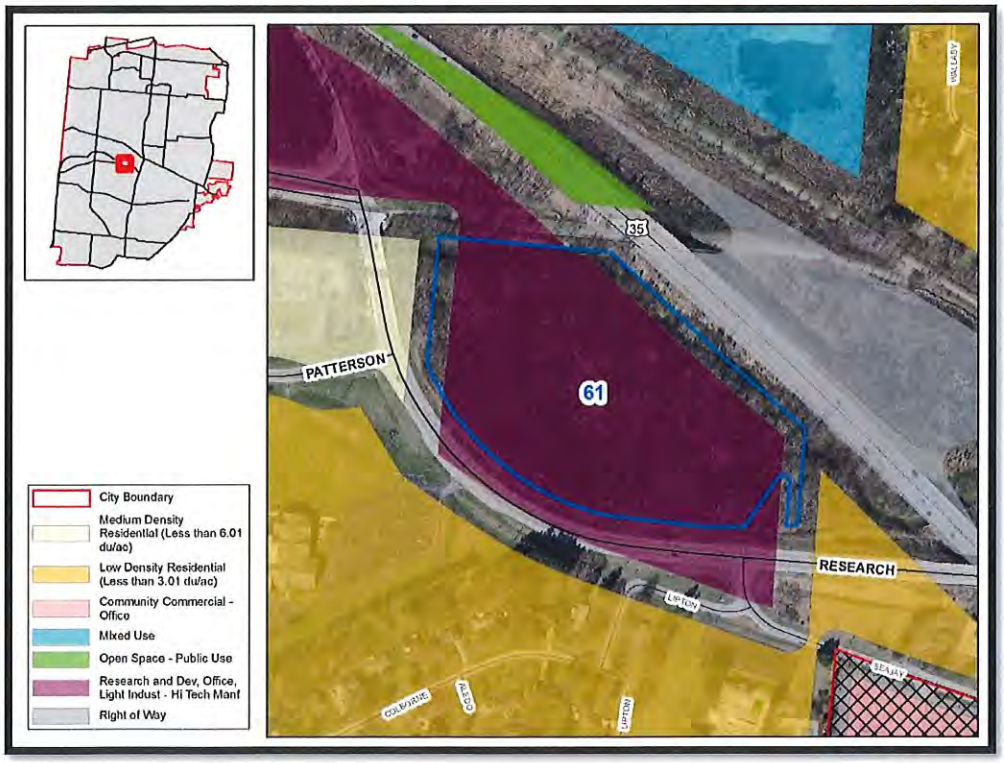
Vacant Planning Area 61

VPA 61, which is approximately 12 acres, is an irregular, curve shaped area made up of a large lot that is located between Patterson Road to the south and the U.S. 35/Research Boulevard to the north. It is bordered by VPA 54 to the northwest, the Greater Dayton Islamic Foundation and Patterson Park Church to the west, the Woodhaven Swim Club and residential plats to the south, a used vehicle dealership to the southeast, and a banking office to the east.

VPA 61 is designated for Research and Development - Office, Light Industrial - High Tech. Manufacturing. Development in this area will have to address floodplain concerns as well as potential impacts to residential development to the south and traffic flow at Research Boulevard and Patterson Road intersection.

Thoroughfare access via the partially improved segment of Patterson Road is supportive of the designation for Research and Development -Office, Light Industrial - High Tech. Manufacturing use given its locational convenience for community as well as freeway accessibility. Thoroughfare access should be designed to align as much as possible with Patterson Park Church access points across the road in order to minimize through traffic disruption.

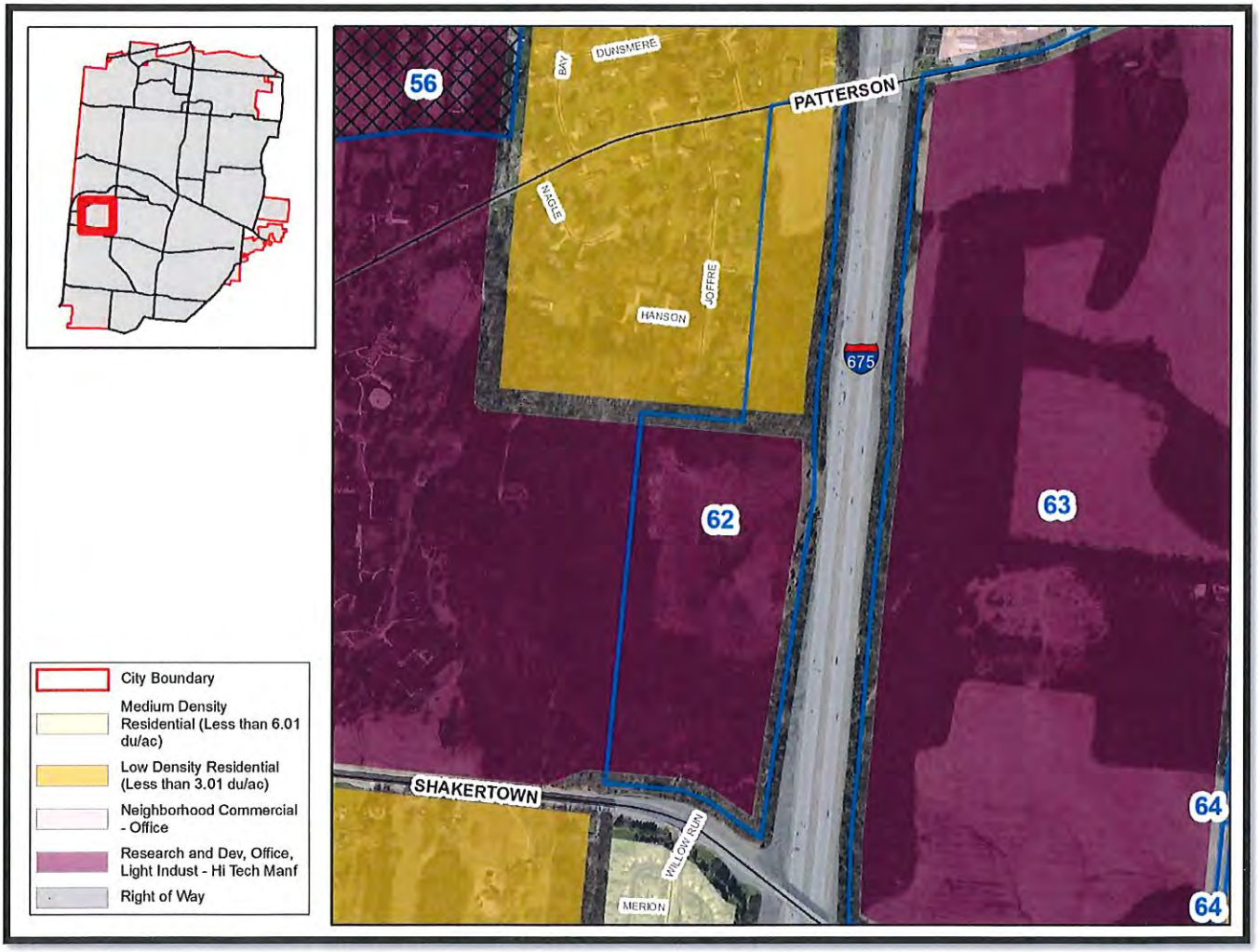
All of VPA 61 is either located within the regulatory floodway or flood-fringe of the Little Beaver Creek. Therefore, any development of VPA 61 will be required to satisfy code requirements for flood hazard mitigation and runoff control without adverse impact. ~~Filling has been slowly occurring on a portion of VPA 61 in preparation for it to become a buildable site by elevating the property out of the floodplain.~~



Vacant Planning Area 62

VPA 62, which is approximately 38 acres, is located between Patterson Road to the north, Shakertown Road to the south, I-675 to the east, along with the Bergamo complex.

VPA 62 is designated partially for Research and Development -- Office, Light Industrial - High Tech. Manufacturing and partially for Low Density Residential. This designation is consistent with surrounding land use designations directly across I-675 to the east and to the west by other properties controlled by the Miami Valley Research Park. The Miami Valley Research Park owns land all around the VPA. Any potential cessation of current uses at the Mount Saint John complex may call for the consideration of non-residential uses given that adequate buffering and other features can be provided. Thoroughfare access for VPA 62 is facilitated by Patterson Road to the north, County Line Road to the west, and Shakertown Road to the south.

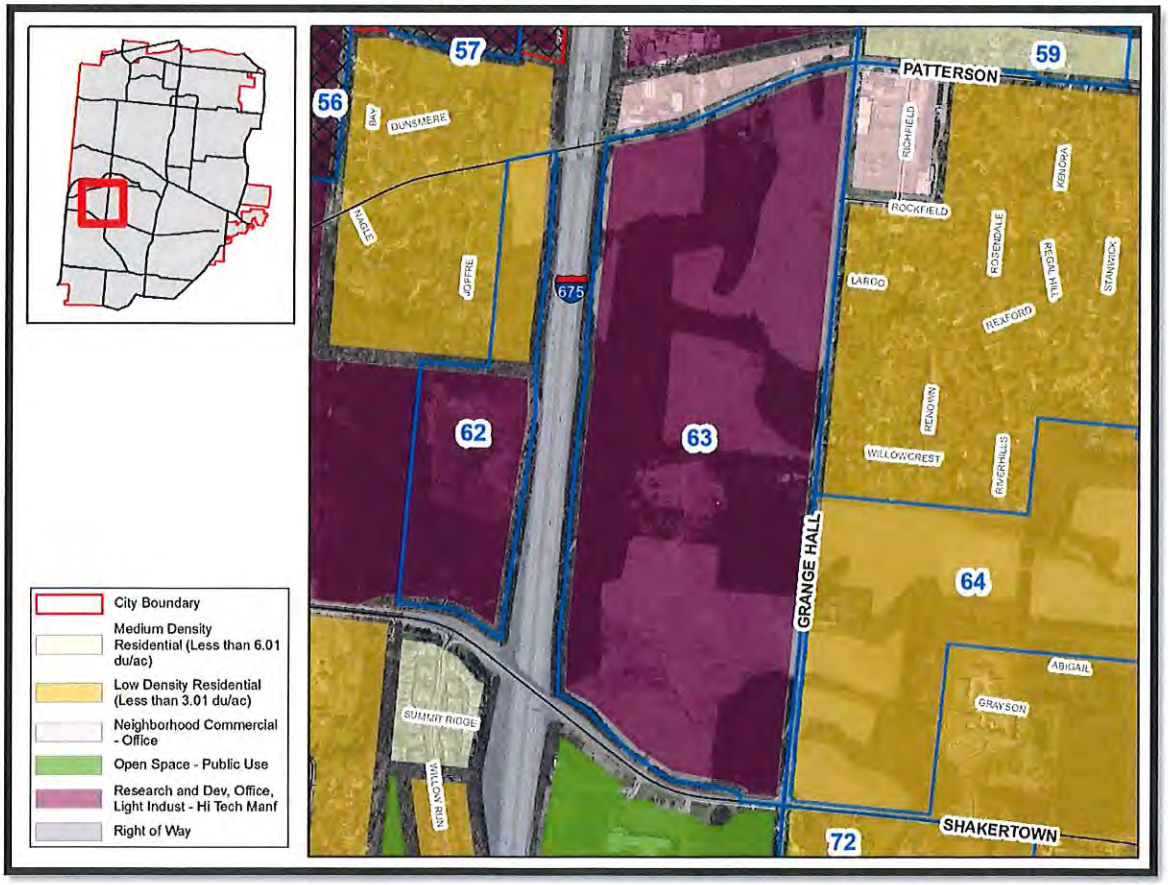


Vacant Planning Area 63

VPA 63, which is approximately 158 acres, is a large rectangular-shaped area in Research Park consisting of a few properties. All but 10 acres of the VPA is owned by Miami Valley Research Foundation. It is bordered by Patterson Road to the north, Shakertown Road to the south, Grange Hall Road to the east, and I-675 to the west. It is adjacent to a mixture of uses along Patterson to the north, Ankeney Middle School to the south, and to Richfield Center commercial/industrial area, Woodhaven residential plat, and VPA 64 to the east.

VPA 63 is one of the larger tracts of land in Beavercreek owned by the Miami Valley Research Foundation and is envisioned by the foundation as being developed in use as part of the Miami Valley Research Park. VPA 63 is designated Research and Development ~~-~~ Office, Light Industrial ~~-~~ High Tech. Manufacturing, however, location of specific uses and facilities will be contingent on developmental guidelines required to assure compatibility in relation to adjacent surrounding land uses of a different type and intensity.

Thoroughfare access is facilitated by the unimproved collector roads that border it which should be upgraded either prior to, or as part of ~~as a requirement for VPA 63~~ the development of VPA 63. ~~a~~At a minimum, ~~with~~ increased right-of-way, ~~and~~ through-lane widening and turn-lane additions opposite existing local street intersections should be considered. VPA 63 is conveniently located within close proximity to intersections from freeway access to either I-675 or U.S. 35 via roads of the same or higher functional class.

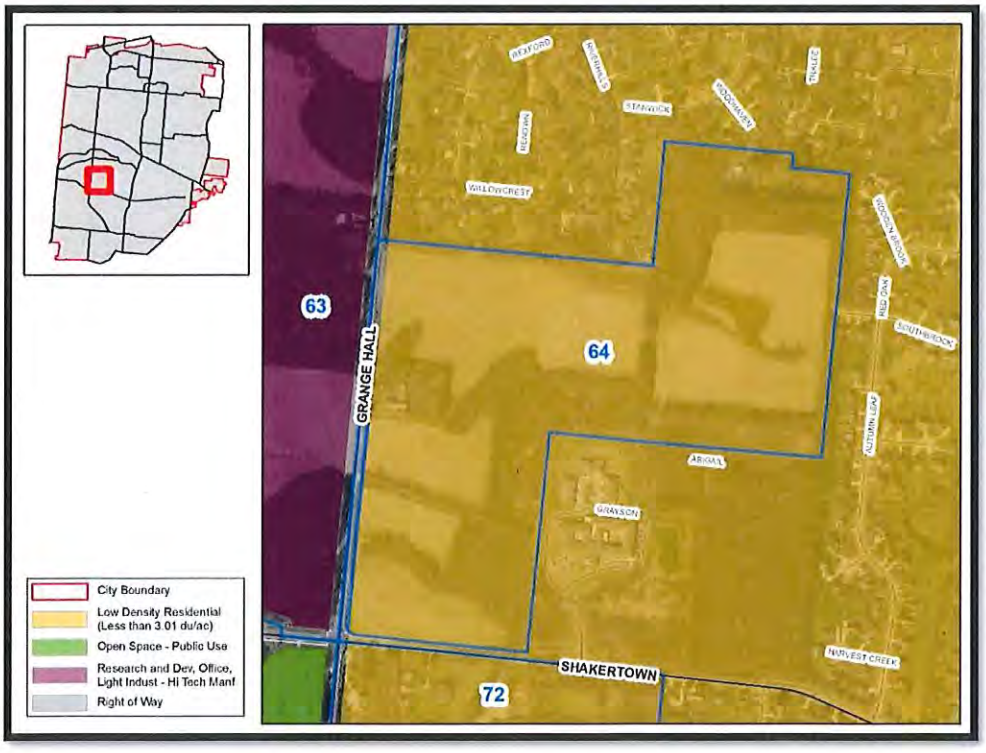


Vacant Planning Area 64

VPA 64, which is approximately ~~125~~ 86 acres, is bordered by Grange Hall Road to the west, Shakertown Road to the south, the Woodhaven residential plats to the north, and the Autumn Springs residential development to the east. VPA 63 is across Grange Hall Road to the west and VPA 72 is across Shakertown Road to the south.

VPA 64 is designated for low-density residential development. Development in this VPA would need to provide adequate development designs to assure compatibility in relation to adjacent surrounding land uses of a different type and intensity. Some features on the site may lend itself to concentrated areas of higher density development, such as Traditions of Beavercreek, located just to the southeast of VPA 64, in order to preserve the natural features of the area, so long as the overall density falls within Low Density Residential guidelines.

Thoroughfare access is facilitated by Grange Hall Road to the west and Shakertown Road to the south, both of which are unimproved collectors. Upgrading Grange Hall Road, at least in the form of right-of-way increases and preferably as extensive as through-lane widening and turn-lane additions at local street intersections may be required in conjunction with VPA 64 development. Shakertown Road has seen such upgrades in the last few years, and should continue along Grange Hall Road as development occurs. It is approximately 2 miles from the U.S. 35/Dayton-Xenia Road partial interchange and 2.5 miles away from the I-675/Indian Ripple Road full interchange. Bordering neighborhood streets should be connected to streets that will be provided through VPA 64 development. A cross access easement was included in the approval of Traditions of Beavercreek for the purposes of inter-connectibility with the vacant land to the north.

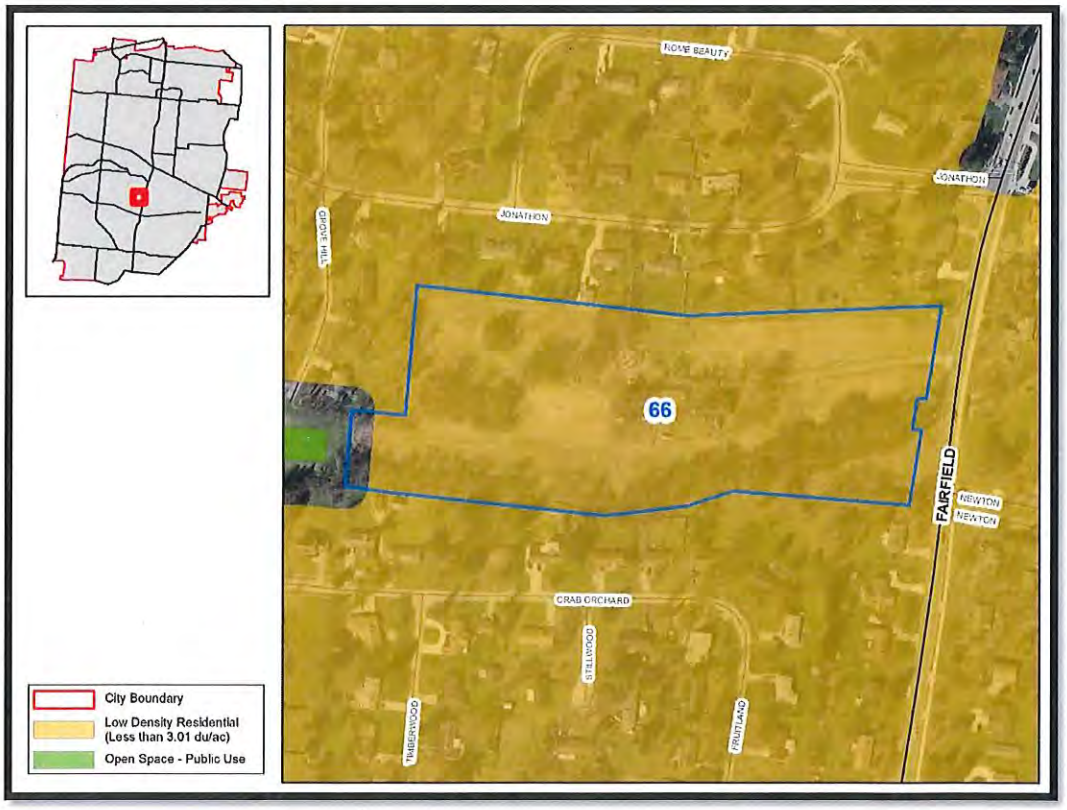


Vacant Planning Area 66

VPA 66, at approximately 12 acres, is one of the four smallest VPAs. Surrounding existing residential developments include Apple Valley Estates plat to the west, north, and east and the Northview Gardens plat to the south. A house and several out buildings exist at the middle of VPA 66. Its shape is a long and narrow rectangle. ~~The property is currently being used as an organic farm with periodic Farmer's Market sales.~~

VPA 66 is designated entirely for Low Density Residential development. The designation is made on the basis of compatibility with existing adjacent home sites. Special consideration for densities with higher than low density residential, but lower than the maximum of medium density residential will be given to single-family developments that are constructed with homes clustered near the center and open spaces provided along the perimeter, so long as it is constructed with appropriate buffers and screening provided for the single family residences to both the north and south..

Thoroughfare access is facilitated by frontage onto North Fairfield Road, which is currently being widened and upgraded appropriately as a major arterial of the Thoroughfare Network. VPA 66 is conveniently located within one mile of the U.S. 35/North Fairfield Road intersection. Alignment with Newton Drive to the east would be in locally designated floodplain of the creek and may eliminate what may otherwise be a suitable home site at the southeast corner of VPA 66.



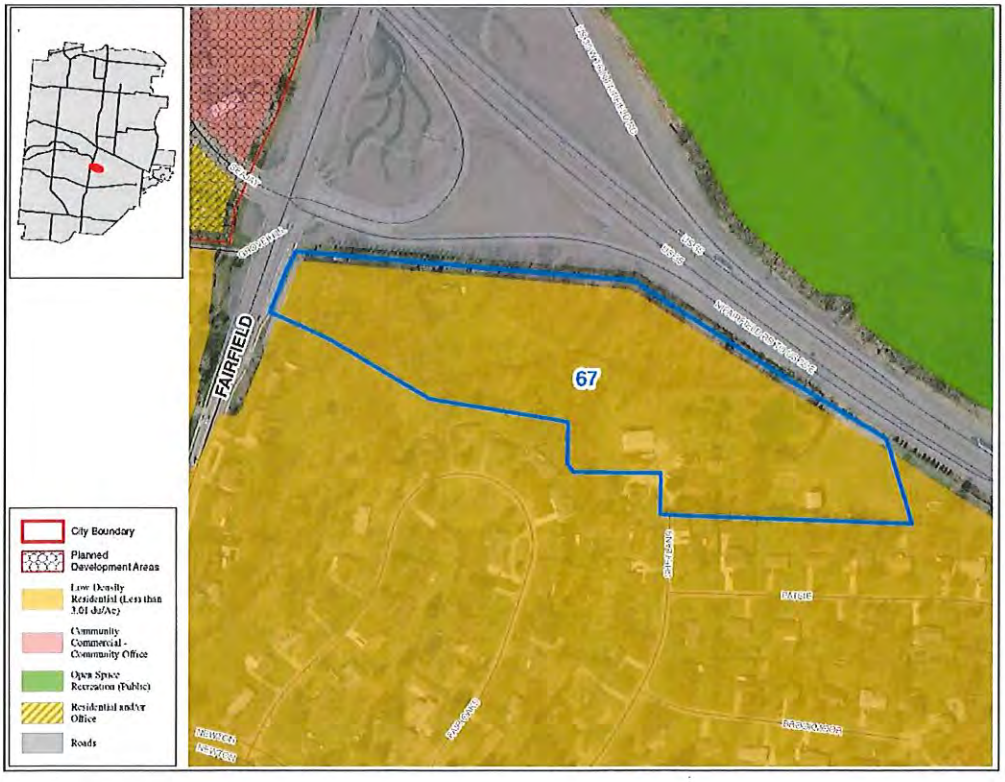
Vacant Planning Area 67

VPA 67, which is approximately 15 acres, is an irregular-shaped collection of several properties located southeast of U.S. 35/North Fairfield Road intersection. It is bordered by U.S. 35 to the north, North Fairfield Road to the west, and sections of the Apple Valley Estates residential plats to the south/southeast.

VPA 67 is designated for Low Density Residential use. Development of this VPA should be contingent upon appropriate access to North Fairfield Road. The US 35/ North Fairfield Road interchange significantly limited access for this development to any major thoroughfare. The land use designation could be considered for an amendment if a coordinated development, encompassing the entire VPA, with access at the signal at Jonathon and North Fairfield Road can be achieved. The area to the south of the existing creek should, if at all possible, remain in its natural state to provide a buffer to the residential properties to the south and east of this VPA.

Thoroughfare access is facilitated for the bulk of VPA 67 by North Fairfield Road a principal major arterial, sized to sufficiently handle the regular intense traffic load at the U.S. 35 interchange. Designated residential development for the portion south of the creek can be accessed via the stub-end of Shetland Drive in the plat to the south.

There is a locally designated floodplain within this VPA in association with the previously mentioned creek that flows through the area. The existing wooded portion should be maintained as a buffer screen to the residential plat that exists to the south.



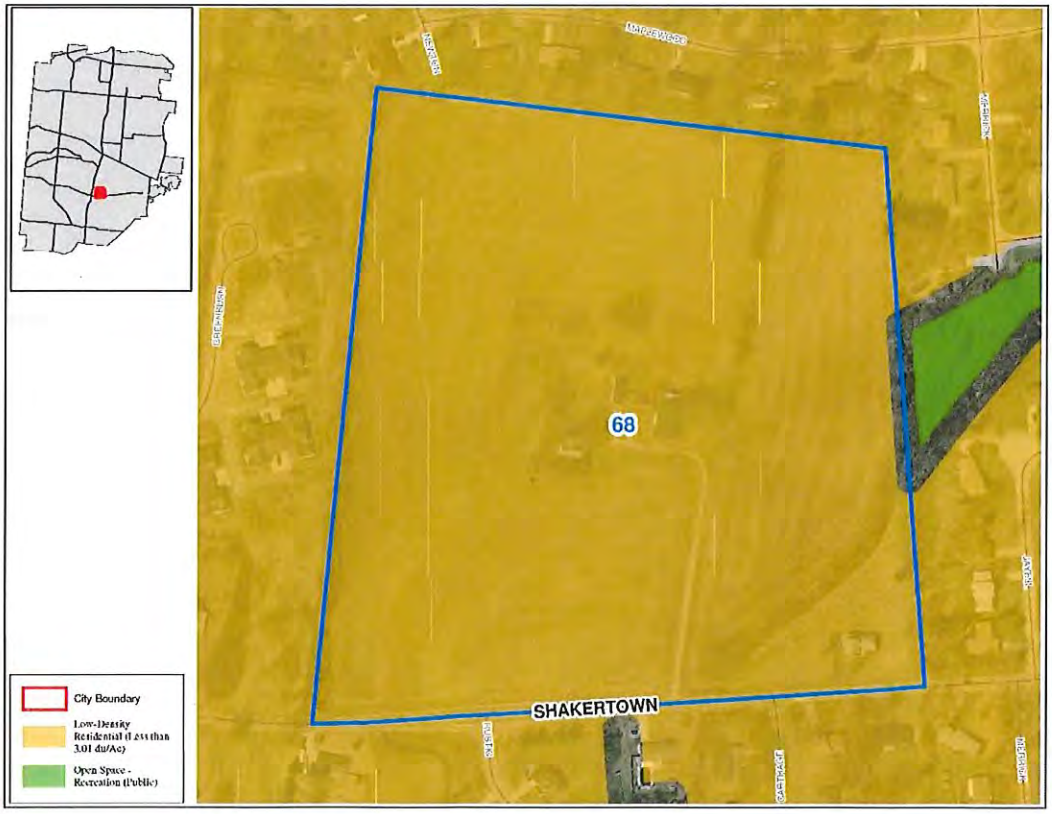
~~Vacant Planning Area 68~~

~~VPA 68, which is approximately 30 acres, is located near the northeast corner of North Fairfield Road and Shakertown Road. It is surrounded by the Wynwood Estates residential plat to the north, the Ballymeade residential development to the east, the Merrick and Fairbrook Estates plats to the south/southwest, Coy Homestead Estates and the Kirkmont Presbyterian Church to the south, and the Northview Gardens plat, and some duplex residences to the west/northwest. A few single family dwellings occupy VPA 68. It is presumed they will be reused or eliminated if VPA 68 is developed.~~

~~VPA 68 is designated for Low Density Residential development. The southeast corner, being floodplain fringe of the creek that flows south to north, is a tributary to the Little Beaver Creek and would most likely be left in its natural state with the development of a future Low Density Residential project.~~

~~Thoroughfare access is mostly facilitated by Shakertown Road along the southern border, the location on which is considered an unimproved principal collector. Development of VPA 68 should be required to provide upgrades to Shakertown Road. It is recommended that Newton Drive be extended through VPA 68 to Shakertown Road as a secondary access point for Wynwood Estates.~~

~~A portion at the southeast corner is located in the regulatory floodplain of a creek tributary to the Little Beaver Creek. Thus, development in that portion must meet code requirements for flood hazard mitigation and runoff control.~~



-Vacant Planning Area 72

VPA 72, which is approximately 44 acres, is a collection of a several properties located at the southeast corner of the Grange Hall Road and Shakertown Road intersection, and~~.~~ ~~it~~ contains some older houses and accessory structures, an un-reclaimed gravel pit, and a recreational vehicle storage facility. VPA 72 is surrounded by VPA 63 to the northwest, VPA 64 to the north, ~~single family development and a large lot~~Ankeney Middle School to the west and Shaker Heights residential plat sections to the east.

VPA 72 is designated for Low Density Residential use.

Thoroughfare access is provided by Grange Hall Road and Shakertown Road. Grange Hall Road, along the frontage of this VAP ~~both of which are~~ is an unimproved minor arterial. Planned upgrading to design criteria for the functional class should be done in conjunction with all VPA developments at that location and vicinity. VPA 72 is approximately 1.6 miles from the U.S. 35/Dayton-Xenia Road partial-interchange and 2.3 miles away from the I-675/Indian Ripple Road full interchange.

Any development within VPA 72 should preserve as many of the existing trees as possible, especially along the sloped portions adjacent to the creek to aid runoff and erosion control.

Vacant Planning Area 76 (PDA)

VPA 76, at approximately 144 acres, is one of the largest future development areas in the City. It is located southwest of the U.S. 35 intersections with Shakertown Road and Factory Road. VPA 76 is bordered by agricultural floodplain land of the Beaver Creek, a beverage drive-thru and an RV-mobile home storage yard in the Township across Factory Road to the east, VPA 77 across North Alpha-Bellbrook Road to the southeast, and Tara Estates residential plat sections to the south and west.

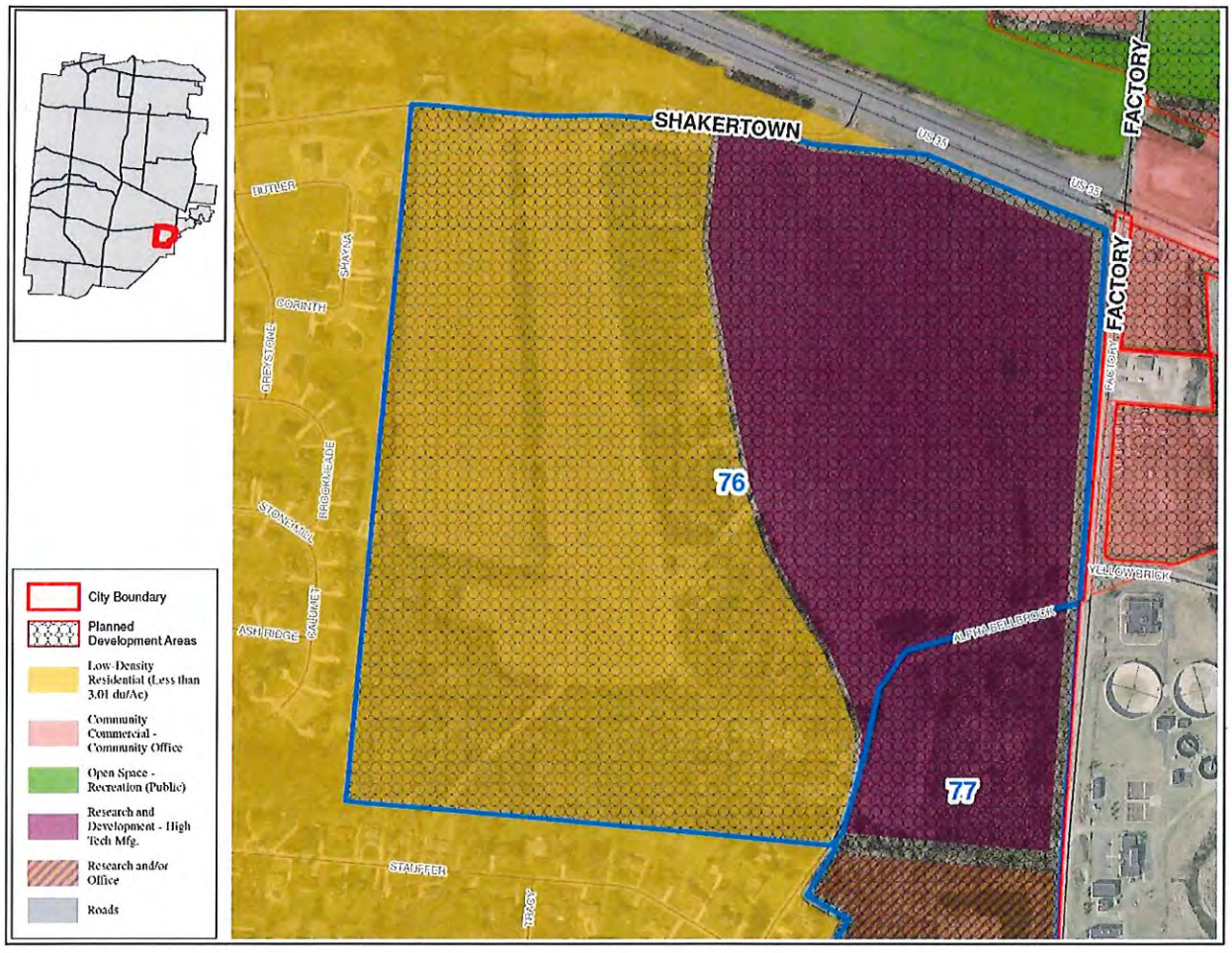
VPA 76 is designated for development of a sequence of residential to non-residential uses proceeding from southwest to northeast. Proximity of access to U.S. 35 and sewer and water initially indicated VPA 76 was suitable for Regional Commercial/Office and/or High Density Residential use, but the depth and extent of Beaver Creek floodplain and the degree of upgrade improvements necessary for adjacent unimproved thoroughfares limited use consideration to the designated uses. The southwestern portion on the higher ground abutting Tara Estates to the west and south is designated for Low Density Residential development as a continuation of the same type of use of the existing plat to the west. The northeastern corner portion is designated for Research and Development - High Tech. Manufacturing. Given its access potential to Shakertown Road and Factory Road, development could occur in the floodplain if structures were properly floodproofed. The boundary between the distinct land use designations for VPA 76 may need to be re-evaluated if interchange improvements at US 35 and Factory Road re-route Shakertown Road through VPA 76. For these reasons, VPA 76 is designated as a Planned Development Area on the Land Use Plan Map.

Thoroughfare access is directly facilitated by unimproved minor arterials of the Thoroughfare Network; Shakertown Road at the north, Factory Road at the east, and North Alpha-Bellbrook Road at the southeast. Even though accessibility is near to U.S. 35, planned upgrades for the named arterials are necessary as part of VPA 76 designated development.

Future development should not result in limiting, but rather, promoting options for better interchange access to U.S. 35 at Factory Road/Alpha Road/Orchard Lane.

All of the residential designated portions are outside of Beaver Creek floodplain fringe, except for a small portion at the southeast corner. The designated Research and Development - High Tech. Manufacturing portion is completely within floodplain and will need to satisfy code requirements for structure floodproofing.

~~Vacant Planning Area 76~~

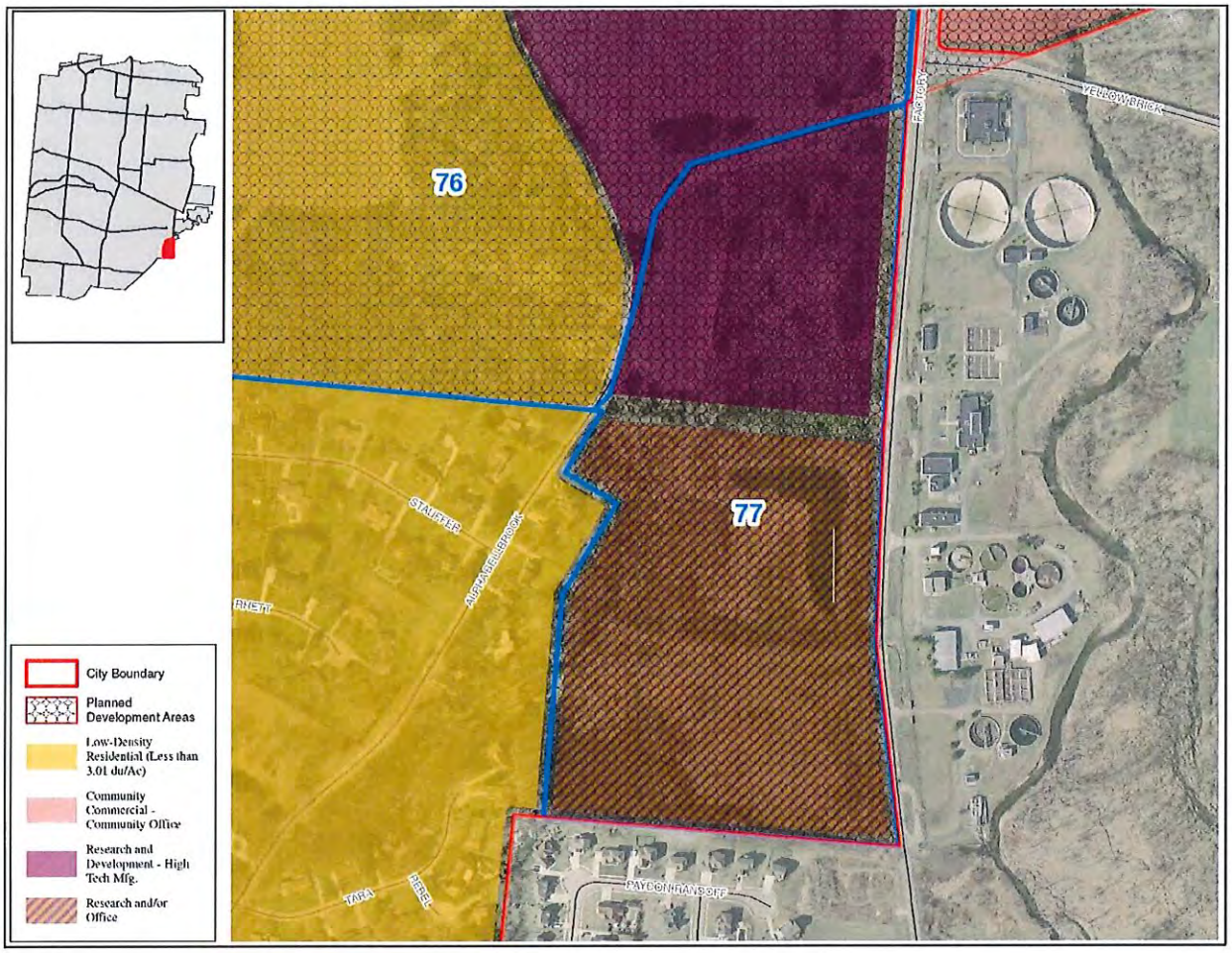


~~Vacant Planning Area 77 (PDA)~~

~~VPA 77, which is approximately 41 acres, and is located at the southwest corner of the North Alpha-Bellbrook Road and Factory Road intersection. It is bordered by VPA 76 across North Alpha-Bellbrook Road to the north/northwest, the Beavercreek Wastewater Treatment Plant in the Township across Factory Road to the east, a single family subdivision located within the township to the south, and a residential plat of Tara Estates on higher ground to the west.~~

~~VPA 77 is designated for development of Research and Development/Office/High Technology Manufacturing uses. The topographical characteristics, floodplain concerns, and surrounding uses associated with this VPA may create challenges to the development of Research and Development - High Tech. Manufacturing uses. In light of its unique characteristics, VPA 77 is located within a Planned Development Area. The relatively isolated location buffered from the adjacent plat by the wooded hillside on the west, being opposite the sewage plat to the east, and on a thoroughfare that directly intersects U.S. 35 are reasons in support of the designated use possibilities. Development of the lower portion of VPA 77 must be handled sensitively in order to sufficiently screen and buffer proposed uses from the rear of the residential uses immediately adjacent to the south and southwest.~~

~~Thoroughfare access is facilitated by unimproved minor arterials of the Thoroughfare Network; Factory Road along the eastern border and North Alpha-Bellbrook Road along the north/northwestern border. Some widening has been performed within the existing narrow rights-of-way for those thoroughfares by repaving, shoulder dressing, and drainage improvements, but upgrading is needed in conjunction with any development of this VPA.~~


76
77
STAUFFER
RHETT
TARA
REBEL
PAYCOM TRANSOFT
YELLOW BRICK
City Boundary
Planned Development Areas
Low-Density Residential (Less than 3.01 du/Ac)
Community Commercial - Community Office
Research and Development - High Tech Mfg.
Research and/or Office

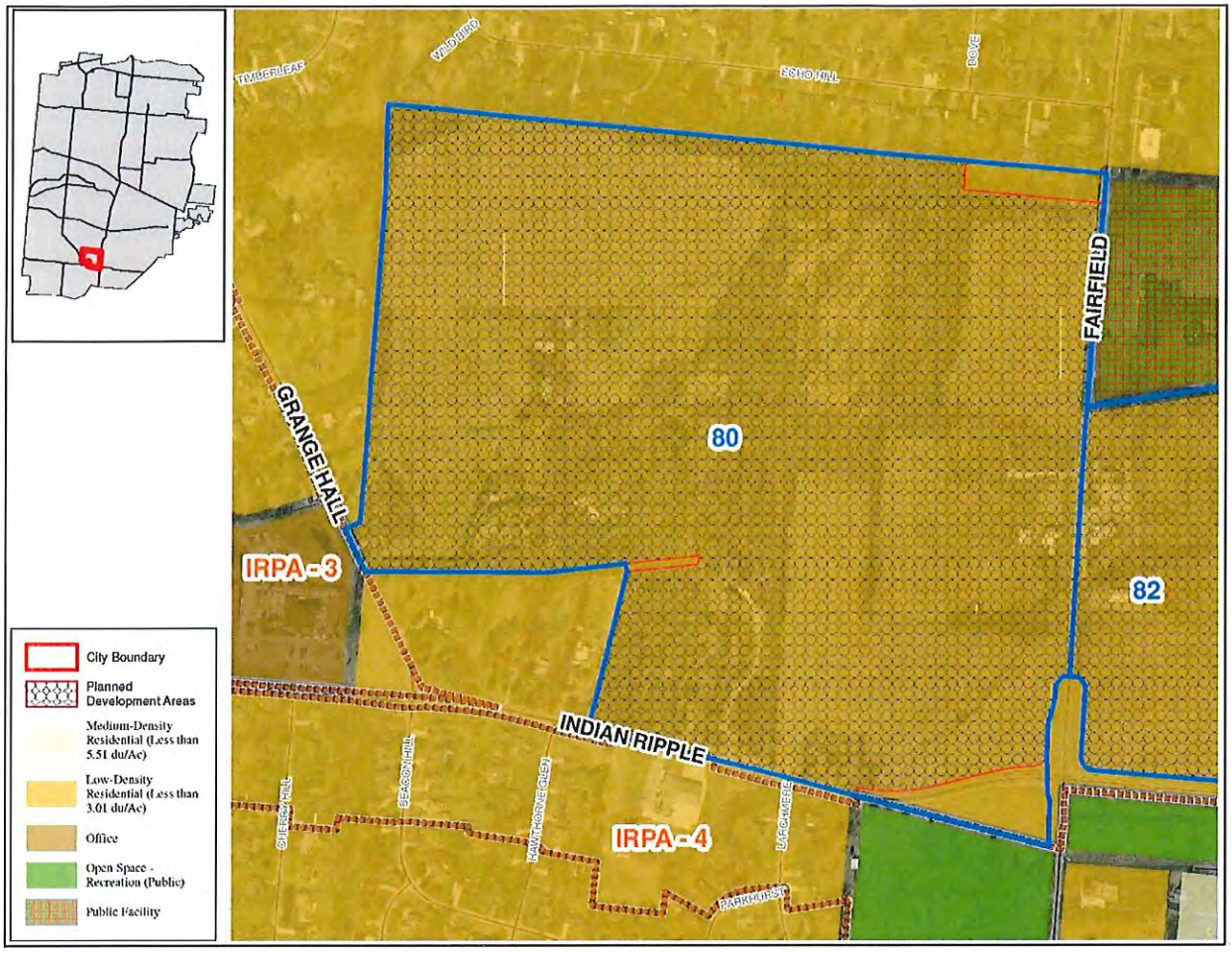
~~Vacant Planning Area 80 (PDA)~~

~~VPA 80, which is approximately 127 acres, is located on the north side of Indian Ripple Road between Grange Hall Road to the west and North Fairfield Road to the east. It is bordered by Country Acres residential plat to the north, Fairbrook Elementary School, vacant land, and VPA 82 to the east, Indian Ripple Planning Area 4 and a church, a fire station, Country Acres and Hawthorne Glen plat sections to the south and large lot home sites to the southwest. VPA 80 is presently occupied by a few homes and a portion of a farming operation. The remaining land area is used agriculturally.~~

~~VPA 80 is designated for Low Density Residential in consideration of compatibility with surrounding uses. It is located within a Planned Development Area since it is across North Fairfield Road from VPA 82, which is another Planned Development Area within the city. Two creeks flow diagonally southwest to northeast across VPA 80 along the north border and near the southeast corner.~~

~~Thoroughfare access is provided by North Fairfield Road to the east and Indian Ripple Road to the south. Respectively, both the major arterial and minor arterial roadways have planned for upgrades appropriate for their functional class. The planned upgrades should occur in conjunction with the designated development of VPAs 80 and 82 to the east. VPA 80 is located approximately 2 miles from the U.S. 35/North Fairfield Road intersection and 1.2 miles from the I-675/Indian Ripple Road interchange.~~

~~The northern portion of the VPA is located within a floodplain of the creek that flows west to east along the northern border. Development shall observe code requirements for floodplain impact in that portion. The existing trees should be maintained as much as possible for aesthetic and screening purposes, in addition to runoff/erosion control.~~


TIMBERLEAF
WILDBIRD
ECHO HILL
GROVE
FAIRFIELD
GRANGE HALL
80
82
IRPA - 3
IRPA - 4
INDIAN RIPPLE
CHERRY HILL
BEARDEN HILL
HAWTHORNE GLEN
LARCHMERE
PARKHURST
City Boundary
Planned Development Areas
Medium-Density Residential (Less than 5.51 du/Ac)
Low-Density Residential (Less than 3.01 du/Ac)
Office
Open Space - Recreation (Public)
Public Facility

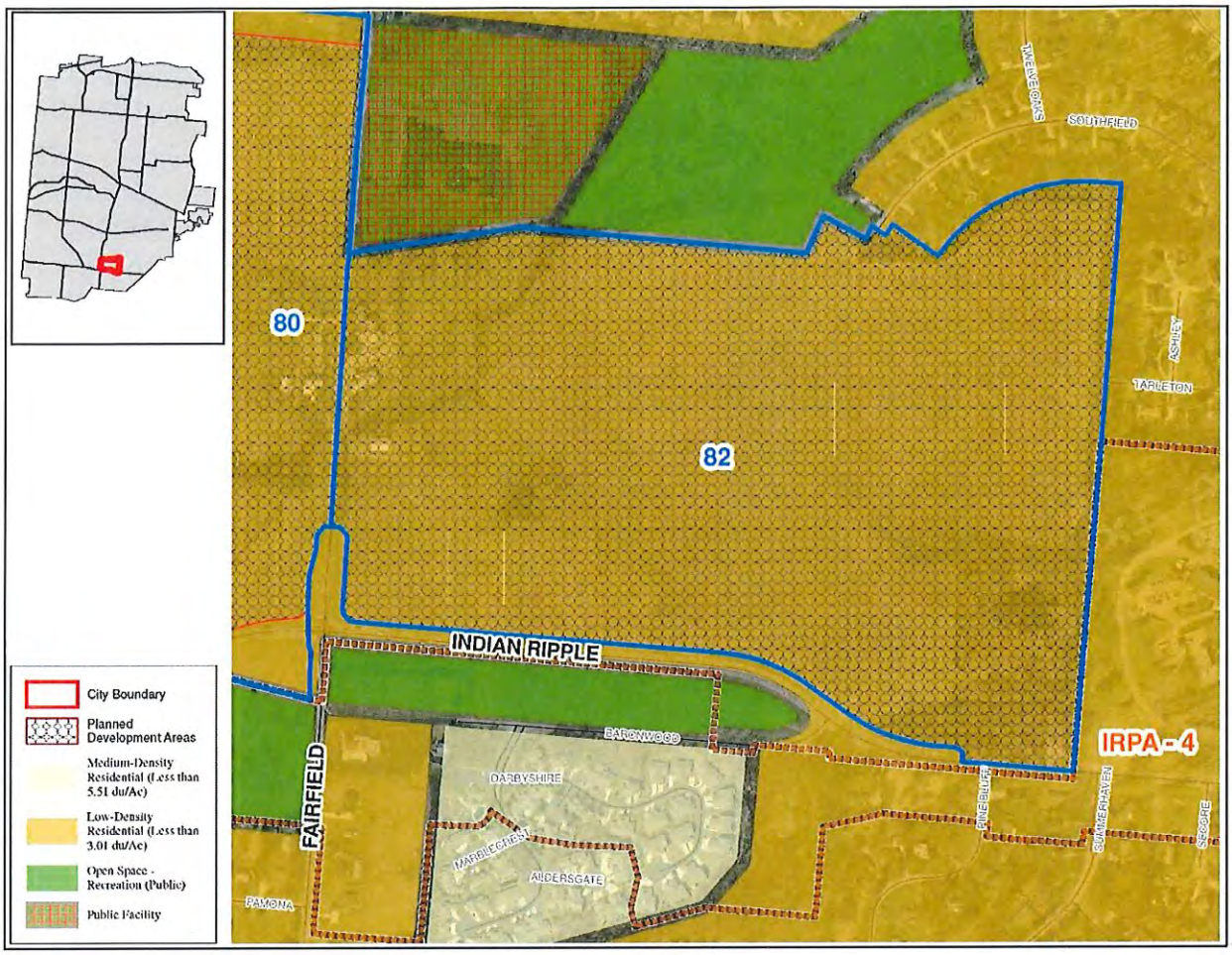
Vacant Planning Area 82 (PDA)

VPA 82, which is approximately 103 acres, is an irregular-shaped collection of several properties located northeast of the North Fairfield Road and Indian Ripple Road intersection. It is bordered by Tara Estates residential plat section to the north/northeast inclusive of parkland dedicated at the location, the Trinity Nursing Care/Retirement Complex to the east, Indian Ripple Planning Area 4, a Country Acres plat and a cemetery to the south, and VPA 80 across North Fairfield Road to the west. VPA 82 is nearly all vacant agricultural land presently, with the exception of a farm house along North Fairfield Road.

VPA 82 is located within a Planned Development Area and is currently designated entirely for Low Density Residential development. Many factors provide reasoning for the VPA being designated as a Planned Development Area, including the sheer size of vacant developable land in the VPA, the VPA's location at the intersection of two arterial roads, and the variety of adjacent land uses that surround the area.

Thoroughfare access is provided by North Fairfield Road along the western border and Indian Ripple Road along the southern border. Both are classified unimproved arterials of the Thoroughfare Network and are planned for upgrades. Internal streets provided through VPA 82 development are recommended to connect the Southfield Drive residential collector and the Tarleton Drive local street in Tara Estates to the east with the realigned Indian Ripple Road. VPA 82 is approximately 2 miles from U.S. 35/North Fairfield intersection and 1.6 miles from the I-675/Indian Ripple Road interchange.

None of VPA 82 is located within a floodplain.


80
82
INDIAN RIPPLE
FAIRFIELD
BARONWOOD
DARBYSHIRE
MARBLECREST
ALDERSGATE
PAMONA
SOUTHFIELD
TWIN OAKS
ASHLEY
TARLETON
IRPA - 4
PINEBLUFF
SUMMERHAVEN
SEAGATE
City Boundary
Planned Development Areas
Medium-Density Residential (Less than 5.51 du/Ac)
Low-Density Residential (Less than 3.01 du/Ac)
Open Space - Recreation (Public)
Public Facility

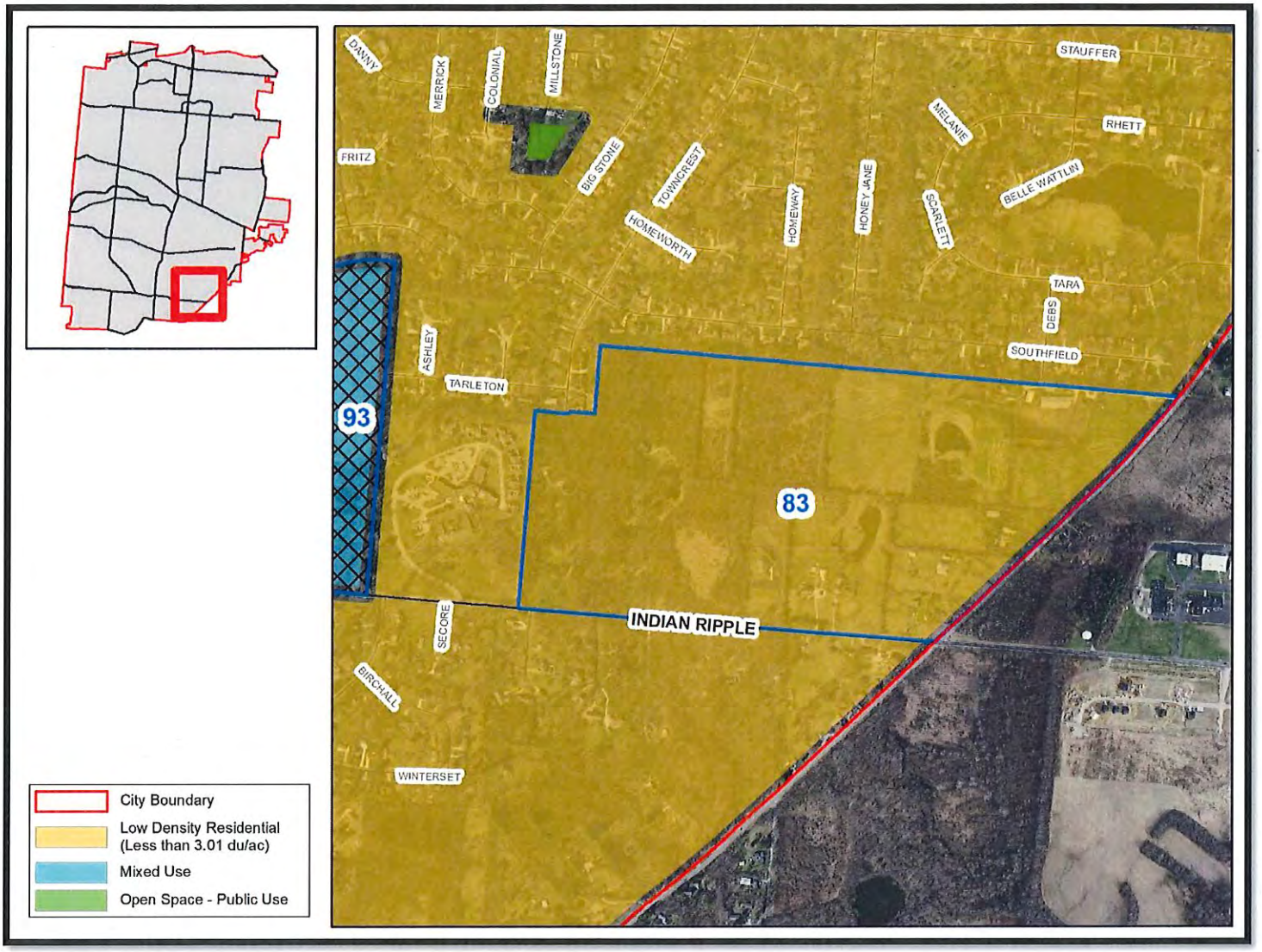
Vacant Planning Area 83 ~~(PDA)~~

VPA 83, which is approximately 129 acres, is a collection of partially developed properties located northwest of the Indian Ripple Road and North Alpha-Bellbrook Road intersection. It is bordered by Tara Estates ~~residential plat sections~~ to the north, vacant agriculturally-used land across North Alpha-Bellbrook Road to the east/southeast in the Township, large-lot home sites, the Willow Brook plat, and Woodview Estates plats across Indian Ripple Road to the south, and the Trinity Community complex to the west. Some, but not all, of VPA 83 is occupied by several single family dwellings on large lots.

VPA 83 is designated entirely for Low Density Residential development. Compatibility with adjacent residential plats and large-lot home sites, along with its location along the fringe of the community~~, resulted in the designated development density~~ warrants a designation for Low Density R~~r~~esidential ~~use~~. This type of development will provide a well-planned transition on the fringe of the community between more suburban uses, and agricultural uses in the township.

Thoroughfare access is provided by North Alpha-Bellbrook Road, an unimproved ~~minor arterial~~non-city roadway along the east/southeast border, and Indian Ripple Road, an unimproved major arterial along the southern border. Needed upgrades to functional class design criteria should be implemented in conjunction with any large-scale development of VPA 83. VPA 83 is 1.5 miles from the U.S. 35/Factory Road intersection to the northeast and 2.3 miles from the I675/Indian Ripple Road full-service interchange to the west. ~~VPA 83 d~~Development should provide a centrally located street to run east/west between a southward extension of Towncrest Drive from Tara Estates and North Alpha-Bellbrook Road. Other internal streets ~~provided in VPA 83~~ should result in connections between Honey Jane Drive and Debs Drive out of Tara Estates to the north and Indian Ripple Road along the southern border.

See map on the next page

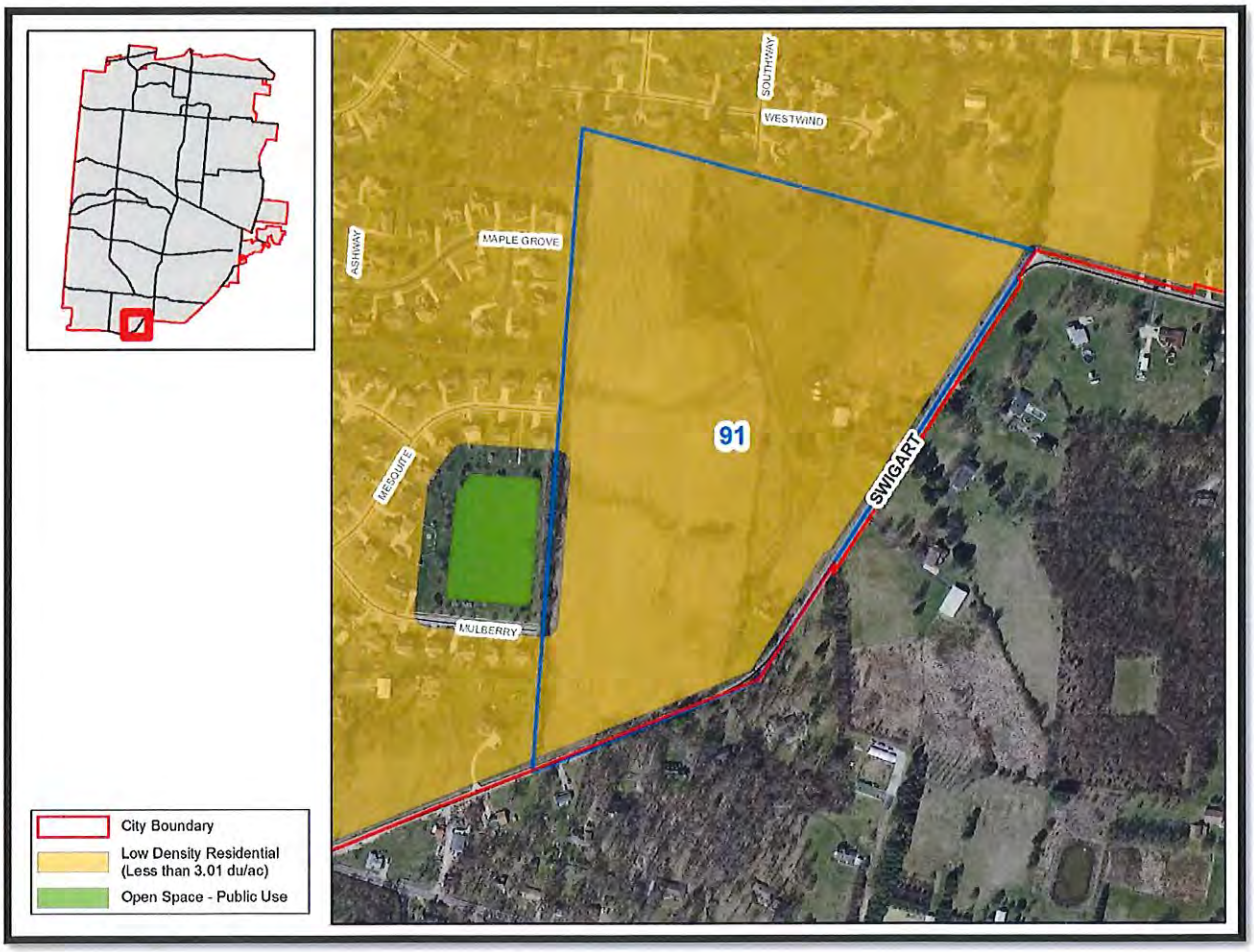

DANNY
MERRICK
COLONIAL
MILLSTONE
STAUFFER
MELANIE
RHETT
FRITZ
BIG STONE
TOWNCREST
HOMEWORTH
HOMEWAY
HONEY JANE
SCARLETT
BELLE WATTLIN
TARA
DEBS
SOUTHFIELD
ASHLEY
TARLETON
93
83
INDIAN RIPPLE
SECORE
BIRCHALL
WINTERSET
City Boundary
Low Density Residential (Less than 3.01 du/ac)
Mixed Use
Open Space - Public Use

Vacant Planning Area 91

VPA 91, which is approximately 48 acres, is a triangular-shaped property located west of the bend in Swigart Road at the south/central edge of the City. It is bordered by the Hawthorne Glen ~~residential plats~~neighborhood to the north, ~~VPA 92 to the northeast,~~ large-lot home sites and the Historical Estates ~~plat~~ neighborhood in Beavercreek Township across Swigart Road to the southeast, and by Walnut Grove ~~subdivision~~ and VPA 90 to the west. Two single family dwellings presently occupy VPA 91, the bulk of which is agriculturally used.

VPA 91 is designated entirely for Low Density Residential for reasons of compatibility with existing and designated similar adjacent use and the unimproved condition of Swigart Road.

Thoroughfare access is facilitated by Swigart Road, an unimproved ~~major~~ minor arterial ~~of~~ on the Beavercreek Thoroughfare ~~Network~~Plan. Planned upgrading to widen the road, at curb/gutters and sidewalks and potentially the realignment the abrupt bend should be in conjunction with (or in place prior to) the ~~VPA 91~~ development of VPA 91. Local streets internal to VPA 91 should interconnect existing stub streets located in Walnut Grove to the west and Southway Drive in the plat to the north. None of VPA 91 is located within the floodplain.

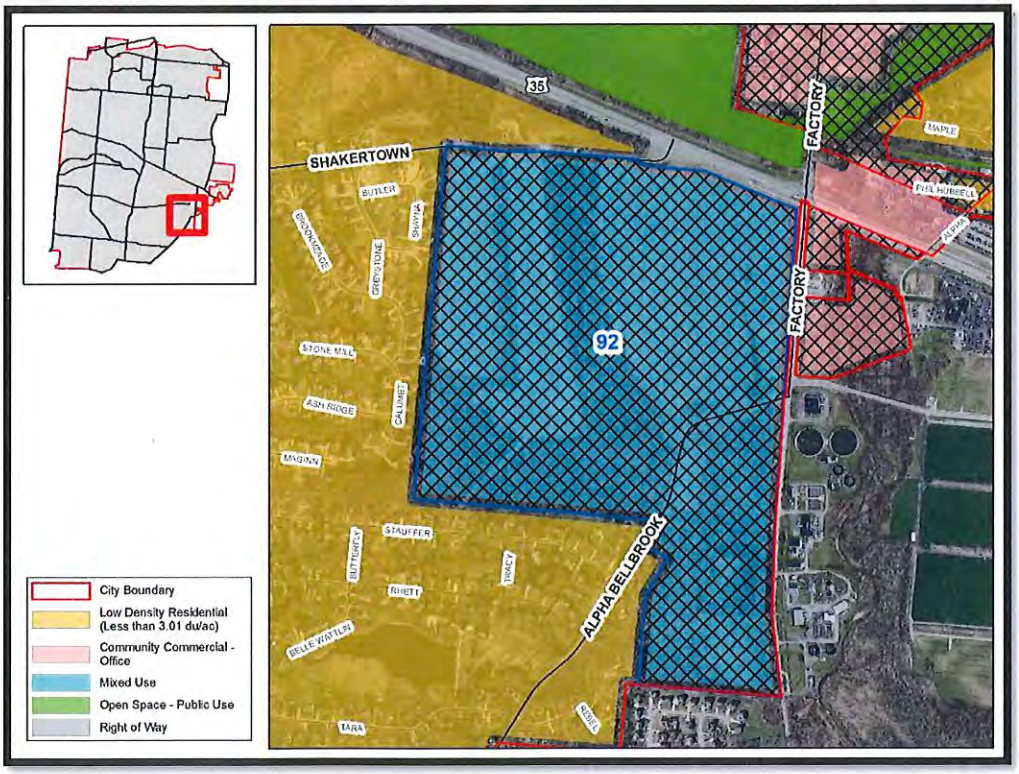


Vacant Planning Area 92

VPA 92, which is approximately 185 acres, is one of the largest future development areas in the City. It was created by combining former VPAs 76 and 77. It is bordered by US 35 to the north, Factory Road and the eastern edge of the City boundary to the east, and Tara Estates to the south. A realignment/reconstruction of Shakertown and Alpha-Bellbrook Roads is under construction, essentially bisecting VPA 92. This VPA will have good visibility along US 35 and several hundred feet of road frontage on Shakertown, Alpha-Bellbrook and Factory Roads following the completion of the road project. With large amounts of road frontage on minor arterials and the visibility on US 35, this area will be attractive for redevelopment in the coming years.

The VPA is currently designated as Mixed Use. A transition from low to medium density residential would best be suited for the south/southwest portion of the VPA, gradually getting more intense to office and commercial uses in the east and northeast. While comprehensively planning for this VPA, care should be given to the buffering of existing single family residential properties neighboring this area, as well as within the portions of the VPA that are designed as a regulatory floodplain.

Residential densities within this VPA are negotiable, so long as there is an integration of commercial/office/residential uses planned. Should plans include single family residential areas in this VPA, Low Density Residential will be the standard density used for those portions.

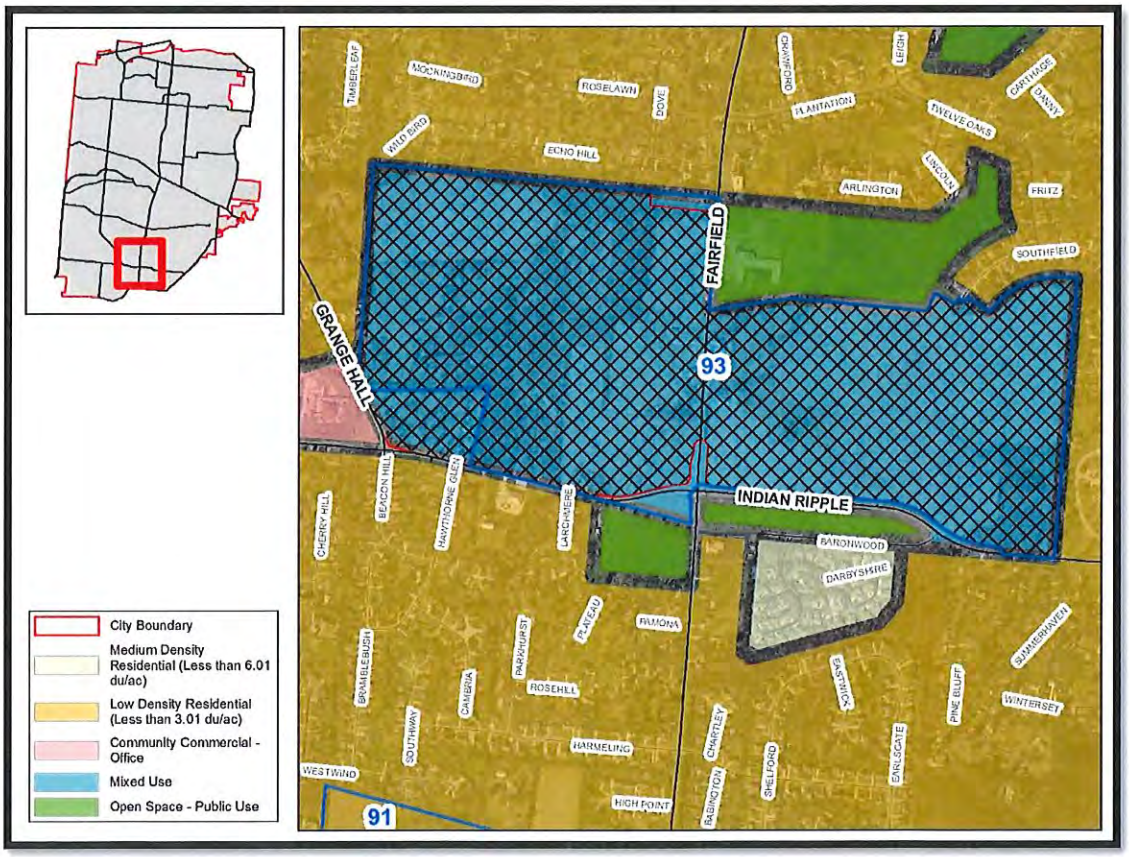


Vacant Planning Area 93

VPA 93 is by far the largest VPA in the City, at over 230 acres. Two major arterials (North Fairfield Road and Indian Ripple Road) transect the VPA, while Grange Hall Road borders the western edge. This VPA was created by combining former VPAs 80 and 82.

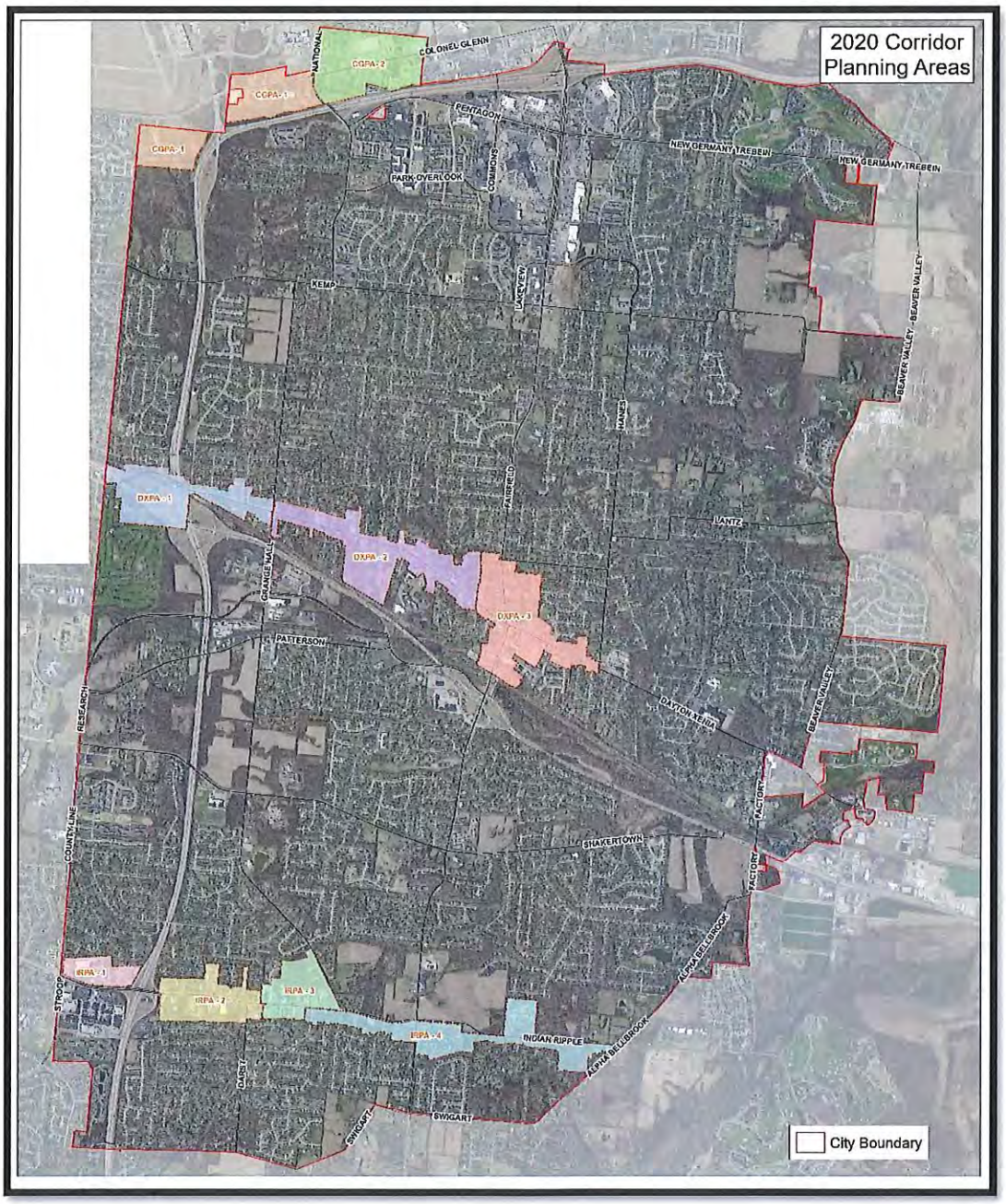
The VPA is currently designated as Mixed Use. It is anticipated that commercial and office uses within any comprehensively planned development in this VPA would be closer to the arterial roads, however careful integration of mixed uses (so long as appropriate buffers for the existing residential are provided) could be appropriate throughout, depending on the inclusion of creative buffering designs.

Residential densities within this VPA are negotiable, so long as there is an integration of commercial/office/residential uses planned. Should plans include single family residential areas in this VPA, Low Density Residential will be the standard density used for those portions.



Corridor Planning Areas

The purpose of calling out Corridor Planning areas is to direct focus on major corridors throughout to ensure that they continue to remain viable as a community develops and evolves. The three major commercial thoroughfares that have been studied are: Dayton-Xenia Road, Colonel Glenn.

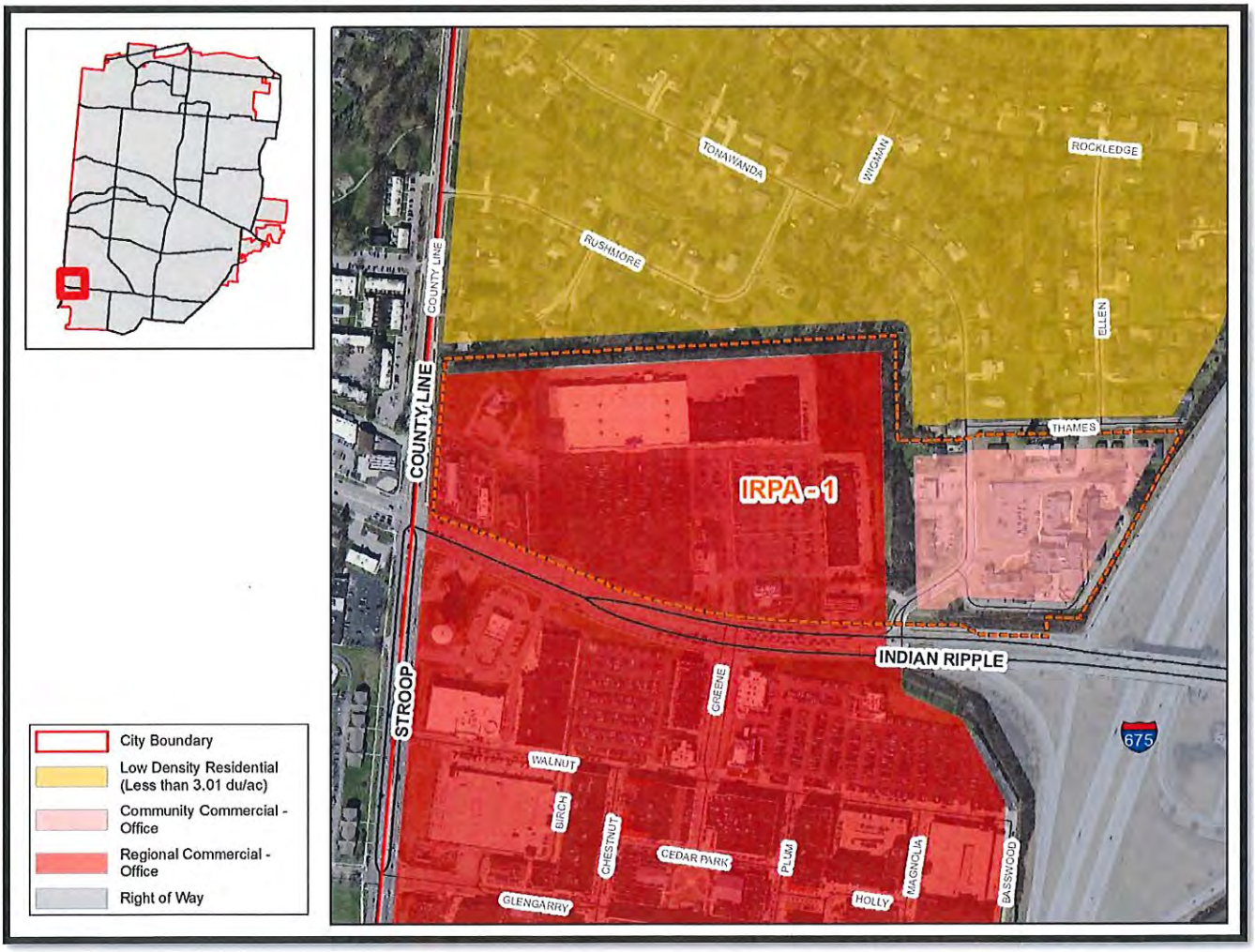


Indian Ripple Planning Area 1

Indian Ripple Planning Area 1 (IRPA-1) encompasses property on the north side of Indian Ripple Road and extends approximately 0.45 miles from County Line Road on the west end to I-675 on the east end. IRPA-1 is comprised of the Indian Ripple Shopping Center area, the BP Oil station, Burris CPA office building, ~~Kettering Oakwood Plumbing~~Harvest Inc., ~~Crestview Manor Nursing Home~~Village at the Greene, multi-family dwellings and I-675/Indian Ripple Road Right of Way.

Indian Ripple Planning Area 1 consists of Regional Commercial~~/~~-Office designation along the north side of the roadway in the vicinity of the existing ~~Indian Ripple~~Greene Crossings Shopping Center and BP Oil station, and Neighborhood Commercial - Office in the area encompassing the recently renovated Village at the Greene. ~~The remaining parcels in the IRPA-1 to the east of Indian Ripple Center and the BP Oil station are designated as Office land use.~~

~~Thoroughfare access to this portion of Indian Ripple Road will be as determined through the Planned Unit Development review process and as directed by the City's Thoroughfare Plan.~~



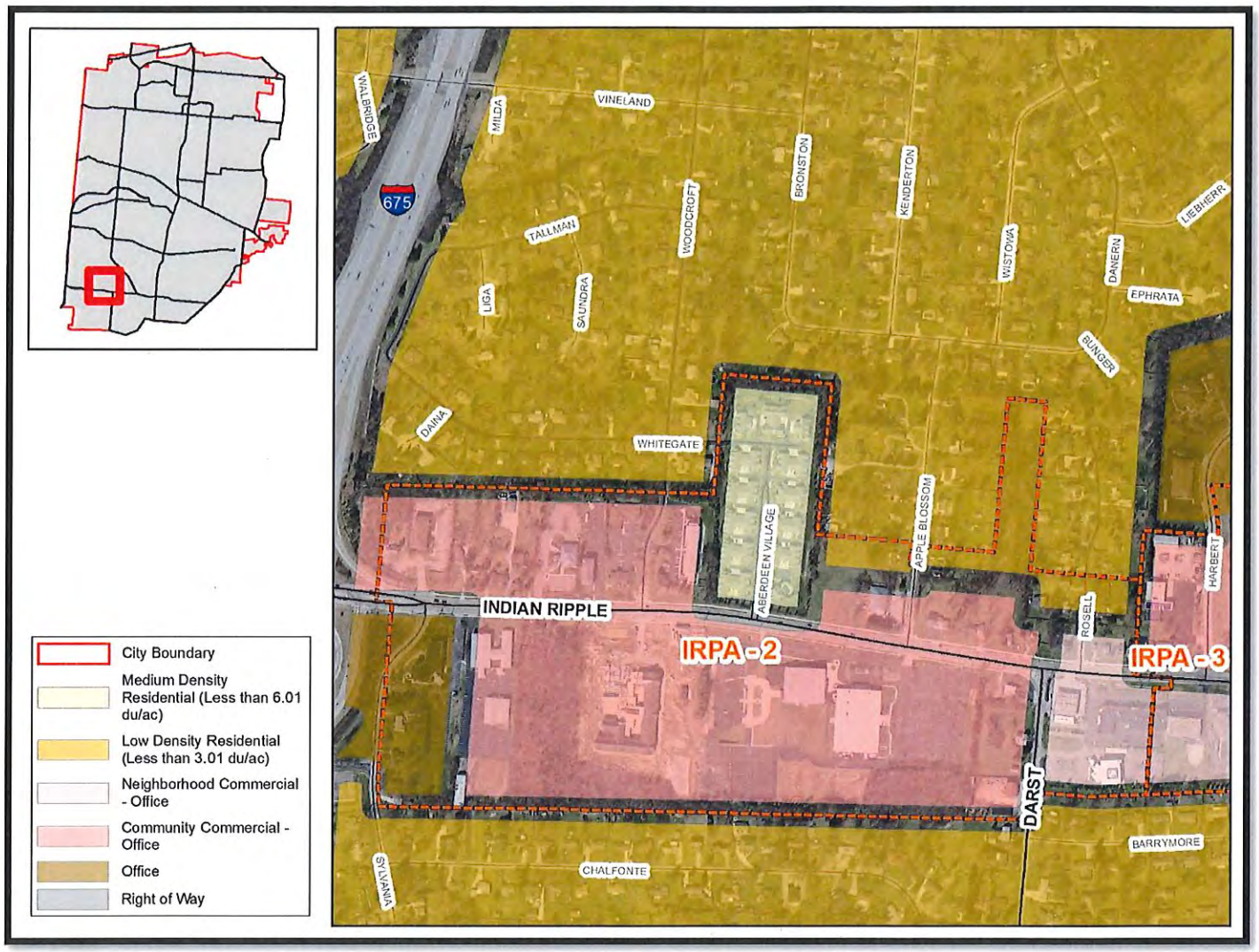
Indian Ripple Planning Area 2

Indian Ripple Planning Area 2 (IRPA-2) encompasses the parcels fronting both the north and south sides of Indian Ripple Road and extending approximately 0.6 miles from the I-675 interchange area on the west end to the vicinity of Darst and Rosell Drive on the east end. IRPA-2 is comprised of a series of typically deep parcels with narrow frontage. Many of the parcels contain small single family residential units either utilized for rentals or that are being marketed or used for non-residential ~~uses~~purposes.

Indian Ripple Planning Area 2 is bordered along the north side by Concept 4, Green Meadows, Meadow Lane and Woodland Terrace single family subdivisions. The planning area is bordered to the south by Country Acres Section 6, a single-family residential subdivision. No portion of the planning area is located in a regulatory flood plain.

IRPA-2 has a combination of land use designations. ~~All~~ Most of this planning area is designated for ~~Neighborhood~~ Community Commercial ~~- Neighborhood~~ Office use except for the parcels associated with Aberdeen Village, which are classified as Medium Density Residential and the areas located on the southeast corner of Indian Ripple Road and Darst Road, which is Neighborhood Commercial - Office. Given the typically shallow depth and narrow lot configuration, development or redevelopment of the properties on the north side of Indian Ripple should be restricted to smaller commercial operations or office uses. Low/Medium Density Residential development may also be appropriate on the larger parcels that extend into the adjacent single family neighborhoods. The south side of Indian Ripple Road features largely deeper and wider parcels that would allow larger scale development. Therefore, the south side of Indian Ripple Road should be developed or redeveloped for commercial uses or office uses. Thoroughfare access to Indian Ripple Road will be as determined by the City's Thoroughfare Plan.

Map on next page

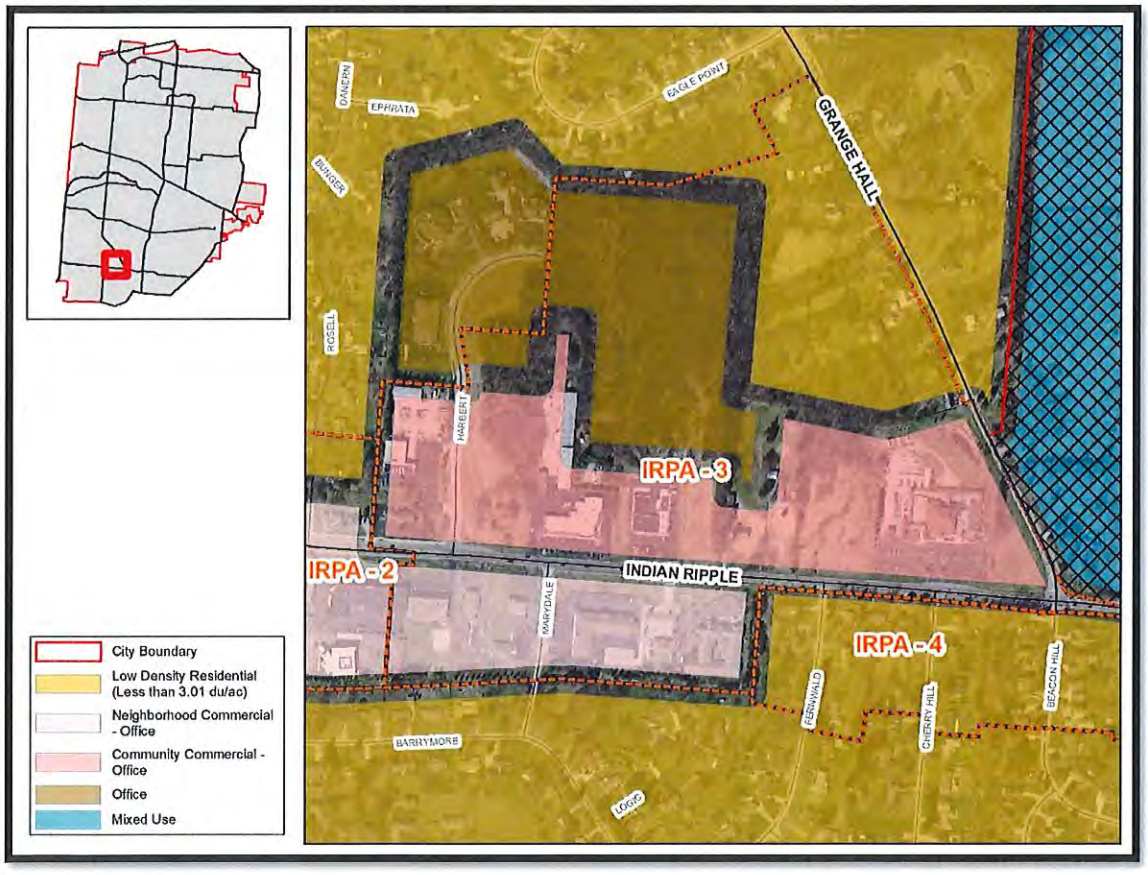

City Boundary
Medium Density Residential (Less than 6.01 du/ac)
Low Density Residential (Less than 3.01 du/ac)
Neighborhood Commercial - Office
Community Commercial - Office
Office
Right of Way
WALBRIDGE
MILDA
VINELAND
675
BRONSTON
KENDERTON
WOODCROFT
TALLMAN
WISTOVIA
DANERN
LIEBHERR
EPHRATA
LIGA
SAUNDRA
BUNGER
DAIRA
WHITEGATE
APPLE BLOSSOM
ABERDEEN VILLAGE
HARBERT
INDIAN RIPPLE
ROSELL
IRPA - 2
IRPA - 3
DARST
BARRYMORE
SYLVANIA
CHALFONTE

Indian Ripple Planning Area 3

Indian Ripple Planning Area 3 (IRPA-3) encompasses parcels fronting on ~~and in the vicinity of~~ both the north and south sides of Indian Ripple Road and extending approximately 0.5 miles from Rosell Drive to the west to Grange Hall Road on the east end. Planning Area 3 is comprised of a series of primarily undeveloped parcels with those located along the north side of Indian Ripple Road containing considerable lot depth.

Because of the rather unique location between more intensive commercial activity to the west, and very well defined residential activity immediately to the east, this area is best suited as a transition district between the two polarized uses. Therefore, Neighborhood Commercial ~~- Neighborhood~~ Office is the designated use for the south side of this Planning Area, and Community Commercial - Office and Office ~~is~~are designated for the north side of the Planning Area. The portion of the IRPA fronting on Grange Hall Road is designated Low Density Residential.

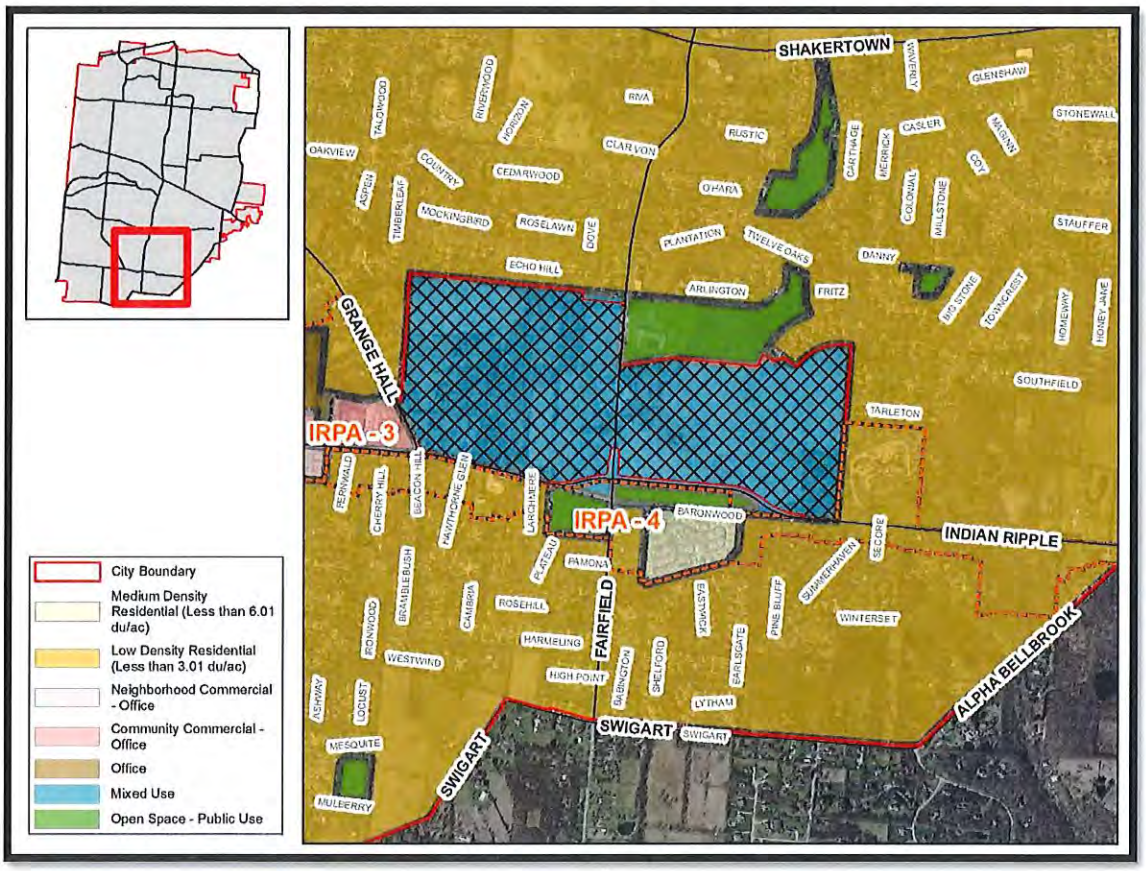
No portion of Indian Ripple Planning Area 3 is located within a regulatory floodplain. Thoroughfare access for all office activity shall occur by way of Indian Ripple Road, with residential access occurring by Grange Hall Road.



Indian Ripple Planning Area 4

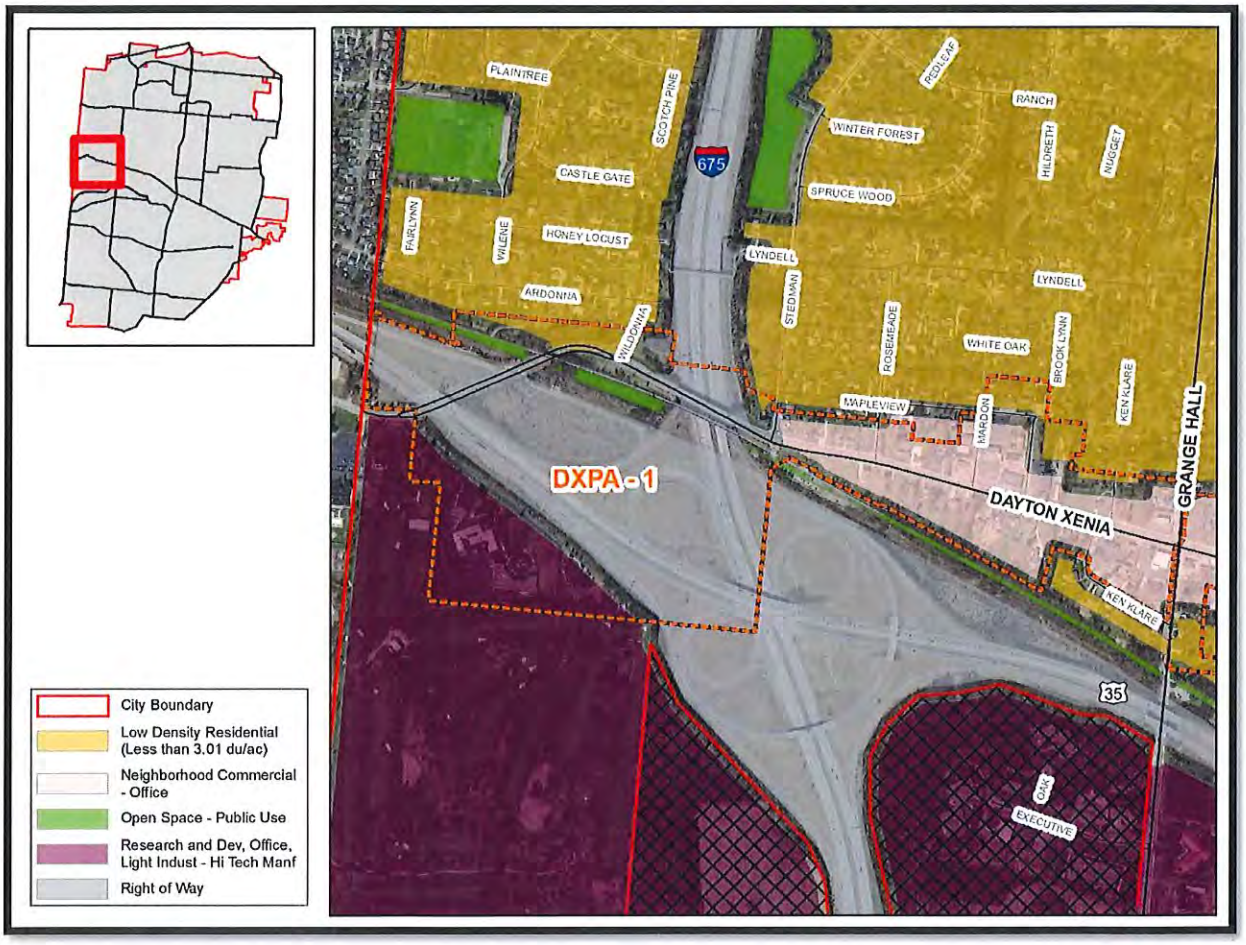
Indian Ripple Planning Area 4 (IRPA-4), encompasses parcels fronting on the north side of Indian Ripple Road but primarily contains parcels on the south side of Indian Ripple Road extending approximately 1.8 miles from Fernwald Drive on the west end to Alpha Bellbrook Road and the City's corporation limit on the east end. Planning Area 4 is comprised of a series of typically residential and agricultural parcels containing single family units, condominium units, Trinity Homes retirement complex, rural home sites and agricultural uses. The planning area is bordered on the south by Willow Brook, Woodview Estates, Country Acres 9 and Kingswood Forest developments.

IRPA 4 is designated as Low Density Residential for the entire land area described above, with the exception of Kingswood Forest and Mount Zion Cemetery, which are designated, respectively Medium Density Residential and Open Space~~/Public~~ - Public Use. This designation is consistent with land uses occurring to the north, south and east as well as in Beavercreek Township. Thoroughfare access is from Indian Ripple Road and shall be consistent with the City's Thoroughfare plan requirements for driveway access to a major roadway.



Dayton-Xenia Planning Area 1

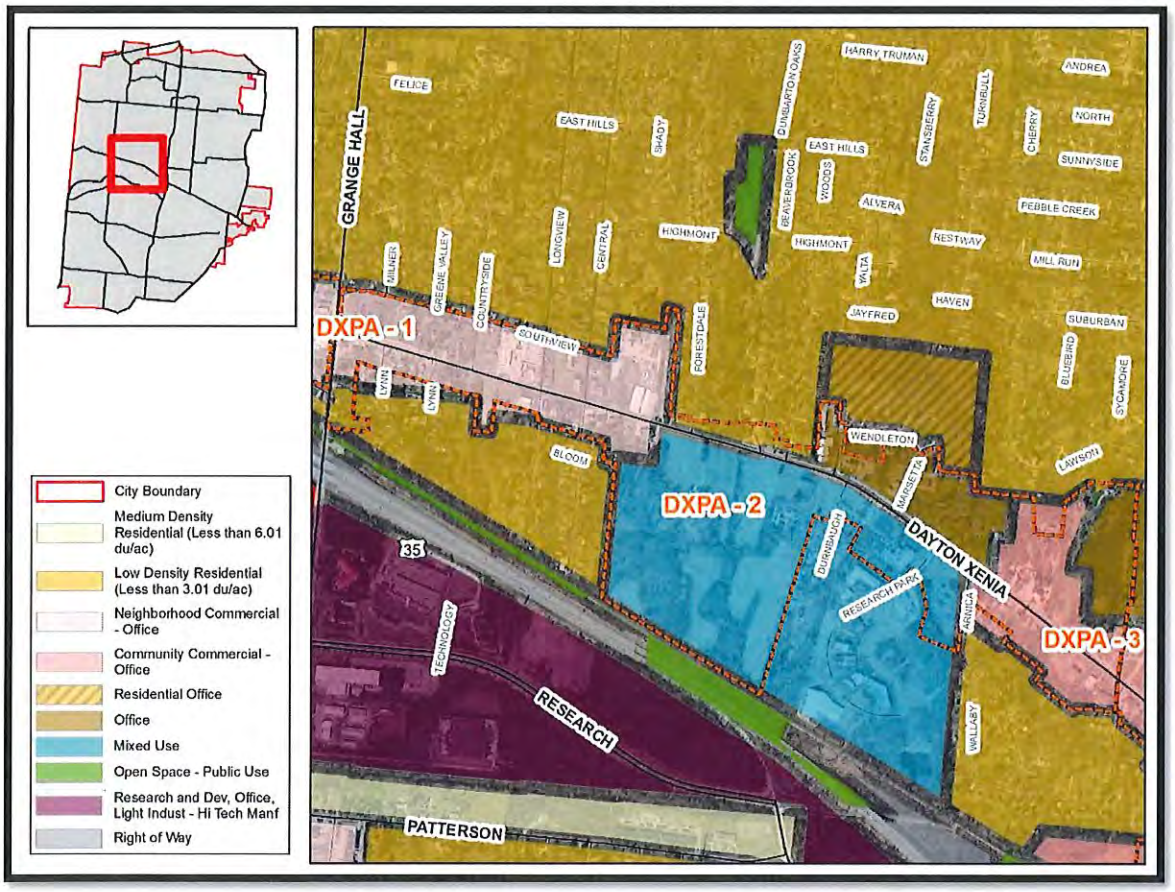
Dayton Xenia Planning Area 1 (DXPA-1) extends from the western boundary of Beavercreek at the county line to the west side of Grange Hall Road. The thoroughfare within this area of the corridor ~~was recently~~has been improved to a four-lane road, containing sidewalks and side paths. This area is made up primarily of single-family residential homes on the south side of the corridor and small businesses that serve the community on the north side. Some offices, small businesses, and single-family homes are intermingled within these groups of uses along this portion of the corridor. Dayton Xenia Planning Area 1 contains a mixture of predominantly low density residential, with an area of Neighborhood~~/ Community/~~ Commercial~~/-~~Office designation where Dayton-Xenia Road intersects with Mardon Drive and Grange Hall Road. Creekside Trail, which runs parallel to Dayton-Xenia Road through DXPA-1 is classified as Open Space~~/-~~Public Use.



Dayton-Xenia Planning Area 2

Dayton-Xenia Planning Area 2 (DXPA-2), extending from the east side of Grange Hall Road to Wallaby Drive, consists of mainly small businesses and offices and a few larger more successful establishments such as Knollwood Garden Center and Tobias Funeral Home. There is a variety of service oriented establishments along this portion of the corridor including banks, auto repair shops, barber shops, and dry cleaners. There are two places of religious assembly in this section of the corridor as well a public library, fire station, and post office. There are also several multi-tenant retail centers that fail to remain fully occupied and are in need of renovation.

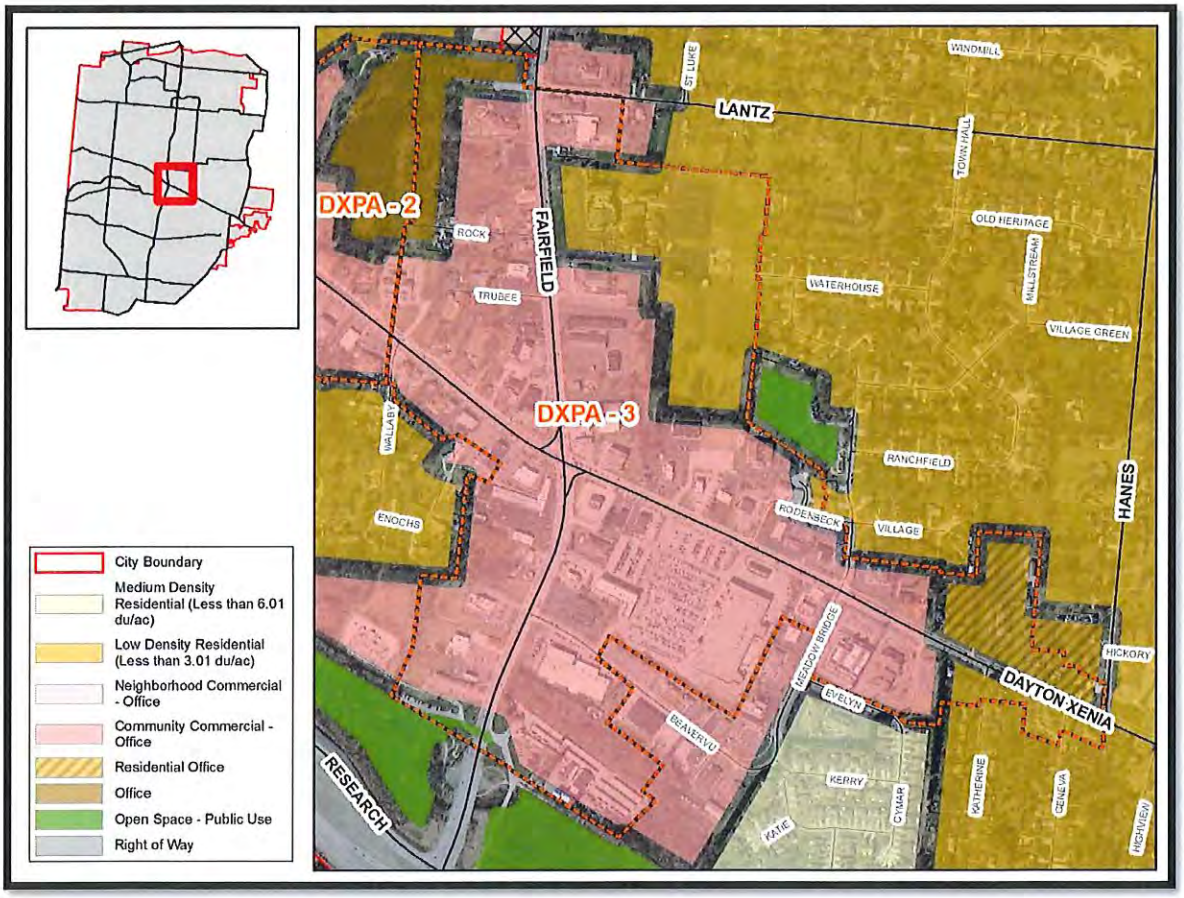
DXPA-2 is a collection of several different land use classifications. Commercial and ~~Office~~ Mixed Use designations make up the bulk of the area, with ~~some~~ a small amount of Low Density ~~r~~Residential designations scattered throughout.



Dayton-Xenia Planning Area 3

Dayton-Xenia Planning Area 3 (DXPA-3) the most stable, and economically diverse portion of the corridor at this time, ~~extends~~ extending from Wallaby Drive to Hanes Road, and is characterized by large anchor businesses on larger properties including a drug store, supermarket, several fast food restaurants, banks, and several multi-tenant retail centers. There are some small pockets of single family residences at the two extremes of this section of the corridor and a section of smaller offices that house doctors, dentists, chiropractors, and insurance agents among others.

Being traditionally known as the "Downtown" of Beavercreek, this areas has been predominantly commercial for quite some time. The Land Use Plan shows a planned continuation of these types of uses, with the majority of the area being designated as ~~Neighborhood/~~Community ~~/~~Commercial~~/-~~Office.

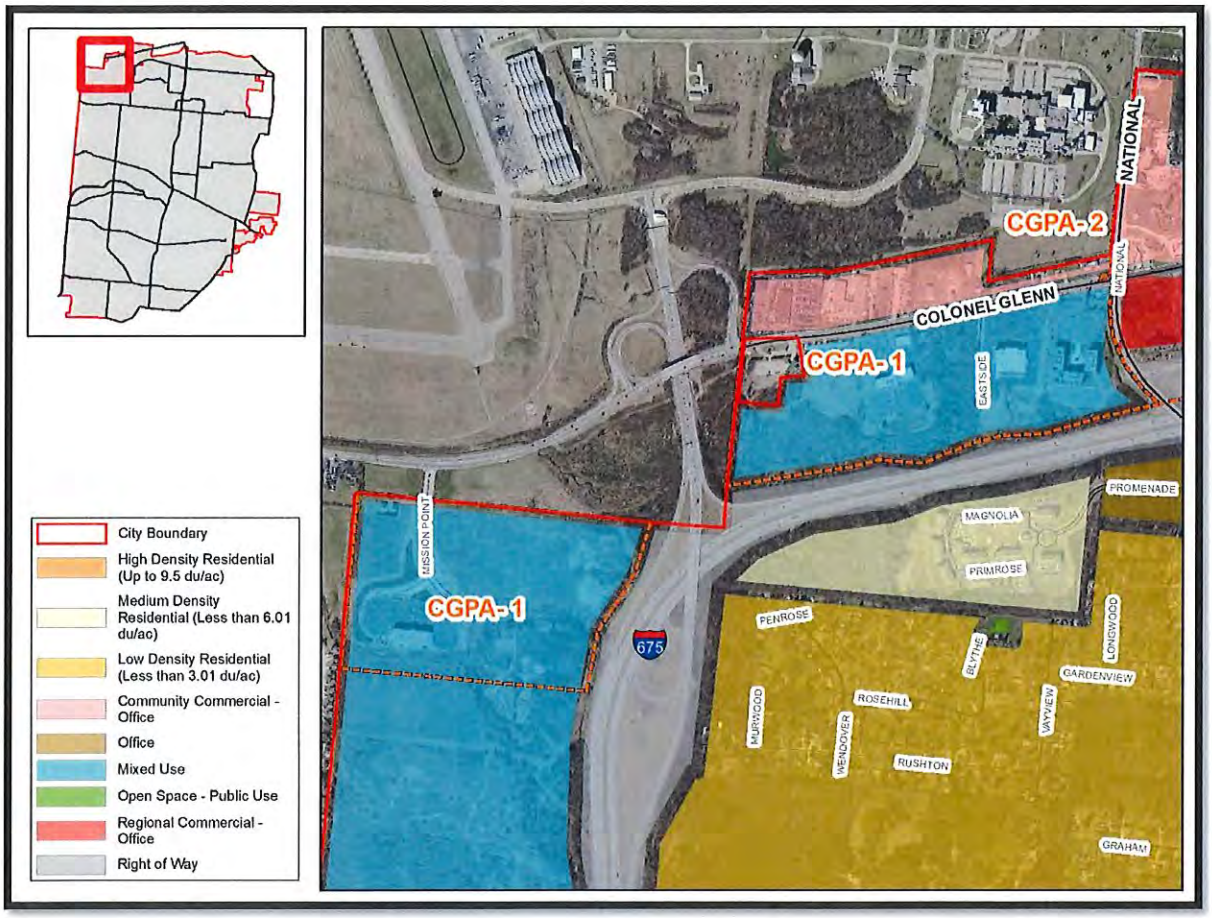


Colonel Glenn Planning Area 1

Colonel Glenn Planning Area 1 (CGPA-1) encompasses parcels fronting on both the north and south sides of Colonel Glenn Highway extending from the City's corporation limit on the west end, and Grange Hall Road on the east end. Colonel Glenn Planning Area 1 is comprised of a mixture of older and newer commercial construction consisting of varying architectural characteristics which are scattered throughout.

CGPA 1 is designated as ~~Neighborhood/~~ Community Commercial~~/~~-Office on the north side of Colonel Glenn Highway, and ~~a more intense Research and Development/Office/High Tech Manufacturing~~Mixed Use on the south side.

No portion of this planning area is located within a regulatory flood plain.

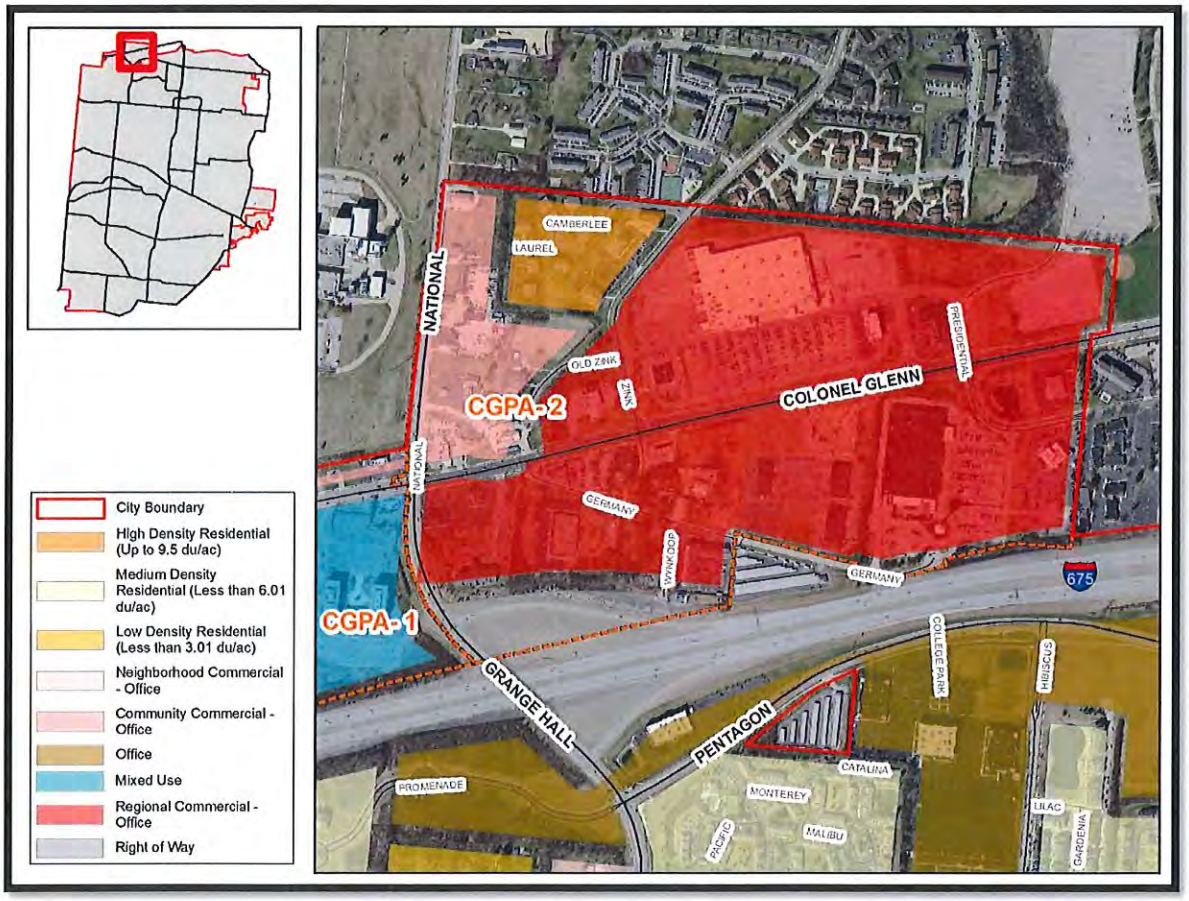


Colonel Glenn Planning Area 2

Colonel Glenn Planning Area 2 (CGPA-2) encompasses parcels fronting on both the north and south sides of Colonel Glenn Highway extending from the City's corporation limit on the west end, and Grange Hall Road on the east end. Planning Area 2 is comprised of a mixture of big box retail (Home Depot and Meijer) along with small scale retail and professional office buildings, as well as some High Density Residential.

CGPA 2 has a multitude of various land use designations, including ~~Neighborhood/~~Community Commercial~~/~~-Office, Regional Commercial~~/~~-Office and High Density ~~Retail~~ Residential on the north side of Colonel Glenn Highway, and Regional Commercial~~/~~-Office ~~and Research and Development/Office/High Tech Manufacturing~~ on the south side of Colonel Glenn Highway.

No portion of this planning area is located within a regulatory flood plain.



Planned Development Areas (PDA)

Several Vacant Planning Areas within the City are designated Planned Development Areas (PDAs). They are so designated because due to size, location, and/or existing surrounding use they exhibit a degree of development potential for more than one use by itself or collectively, and thus encompass greater considerations and concerns than are addressed by any one use category. Property which exhibits limitations or restrictions on access, potential traffic conflicts and impacts, and the potential for extensive impacts on the surrounding environment may also be so designated. Their characteristics make unique and creative developments, which may not necessarily be consistent with the Land Use Plan, appropriate for consideration and the potential initiation of a Land Use Plan amendment.

The potential for development in a PDA of a magnitude that may impact surrounding existing developed uses, the physical and natural character and quality of environment, and existing community infrastructure necessitates study and analysis above and beyond that which is normally required for other areas. For this reason, developments proposed in PDAs shall be processed in zoning as Planned Unit Developments (PUDs) or under certain circumstances be processed under the Administrative Site Plan Review Approval Process (ASRA). This is to ensure that proper land use spatial and functional relationships result as intended within and around the PDA. When applicable, development proposals within a PDA shall include a Land Use Plan amendment application to be considered by Planning Commission and City Council.

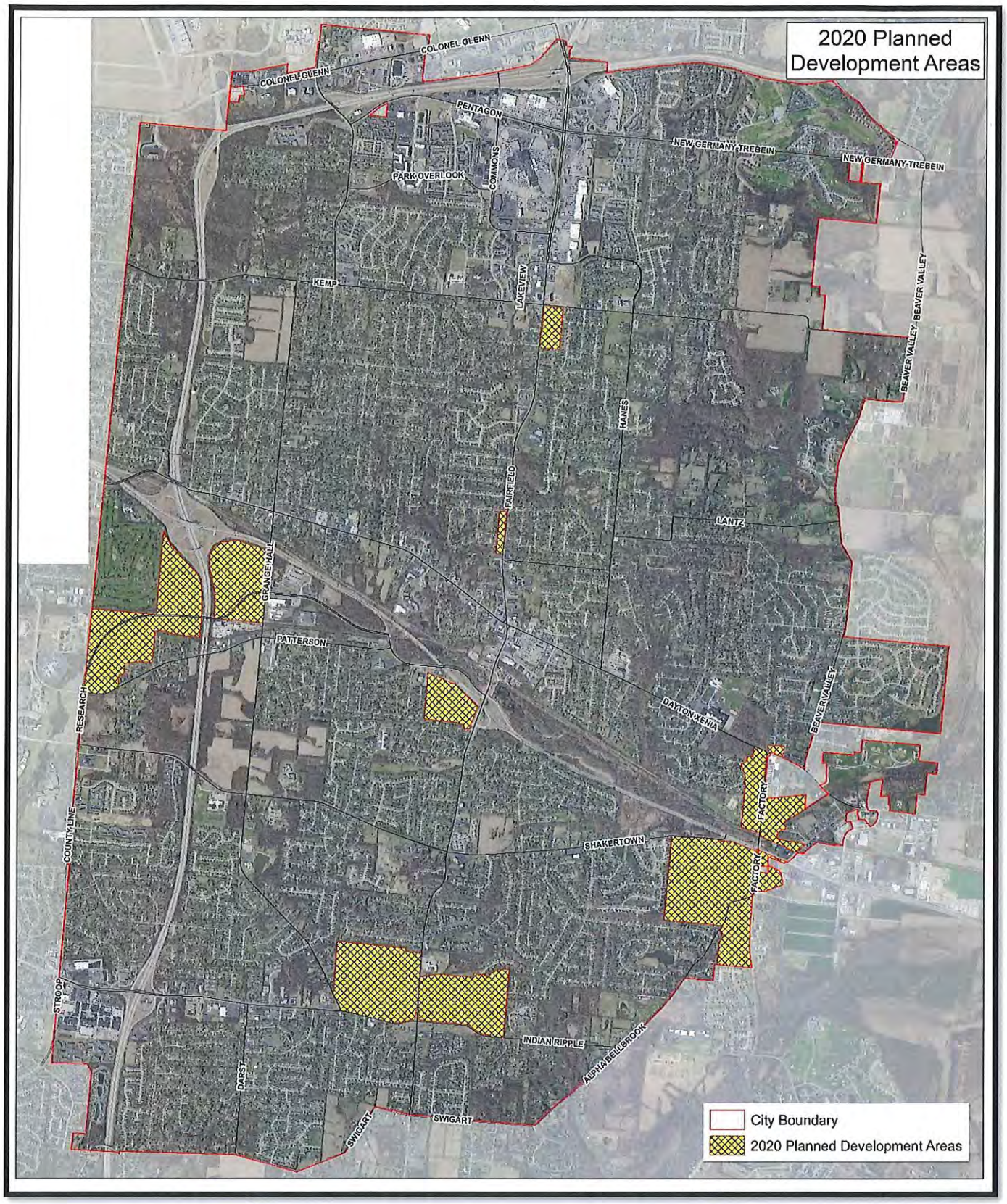

2020 Planned Development Areas
COLONEL GLENN
COLONEL GLENN
PENTAGON
NEW GERMANY TREBEIN
NEW GERMANY TREBEIN
PARK OVERLOOK
COMMONS
KEMP
LAKEVIEW
BEAVER VALLEY
BEAVER VALLEY
HANES
FAIRFIELD
LANTZ
GRANGE HALL
PATTERSON
RESEARCH
DAYTON-XENIA
BEAVER VALLEY
FACTORY
COUNTY LINE
SHAKERTOWN
FACTORY
STROOP
INDIAN RIPPLE
ALPHA BELLBROOK
DAPST
SWIGART
SWIGART
City Boundary
2020 Planned Development Areas

Exhibit A - The City of Beavercreek Land Use Map

The map ~~below~~on the following page, ~~listed as Exhibit A,~~ is the Land Use Map for the City of Beavercreek. The map is the second major component of the Land Use Plan and graphically displays the first major component which would be the text found in the previous chapters of this comprehensive document. The different land use classifications are indicated by color and the uses associated with the different colors can be identified in the legend located on the map. There are also identification features in the Map, again, referenced in the legend, that indicate the location of the Vacant Planning Areas that remain in the City, Planned Development Areas, and the three Corridor Planning Areas (Indian Ripple Road, Dayton-Xenia Road and Colonel Glenn Highway). This map is intended to serve as a tool to guide the City's development decisions for the next several years, with periodic changes revisited and performed as warranted.

As noted on the map on the next page, the vast majority of the City is classified as Low Density Residential, and all residential (Low, Medium, High and Residential office) comprises of more than 68 percent of the City. Commercial classification (Neighborhood, Community, and Regional) makes up 8 percent of the City's classification.

Land Use Classification	% of City
High Density Residential	0.98%
Low Density Residential	63.04%
Medium Density Residential	3.79%
Residential Office	0.22%
Total Residential	**68.03%**
Neighborhood Commercial - Office	1.01%
Community Commercial - Office	3.12%
Regional Commercial - Office	4.25%
Total Commercial	**8.38%**
Office	1.49%
Mixed Use	5.23%
Research - Office	0.19%
Research and Dev and Office and Hi Tech Manf	5.66%
Total Office, Mixed Use and Research	**12.58%**
Open Space - Public Use	6.86%
Right of Way	4.15%
Total Public	**11.01%**

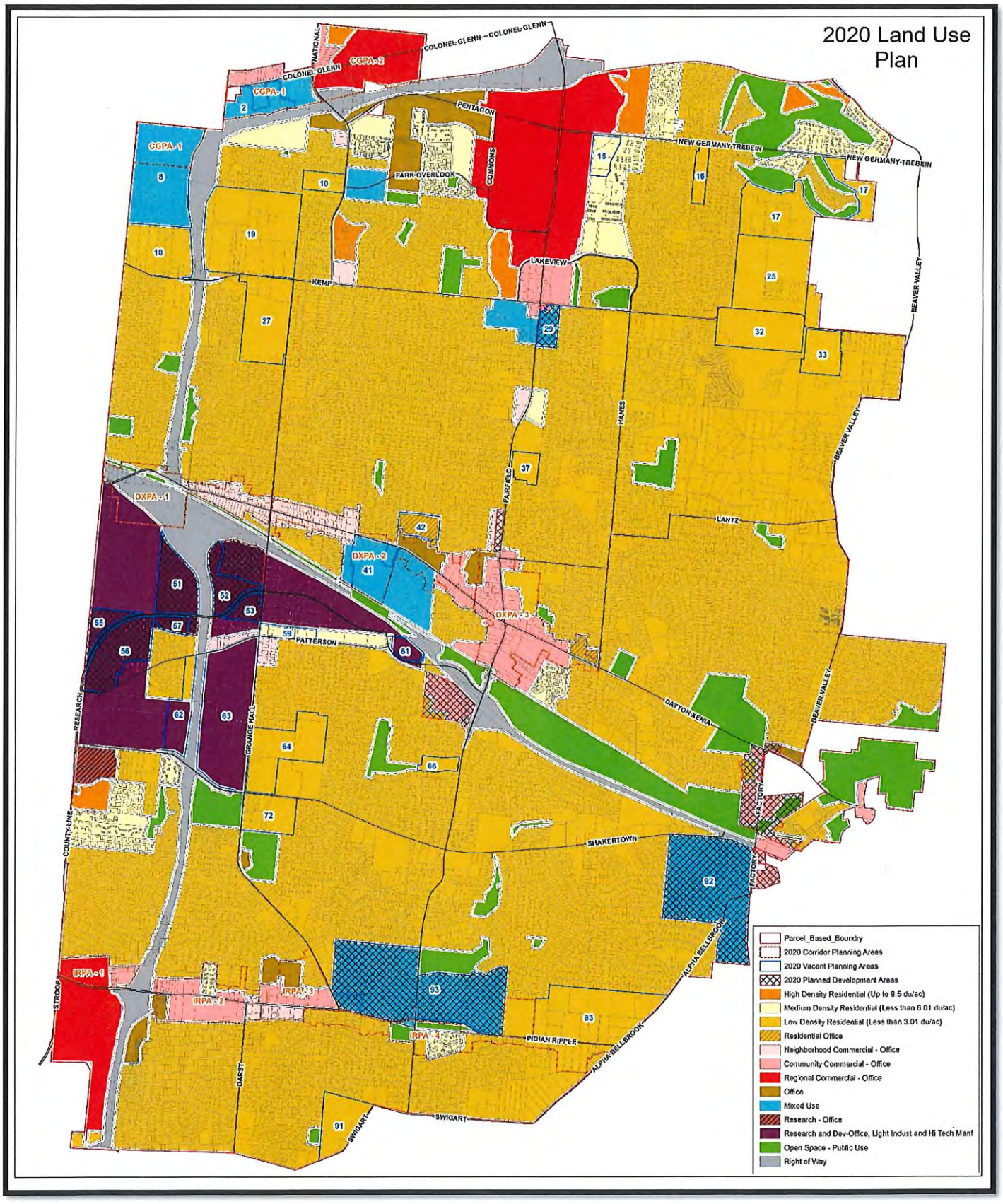
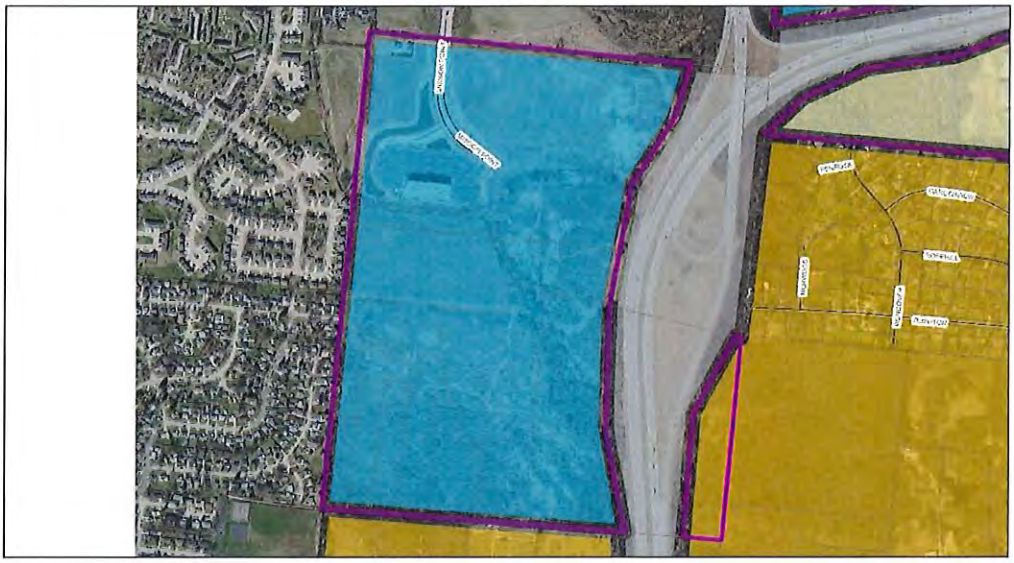
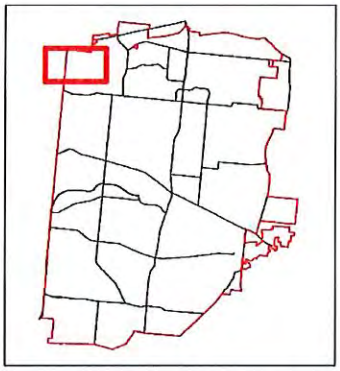

2020 Land Use Plan
COLONEL GLENN
NATIONAL
CGPA-1
CGPA-2
PENTAGON
PARK OVERLOOK
COMMONS
NEW GERMANY-TREBEIN
LAKEVIEW
KEMP
BEAVER VALLEY
HANES
FAIRFIELD
LANTZ
DXPA-1
DXPA-2
DXPA-3
PATTERSON
DAYTON-XENIA
RESEARCH
GRANGE HALL
COUNTY LINE
FACTORY
SHAKERTOWN
STROOP
IRPA-1
IRPA-2
IRPA-3
IRPA-4
INDIAN RIPPLE
ALPHA BELLBROOK
DARST
SWIGART
Parcel_Based_Boundry
2020 Corridor Planning Areas
2020 Vacant Planning Areas
2020 Planned Development Areas
High Density Residential (Up to 9.5 du/ac)
Medium Density Residential (Less than 6.01 du/ac)
Low Density Residential (Less than 3.01 du/ac)
Residential Office
Neighborhood Commercial - Office
Community Commercial - Office
Regional Commercial - Office
Office
Mixed Use
Research - Office
Research and Dev-Office, Light Indust and Hi Tech Manf
Open Space - Public Use
Right of Way

Exhibit B - Land Use Classification Changes 2015 - 2020*

2020 Land Use Plan





Changed from Research and Development - Office and High Tech Manufacturing to Mixed Use

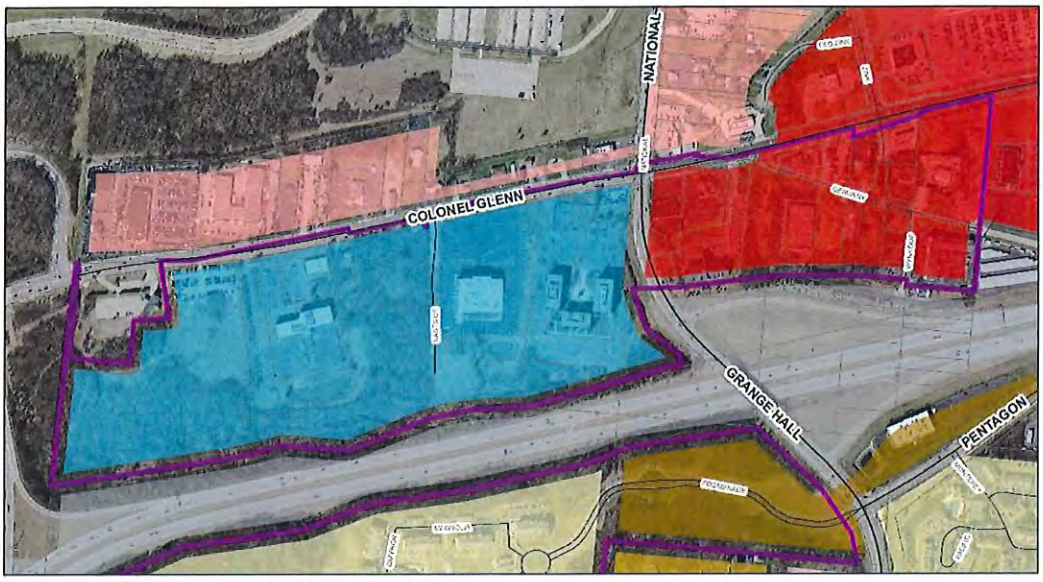
134.5 acres

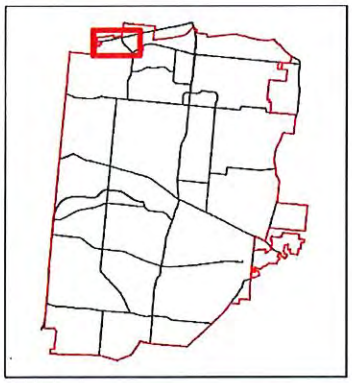
- Areas of Signficant Change
- Medium Density Residential (Less than 6.01 du/ac)
- Low Density Residential (Less than 3.01 du/ac)
- Mixed Use
- Right of Way

2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/ Recreation/Public were eliminated.

2020 Land Use Plan

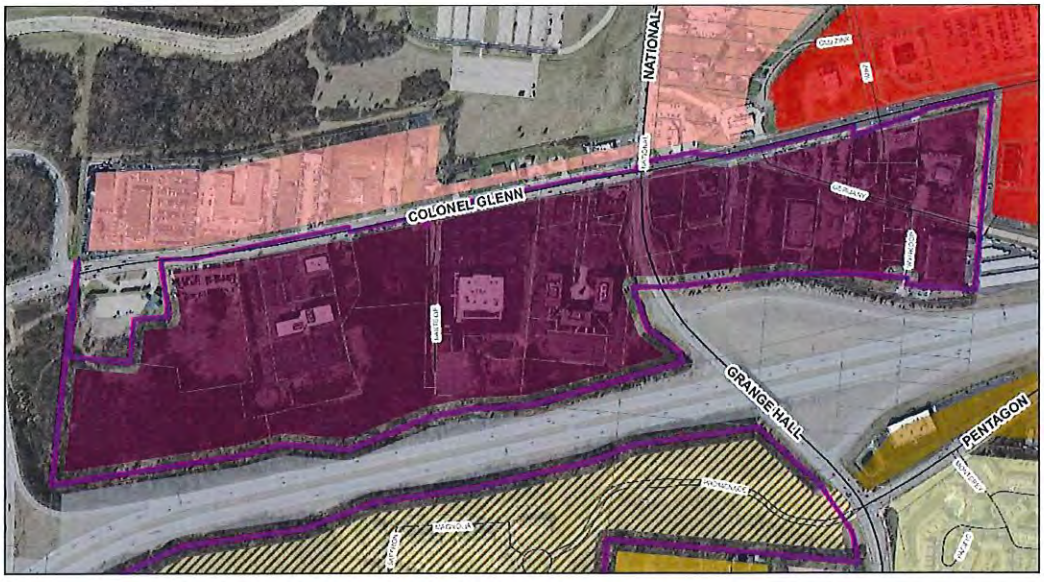




Changed from Research and Development - Office and High Tech Manufacturing to Mixed Use and Regional Commercial - Office

85.6 acres

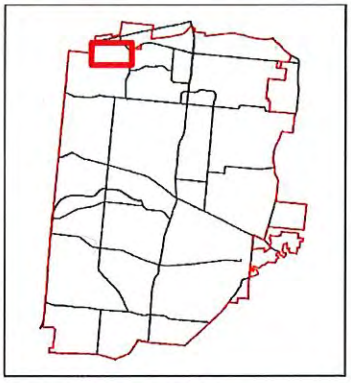
- Areas of Signficant Change
- Medium Density Residential (Less than 6.01 du/ac)
- Low Density Residential (Less than 3.01 du/ac)
- Neighborhood Commercial - Office
- Community Commercial - Office
- Regional Commercial - Office
- Office
- Mixed Use
- Right of Way



2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/ Recreation/Public were eliminated.

2020 Land Use Plan



Medium Density - Residential -Office to Medium Density Residential and Office

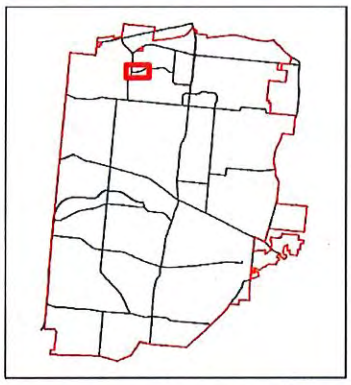
53 acres

- Areas of Signficant Change
- Medium Density Residential (Less than 6.01 du/ac)
- Low Density Residential (Less than 3.01 du/ac)
- Neighborhood Commercial - Office
- Office
- Mixed Use
- Open Space - Public Use
- Right of Way

2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/ Recreation/Public were eliminated.

2020 Land Use Plan



Medium Density - Residential -Office and Neighborhood Commerical - Office to Mixed Use

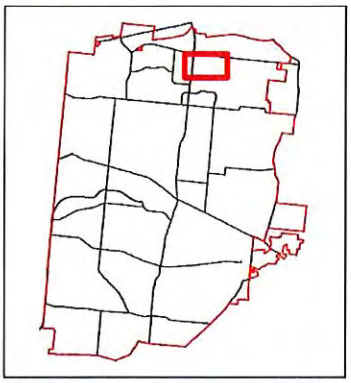
29 acres

- Areas of Signficant Change
- Low Density Residential (Less than 3.01 du/ac)
- Office
- Mixed Use
- Open Space - Public Use

2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/ Recreation/Public were eliminated.

2020 Land Use Plan



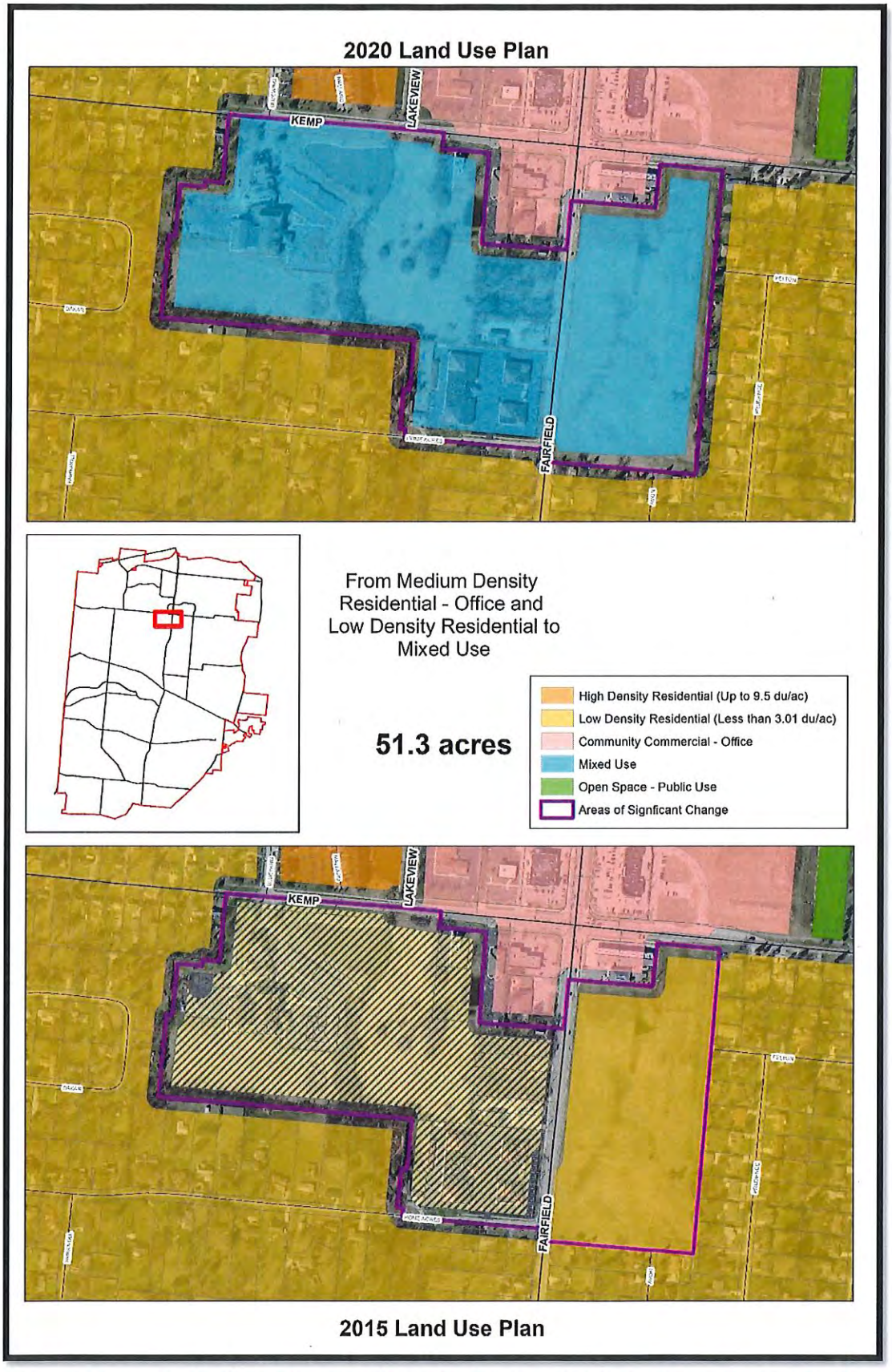
From Office to Medium Density Residential

32.8 acres

- Areas of Signficant Change
- High Density Residential (Up to 9.5 du/ac)
- Medium Density Residential (Less than 6.01 du/ac)
- Low Density Residential (Less than 3.01 du/ac)
- Regional Commercial - Office

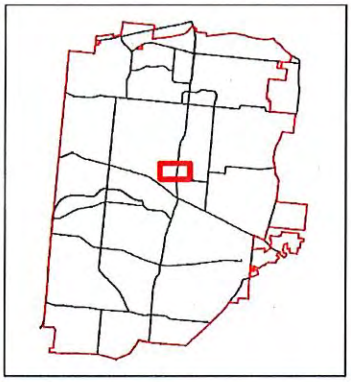
2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/ Recreation/Public were eliminated.



Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

2020 Land Use Plan



From Low Density Residential
and Residential Office to
Neighborhood Commercial - Office

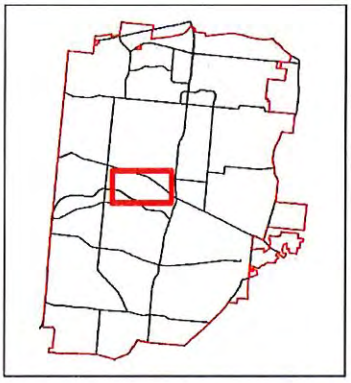
12 acres

- Low Density Residential (Less than 3.01 du/ac)
- Neighborhood Commercial - Office
- Community Commercial - Office
- Office
- Areas of Signficant Change

2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

2020 Land Use Plan



From Research - Office, Public Facility and Low Density Residential to Mixed Use

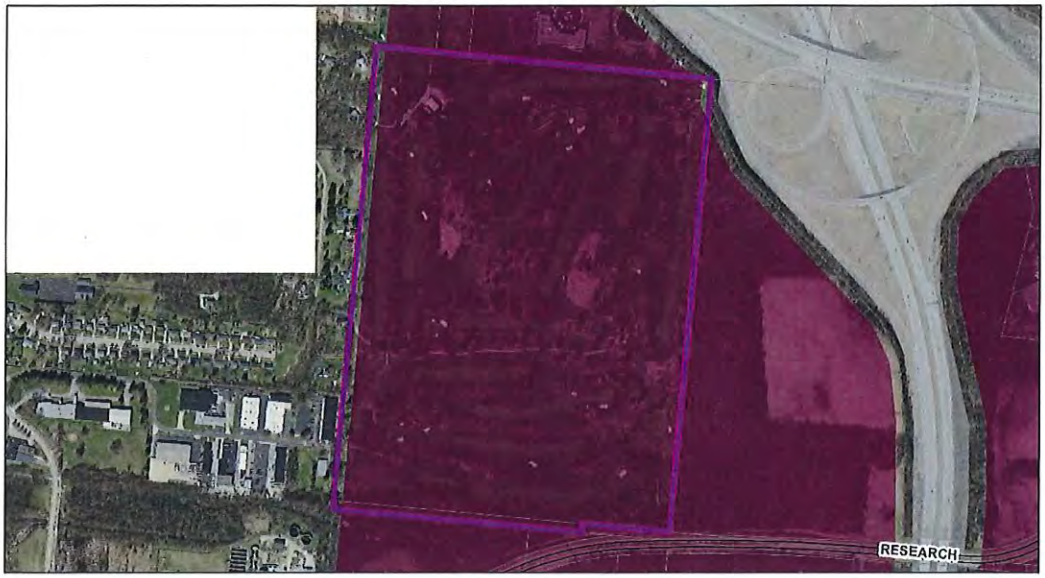
123 acres

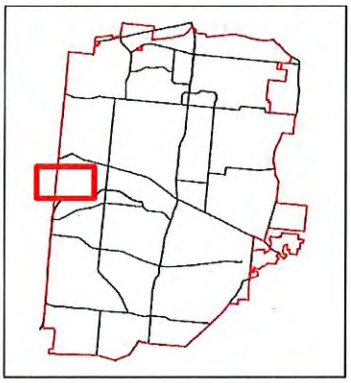
- Areas of Signficant Change
- Medium Density Residential (Less than 6.01 du/ac)
- Low Density Residential (Less than 3.01 du/ac)
- Residential Office
- Neighborhood Commercial - Office
- Community Commercial - Office
- Office
- Mixed Use
- Research and Dev-Office, Light Indust and Hi Tech Manf
- Open Space - Public Use
- Right of Way

2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

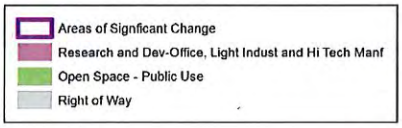
2020 Land Use Plan





From Open Space - Private
to Research and Development -
Office, Ligtht Industrial
and High Tech Manufacturing

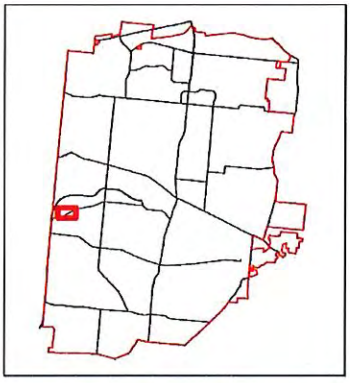
125.4 acres



2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

2020 Land Use Plan



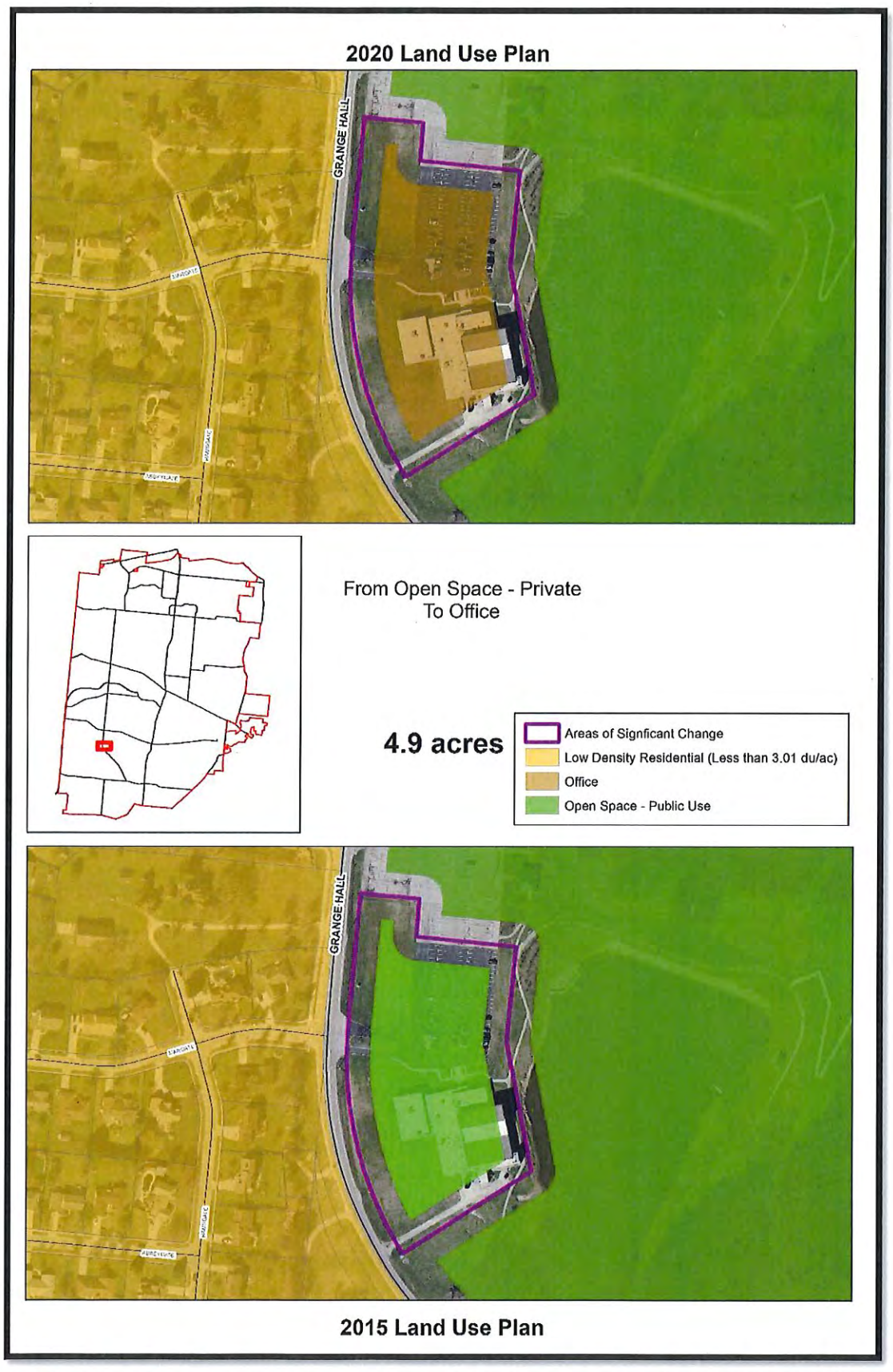
From Low Density Residential to Research and Development - Office, Ligtht Industrial and High Tech Manufacturing

10.3 acres

Areas of Signficant Change
Low Density Residential (Less than 3.01 du/ac)
Research and Dev-Office, Light Indust and Hi Tech Manf

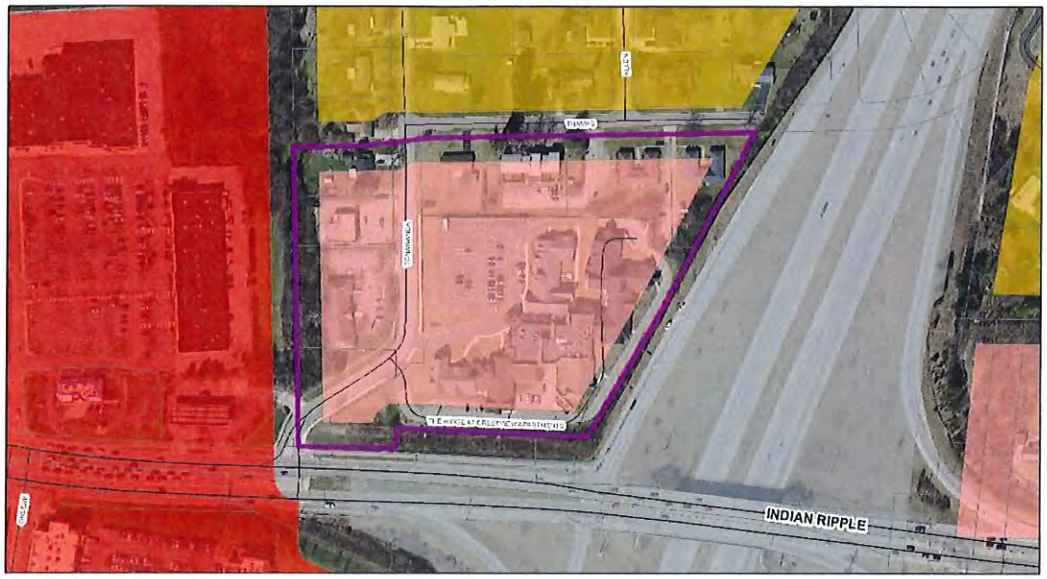
2015 Land Use Plan

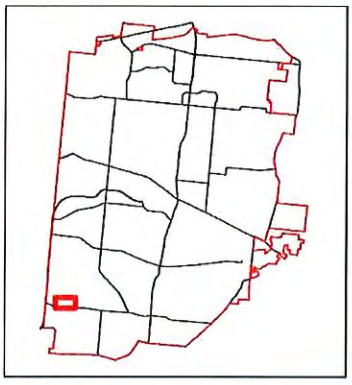
Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated



Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

2020 Land Use Plan

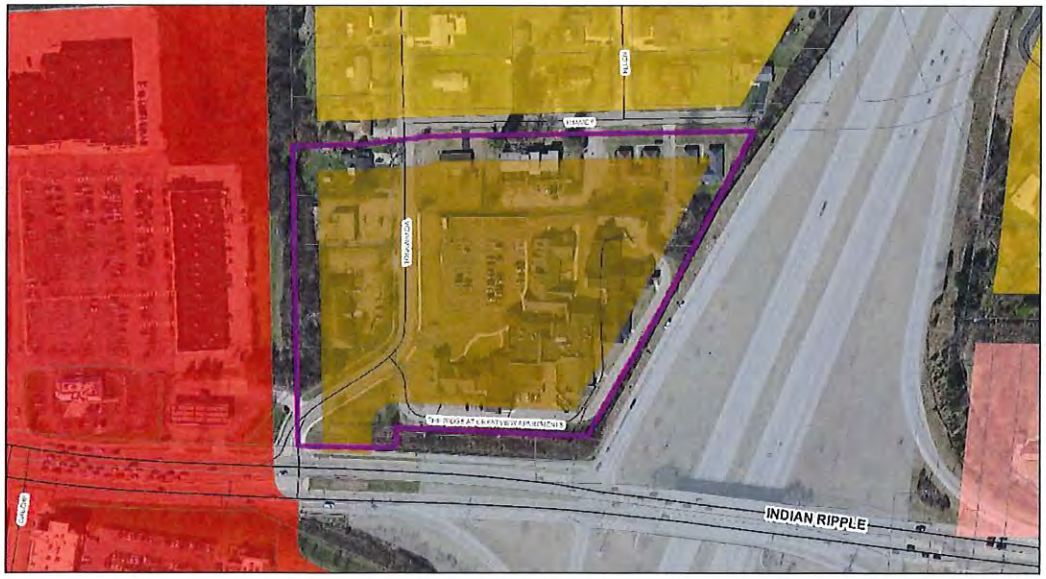




From Office
to Community
Commercial - Office

10.7 acres

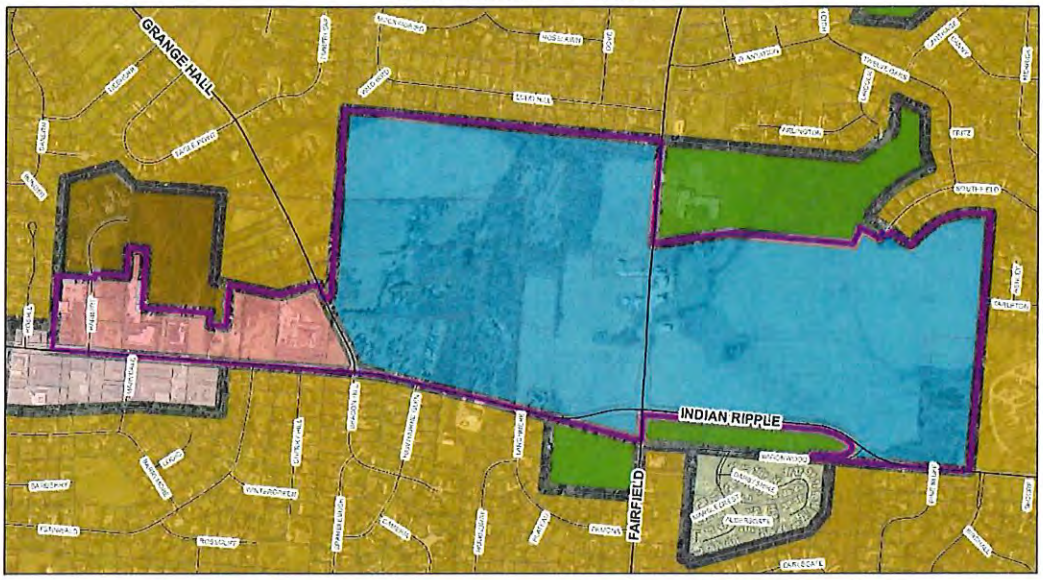
- Areas of Signficant Change
- Low Density Residential (Less than 3.01 du/ac)
- Community Commercial - Office
- Regional Commercial - Office
- Right of Way

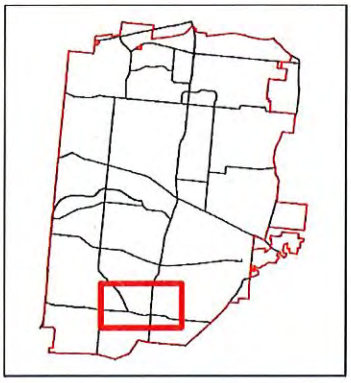


2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

2020 Land Use Plan

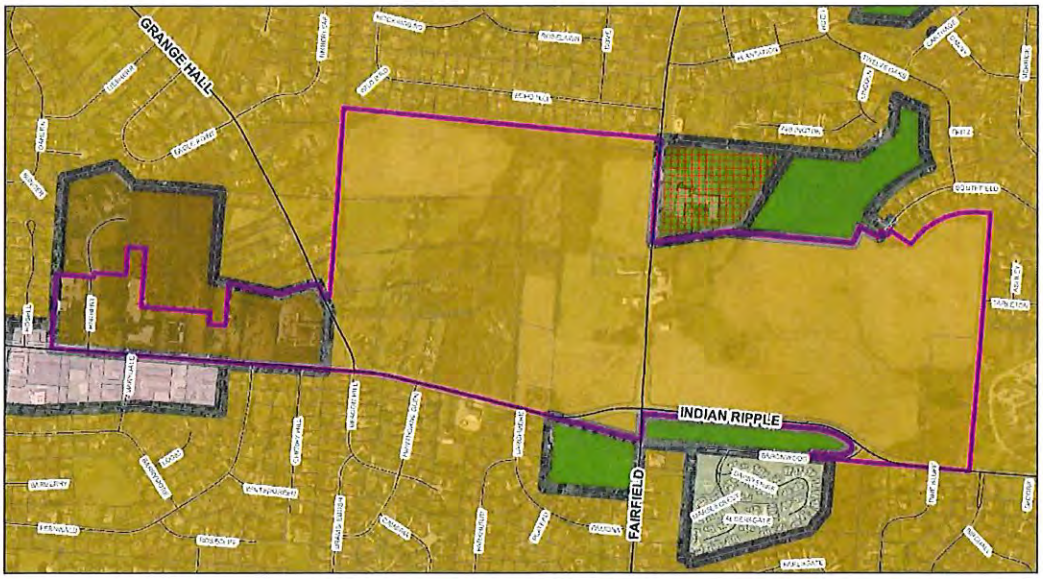




From Office and Low Density Residential to Community Commercial - Office and Mixed Use

275.9 acres

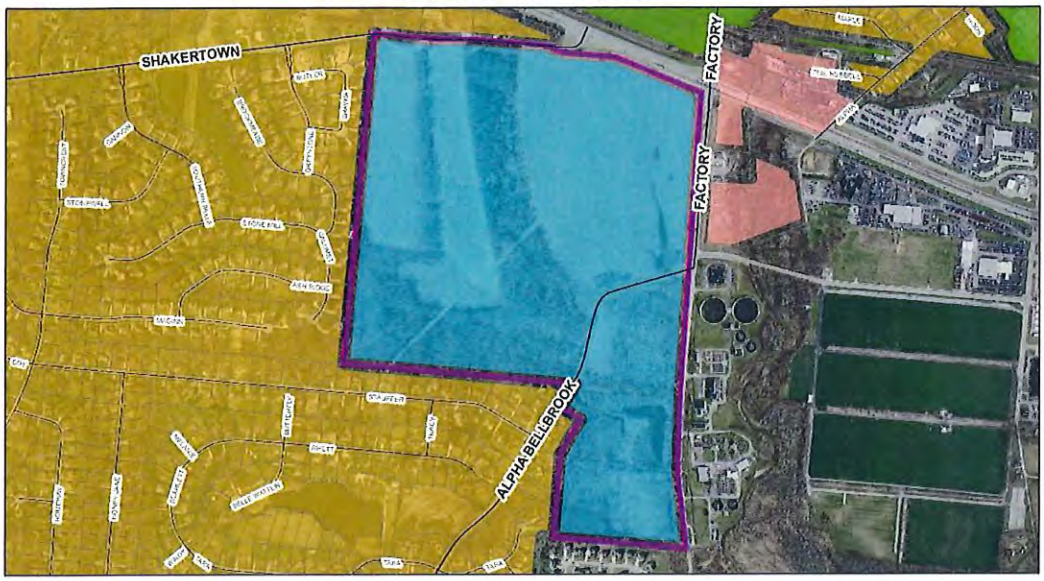
- Areas of Signficant Change
- Medium Density Residential (Less than 6.01 du/ac)
- Low Density Residential (Less than 3.01 du/ac)
- Neighborhood Commercial - Office
- Community Commercial - Office
- Office
- Mixed Use
- Open Space - Public Use

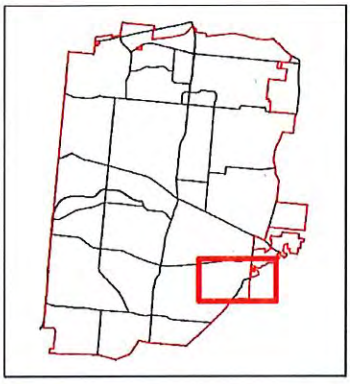


2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

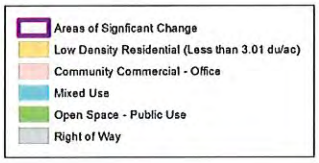
2020 Land Use Plan

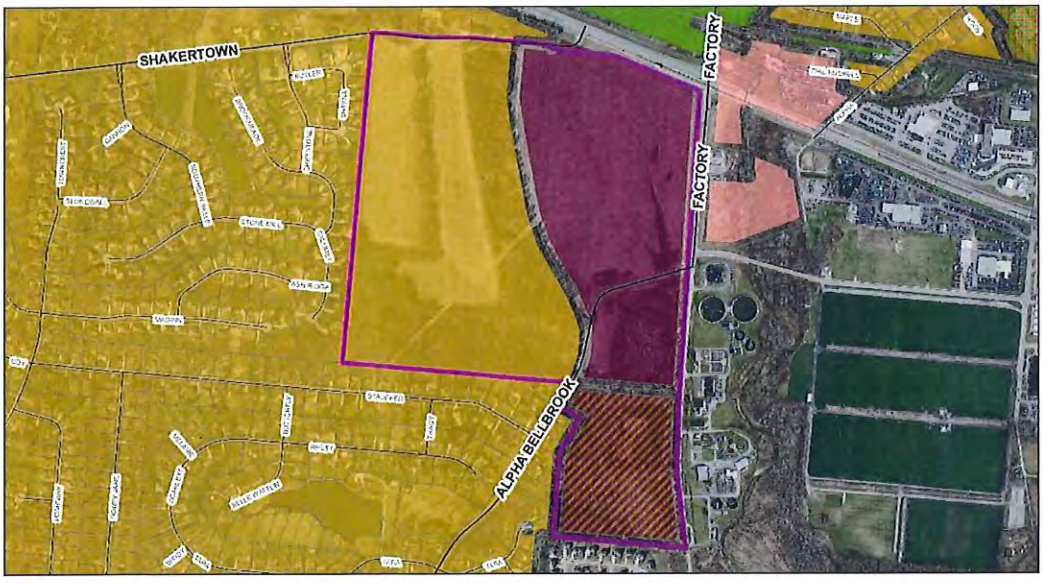




From Low Density Residential, Research and Dev, Office, High Tch Manf, and Research and Office to and Mixed Use

185.1 acres

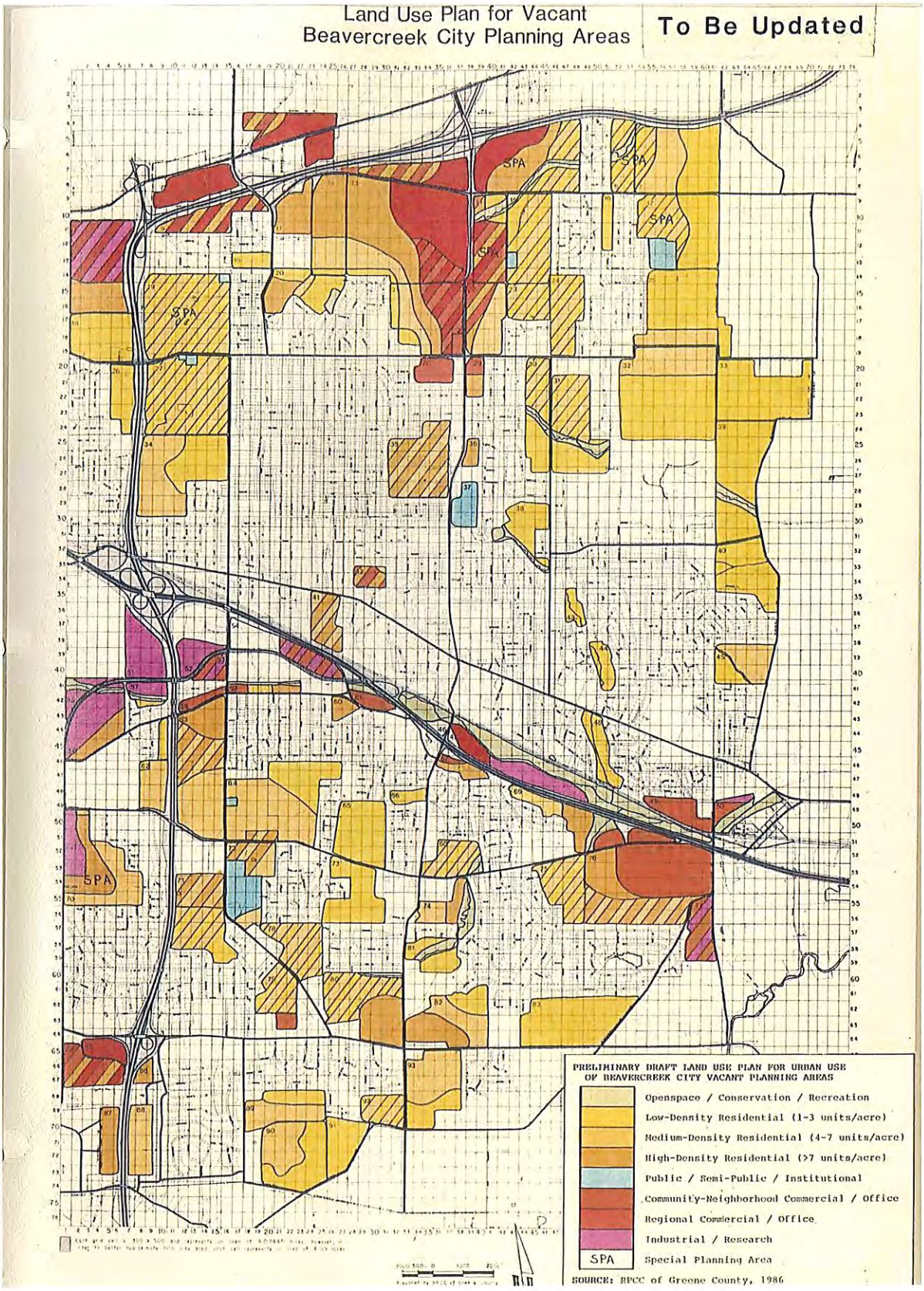


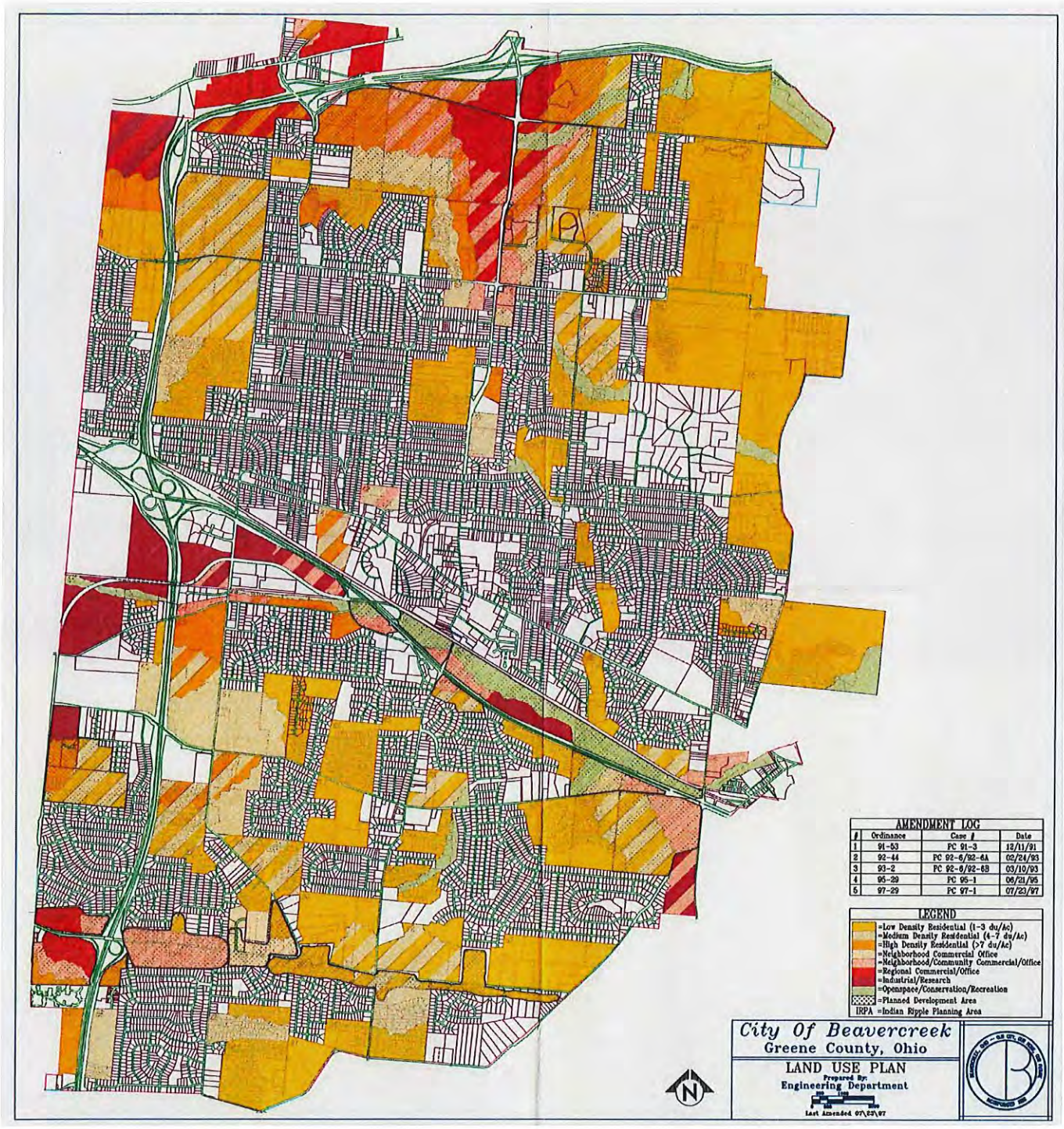


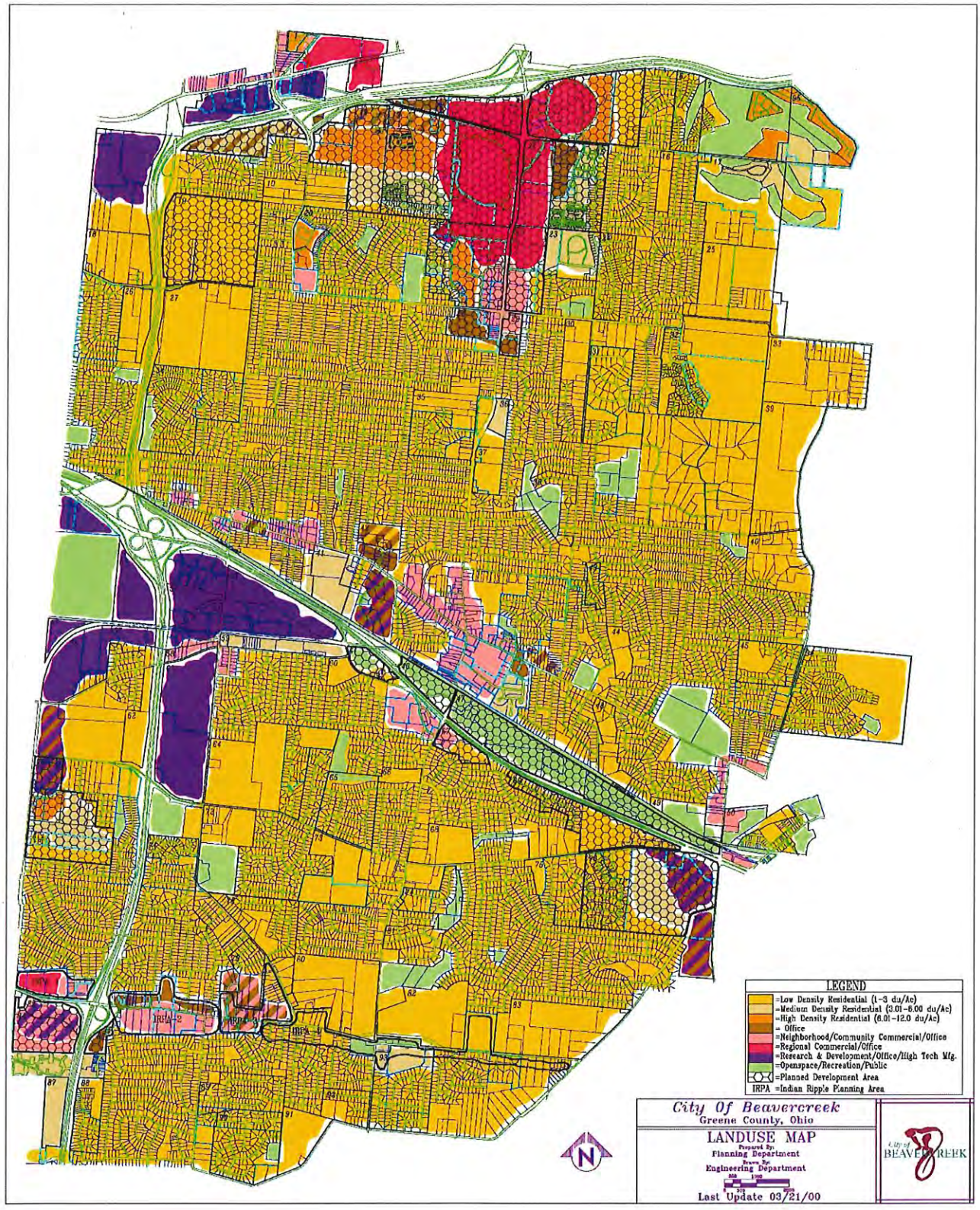
2015 Land Use Plan

Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

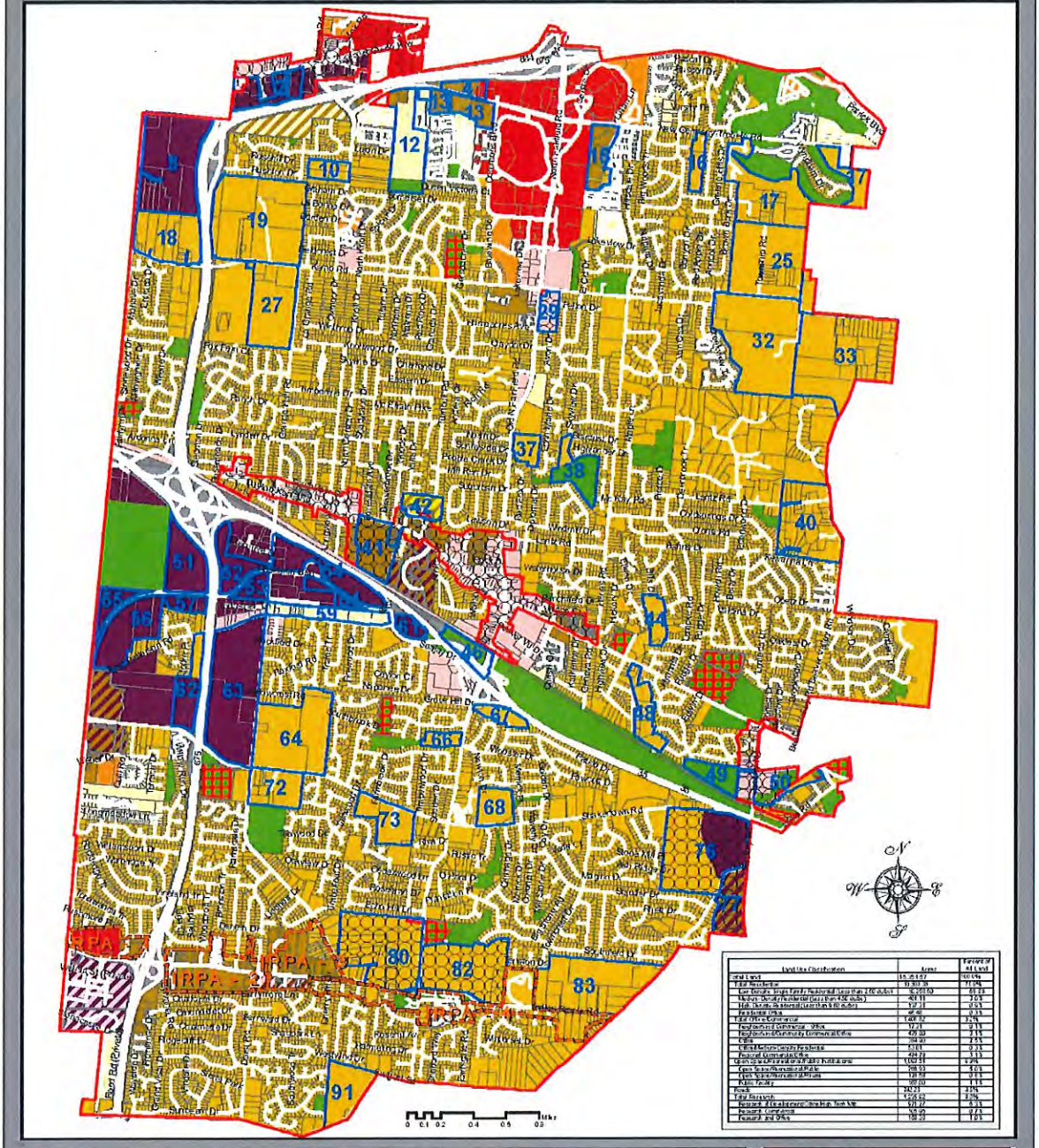
Exhibit C - Former Land Use Maps for Beavercreek




AMENDMENT LOG
| Ordinance | Case # | Date
1 | 91-53 | PC 91-3 | 12/11/91
2 | 92-44 | PC 92-6/92-6A | 02/24/93
3 | 93-2 | PC 92-6/92-6B | 03/10/93
4 | 95-29 | PC 95-1 | 06/21/95
5 | 97-29 | PC 97-1 | 07/23/97
LEGEND
=Low Density Residential (1-3 du/Ac)
=Medium Density Residential (4-7 du/Ac)
=High Density Residential (>7 du/Ac)
=Neighborhood Commercial Office
=Neighborhood/Community Commercial/Office
=Regional Commercial/Office
=Industrial/Research
=Openspace/Conservation/Recreation
=Planned Development Area
IRPA =Indian Ripple Planning Area
City Of Beavercreek
Greene County, Ohio
LAND USE PLAN
Prepared By
Engineering Department
Last Amended 07\23\97
N


LEGEND
=Low Density Residential (1-3 du/Ac)
=Medium Density Residential (3.01-6.00 du/Ac)
=High Density Residential (6.01-12.0 du/Ac)
= Office
=Neighborhood/Community Commercial/Office
=Regional Commercial/Office
=Research & Development/Office/High Tech Mfg.
=Openspace/Recreation/Public
=Planned Development Area
IRPA =Indian Ripple Planning Area
City Of Beavercreek
Greene County, Ohio
LANDUSE MAP
Prepared By
Planning Department
Drawn By
Engineering Department
Last Update 03/21/00
N
IRPA

City of Beavercreek Land Use Map 2007



City of Beavercreek Land Use Map 2009 Amendment

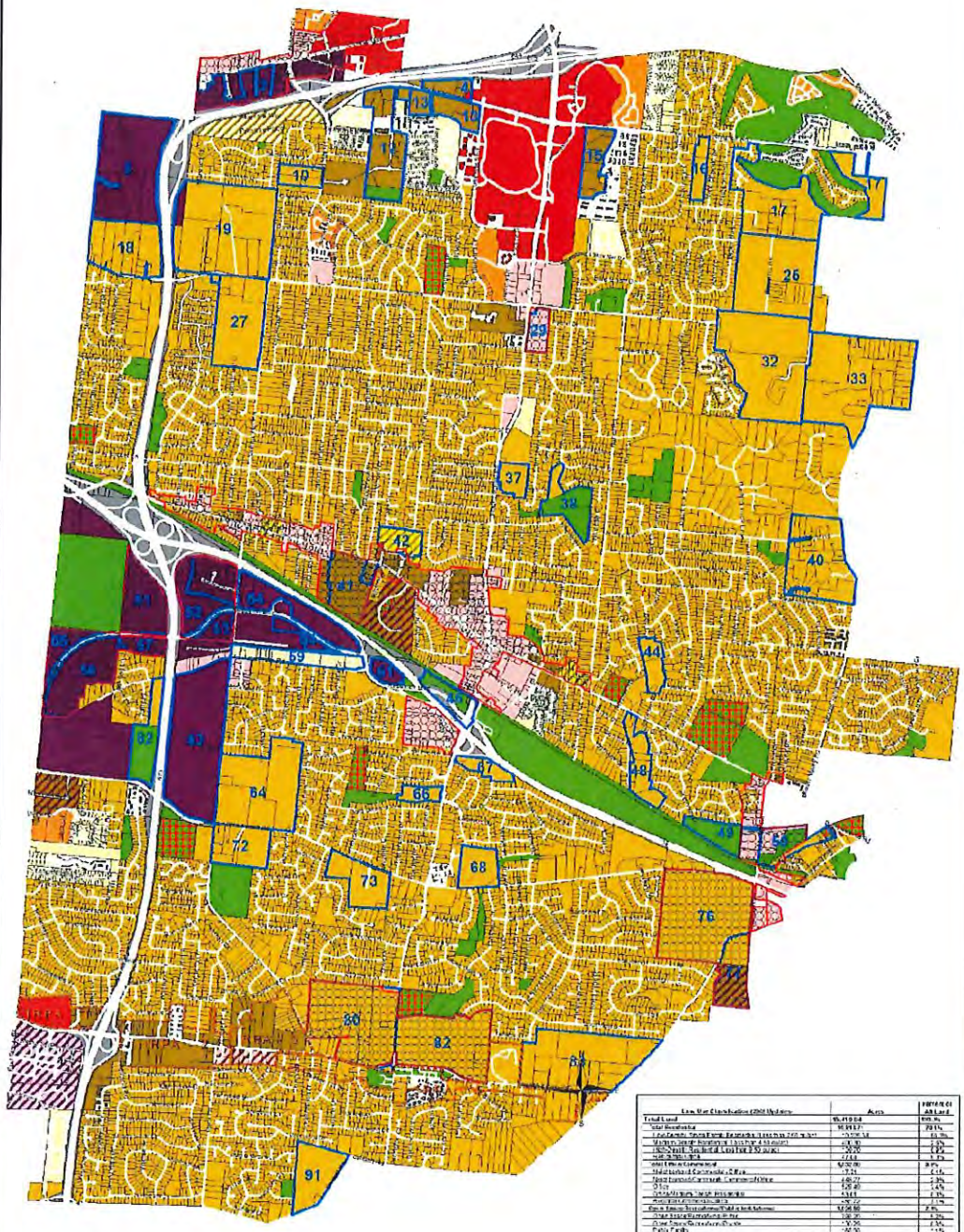
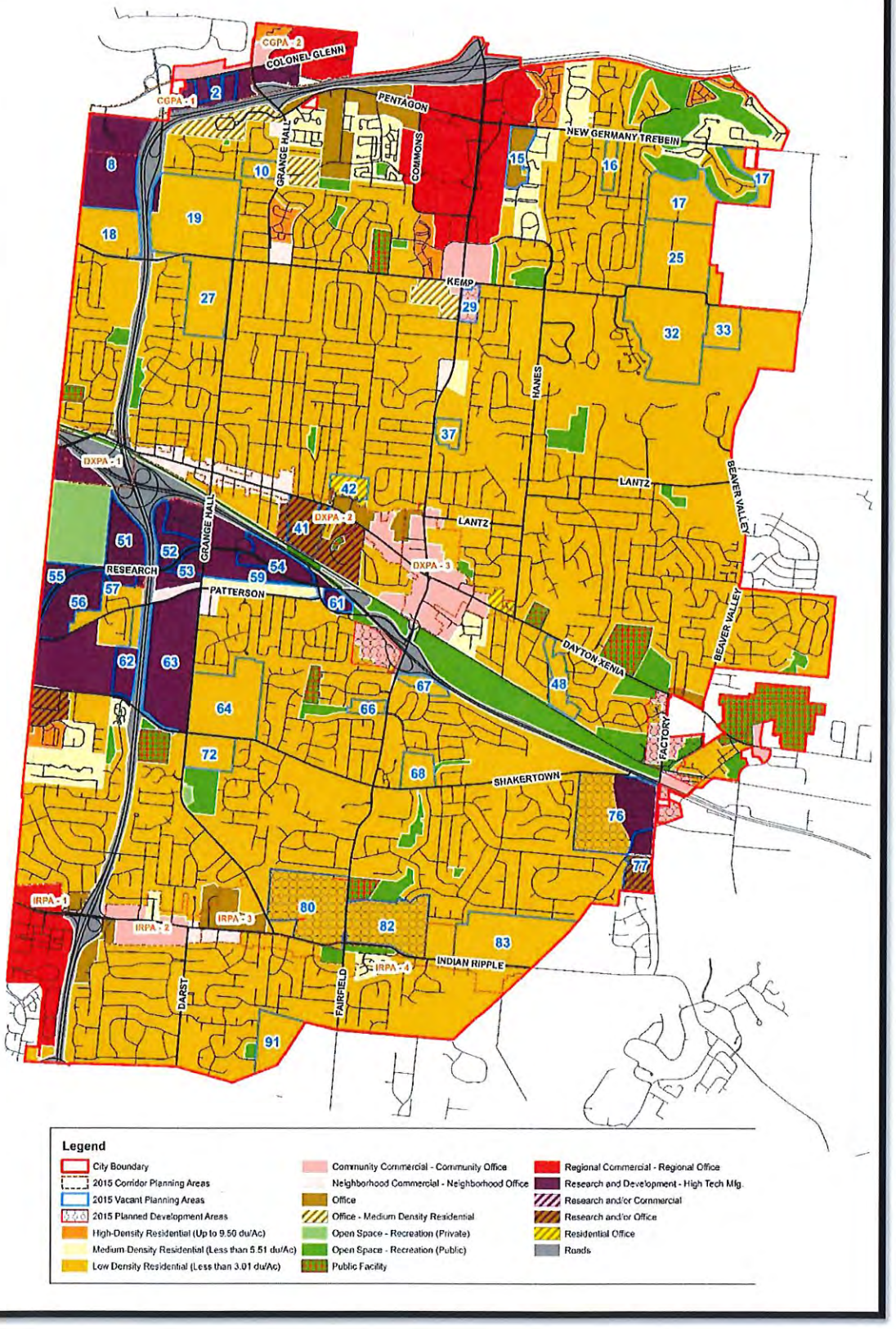


Exhibit A

- City Boundry
- Indian Ripple Planning Areas
- Planned Development Areas
- Vacant Planning Areas
- High-Density Residential (Less than 0.50 du/Ac)
- Medium-Density Residential (Less than 4.50 du/Ac)
- Low-Density, Single Family Residential (Less than 2.50 du/Ac)
- Neighborhood Commercial - Office
- Neighborhood/Community Commercial/Office
- Office
- Office-Medium Density Residential
- Open Space/Recreation/Private
- Open Space/Recreation/Public
- Public Facility
- Regional Commercial/Office
- Research & Development/Office/High Tech Mfg
- Research Commercial
- Research and Office
- Residential Office
- Roads

Map Created:
March 23, 2009

2015 Land Use Map



PEL

Back to Agenda

Beavercreek

To: **City Council**

From: **Sandra Pereira, City Planner**

Re: **Proposed Zoning Code Changes**

Date: **February 12, 2020**

The Planning and Development Department periodically updates the Zoning Code in order to address issues that may arise due to changing trends, issues that have recently come up, new specific uses not called out in the Code, etc. Staff would like to discuss the following proposed Code changes with City Council for feedback, prior to bringing those changes through the official process for approval:

Reduce the amount of parking required for medical offices: The current parking requirement is three spaces for each exam or treatment room, plus one space for each employee on the largest shift. Staff is proposing that this formula remain as is for smaller development, however after the first 20 rooms, the formula be reduced to one space per room. For small medical office buildings the current formula has worked without issues. However, when encountering larger developments such as Soin Medical Center and Dayton Children's Hospital, where treatment and exam rooms are not consistently used, or multiple rooms are used for the same patient, the parking requirement becomes excessive and creates large expanses of unused pavement.

Changes to the schedule of permitted uses:

- Redundancy in contractor sales and/or services and plumbing service has created some confusion. In the proposal, plumbing services has been removed and now falls under contractor sales and/or service.
- Indoor shooting ranges and solar farms (definition also added to the definition section) have not previously been addressed and are now included in the table.

City Engineer Review: When approving zoning permits for fences and sheds within drainage easements the Planning Department gives the City Engineer the opportunity to review permits to ensure that the appurtenance does not impede the flow of water. The current zoning code does not give the City Engineer the right to review and require changes to fence/accessory structure zoning permits that are located within a drainage easement.

Overnight Parking of Vehicles: The overnight parking of semi-trucks and trailers has increasingly become a problem in certain developments. This change would prohibit commercial

trucks from being parked overnight with the exception of vehicles owned by the business and trucks making scheduled deliveries.

Future Considerations: Items that have come up in the past and items that Staff feels may need to be addressed in future updates:

Massage Parlors
Tree preservation- Mass scale clearing of trees prior to development
Electric Vehicle Charging Stations
Chickens in Residential Neighborhoods

SIGN, WALL. Sign attached to a wall of a building, with the face horizontally or vertically parallel to the building wall.

SIGN, WINDOW. Signs affixed to the glass on the inside of a window, or erected within three feet of a window on the inside of a building, so as to be seen from the outside of a building.

SLOPE. The relationship between the change in elevation of land (rise) and the horizontal distance over which that change in elevation occurs (run). Slope may be calculated by dividing the rise by the run, multiplied by 100, and expressed as a percentage, or shown as a ratio.

SMALL CELL FACILITY. A wireless facility that meets both of the following requirements:

(1) Each antenna is located inside an enclosure of not more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an enclosure of not more than 6 cubic feet in volume.

(2) All other wireless equipment associated with the facility is cumulatively not more than 28 cubic feet in volume. The calculation of equipment volume shall not include electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

SOLAR ENERGY. Radiant energy (direct, diffused, and reflected) received from the sun.

SOLAR FARM. A solar energy operation whose primary purpose is the sale of solar energy for commercial gain.

SPECIFIC SITE PLAN. A detailed development plan for a part of, or all of, a planned unit development indicating the specific proposed locations of structures, signs, parking areas, means of vehicular access and movement, pedestrian walkways, landscaping and open space, lighting plans, buffering and screening devices, utility services, drainage and runoff control systems, and other details.

STORY. The part of a building, except a mezzanine as defined herein, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. If the floor level directly above a basement is more than six feet above grade, such basement shall be considered a story.

STORY, HALF. An uppermost story lying under a sloping roof having an area of at least 200 square feet with a clear height of seven feet six inches. For the purpose of this chapter, the usable floor area is only that area having at least four feet clear height between floor and ceiling.

STRUCTURE. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

SUPPLEMENTARY CONDITIONS. The Board of Zoning Appeals, the Planning Commission or City Council conditions that modify or alter proposed PUD zoning classification application, specific site plan applications, ASRAs, variances, or conditional uses.

SWIMMING POOL. A structure exceeding 100 square feet in water surface area or 12 feet in

Type of Use	*Parking Spaces Required*
Restaurant, bar, tavern or nightclub	One space for each 100 square feet of indoor floor area, plus one space for each employee on the largest shift, plus one space for each 200 square feet of outdoor dining area
Retail store solely for the sale of furniture, large appliances, or similar large items	One space for each 800 square feet of floor area, plus one space for each employee on the largest shift
Retail stores not specified elsewhere such as consumer electronic stores, book stores, video stores or other stores with similar small items	One space for each 250 square feet of gross floor area
Warehouse store, building material store, motorcycle sales, or similar store for large items	One space for each 800 square feet of floor display area, plus one space for each employee on the largest shift

(8) *Office.*

Type of Use	*Parking Spaces Required*
Medical, dental, or veterinary office or clinic	Three spaces for every examination or treatment room for the first 20 rooms, one space for each examination or treatment room thereafter, plus one space for each employee on the largest shift
Office/manufacturing combination	One space for each 300 square feet of office floor area, plus two spaces for each three employees on the largest shift within the manufacturing floor area portion
Professional and/or administrative office	One space for each 300 square feet of floor area, or one space for each employee, whichever is greater, plus one space for each vehicle used in the business and kept on the premises
Real estate, insurance, legal, finance or similar type of office	One space for each 200 square feet of floor area plus one space for each employee on the largest shift

(9) *Industrial.*

Type of Use	*Parking Spaces Required*
Manufacturing plant, warehouse, parcel delivery, freight terminal or similar use	Two spaces for each three employees on the largest shift for which the building is designed, plus one for each motor vehicle used in the business and maintained on the

	B-1	B-2	B-3	B-4	I-1	I-2	O-1	ORP-1	RP-1
Hobby shops		X	X	X					
Holistic health center		X	X	X					
Home improvement contractors (no outside storage except in I-1 and I-2)			C	C	X	X			
Home improvement and decorating stores and services		X	X	X					
Hookah bar or Shisha bar		C	X	X					
Hospitals			X	X			X	X	X
Hotels, motels, Apartment Hotel			C	X			X	X	X
Income tax preparation	X	X	X	X			X	X	X
Indoor shooting range		C	C	C					
Industrial research laboratories					X	X			
Janitorial services			X	X					
Junk yards and salvage yards					X	X			
Kennel or cattery				C	X	X			
Landscape contractor (no outside storage except in I-1 and I-2)				C	X	X			
Laundries, dry-cleaning plants and linen supply					X	X			
Laundry and dry-cleaning - self-service (coin-op)		C	X	X					
Lawn mower sales, service and repair			X	X					
Legitimate theater			X	X					
Locksmith		X	X	X					

Back to Agenda

	B-1	*B-2*	*B-3*	*B-4*	*I-1*	*I-2*	*O-1*	*ORP-1*	*RP-1*
Skeet or trap shooting range (commercial) but not within 600 feet of any residential district					C	C			
Private solar farms				C	C	C			
Storage of building supplies and equipment, contractors equipment, food, fabrics, hardware and similar goods when located entirely within a building, provided such buildings shall not be used for wrecking or dismantling of motor vehicles.					X	X			
Tattoo and piercing parlor		C	C	X					
Tattoo removal center		C	C	X					
Taxicab business				C	X	X			
Taxidermist services		X	X	X					
Teen clubs		C	X	X					
Television and radio broadcasting towers					C	C			
Television and radio stations			C	C	X	X			
Tin and sheet metal shops					X	X			
Tool and die shop, wrought iron shop, black-smith or machine shop					X	X			
Towing Service – outdoor storage in I-1 and I-2 only			C	C	C				
Trailer and manufactured home sales and storage					X	X			
Travel bureaus and ticket sales		X	X	X			X	X	X
Truck terminal					X	X			
Tutoring centers		X	X	X			X	C	C
Variety stores - retail		X	X	X					

Back to Agenda

	B-1	*B-2*	*B-3*	*B-4*	*I-1*	*I-2*	*O-1*	*ORP-1*	*RP-1*
Place of religious assembly	C	C	C	C	C	C	C	C	
~~Plumbing supply and contracting shops including storage yards~~					~~X~~	~~X~~			
Poultry killing and dressing						X			
Pre-schools	C	C	C	C	C	C	C		
Printing services		X	X	X	X	X			
Public buildings including community center buildings and libraries	X	X	X	X	X	X	X	X	
Public utility buildings, telephone exchanges, transformer stations and substations except garage and maintenance buildings	C	C	C	C	C	C	C		
Recreation facilities and customary accessory buildings and gymnasiums		C	X	X	X	X	X		
Recycling center - collection point only -no outside storage					X	X			
Research and engineering laboratories		C	X	X	X	X	X	X	X
Residential cleaning services		C	C	C					
Restaurants - drive-in			C	X					
Restaurants - inside and accessory drive thru service only		X	X	X			X	C	C
Retail, General		X	X	X					
School, Commercial truck driving:				C	C	C			
School, Trade		X	X	X			C	C	C
Self storage warehouses				C	X	X			
Shoe repair, shoe shining and hat cleaning services		X	X	X					
Shoe stores		X	X	X					
Skating rinks			X	X	X	X			

Back to Agenda

• 158.118 USE, PARKING AND STORAGE OF VEHICLES AND RECREATIONAL VEHICLES.

(A) *Agricultural uses.* This section does not apply to those parcels classified as "Agricultural" under "class" by the Greene County Auditor's Office.

(B) *Commercial, construction and industrial vehicles and equipment.*

(1) The overnight parking or storage outside a fully enclosed building of any commercial vehicle is prohibited within any residentially zoned district or on any lot used for residential purposes. Commercial vehicles include step up vans, heavy trucks, semi-trailers, truck tractors, tractor trailers, moving vans, delivery trucks, box trucks, dump trucks, tow trucks, wreckers, buses, school buses, cranes, draglines, earthmovers, bulldozers, backhoes, trenchers or similar vehicles. The term also applies to any commercial vehicles which are used or licensed as a recreational vehicle and any vehicles used as a platform to hoist cranes, compressors, tank(s), ladder trucks, or similar equipment or as a means of transporting or storing a commercial vehicle. The overnight parking or storage of heavy trucks, semi-trailers, truck tractors, tractor trailers or similar vehicles is prohibited within any commercially zoned district or on any lot used for commercial purposes, except in areas designated and provided for standing, loading and unloading services, as defined in **• 158.113 OFF-STREET LOADING REGULATIONS.**

(2) The overnight parking outside of a fully enclosed building of any commercial vehicle within any commercial district is prohibited, with the exception of vehicles owned by the business and vehicles making scheduled deliveries to the commercial property.

(C) *Recreational vehicles.* All recreational vehicles stored or parked within the city, other than those districts in which the commercial storage of recreational vehicles is permitted, shall be in accordance with the following regulations:

(1) No recreational vehicle shall be used for living or sleeping when parked or stored on a residential lot.

(2) No more than two recreational vehicles are permitted to be located on a lot outside of a fully enclosed building.

(3) Recreational vehicles parked or stored shall not be connected to any utilities other than for maintenance purposes.

(4) All recreational vehicles, visiting or otherwise, shall be wholly parked in a parking area or driveway of Portland cement concrete, bituminous/asphalt concrete or continuous brick paver surface and in a manner so as to not obstruct the view of traffic.

(D) *Yard parking.*

(1) No person shall park or leave unattended, or cause to leave parked or unattended, any vehicle wholly or partially within any yard of any residential or commercial property, including adjacent public right-of-way (up to the edge of the road pavement), unless such vehicle is wholly within a driveway or parking area.

(1) If required, as determined by the Planning and Zoning Department, the application shall contain an original and copies of all application materials, as required on the checklist on file at the time of application with the Planning and Zoning Department in a quantity specified by the Planning and Zoning Department.

(2) Each plan shall bear statements declaring that no part of the land involved in the application has been previously used to provide required yard space or lot area for another structure.

(3) Where complete and accurate information is not readily available from existing records, the Planning and Zoning Department may require the applicant to furnish a survey of the lot by a registered engineer or surveyor.

(4) Each property owner or authorized agent shall be required to attest to the correctness of the statements and data furnished with the application.

(5) A file of such applications and plans shall be kept in the office of the Planning and Zoning Department, as required by the Ohio Historical Society.

(6) Approval of zoning permit. Within 45 days of an application being officially filed, the Planning and Zoning Department shall either approve or disapprove the application in conformance with the provisions of this chapter. One copy of the plan shall be returned to the applicant, after the Planning and Zoning Department shall have marked such copy either as approved or disapproved and attested to same by a representative of the Planning and Zoning Department's signature on such copy. One copy of plans, similarly marked, shall be retained by the Planning and Zoning Department. ~~The Planning and Zoning Department shall issue a placard, to be posted in a conspicuous place on the property in question, attesting to the fact that the application is in conformance with the provisions of this chapter.~~

(7) *Submission to the Engineering Department.* Before any zoning permit is issued affecting any land located within a drainage easement, the Engineering Department shall be provided a copy of the zoning permit for review. The zoning permit shall include any condition(s) specified by the Engineering Department as part of the approval and issuance of the zoning permit. In addition, any structure approved to be placed within a drainage easement shall be maintained at the discretion of the Engineering Department.

(8~~7~~) Submission to Director of the Ohio Department of Transportation.

(a) Before any zoning permit is issued affecting any land within 300 feet of the centerline of a proposed new highway or highway for which changes are proposed, as described in the certification to local officials by the Director of the Ohio Department of Transportation or affecting any land within a radius of 500 feet from the point of intersection of the centerline with any public road or highway, the Planning and Zoning Department shall give notice by certified mail to the Director of the Ohio Department of Transportation. The Planning and Zoning Department shall not issue a zoning permit for 120 days from the date the notice is received by the Ohio Director of Transportation. If the Director of the Ohio Department of Transportation notifies the Planning and Zoning Department that the Director has purchased or begun proceedings to appropriate the land, the Planning and Zoning Department shall refuse to issue the zoning permit.

(b) If however, the Director of the Ohio Department of Transportation notifies the Planning

1368 Research Park Dr
Beavercreek, Ohio

Back to Agenda

CITY COUNCIL
Regular Meeting – February 24, 2020 6:00 p.m.
Council Chambers

I. CALL TO ORDER
II. ROLL CALL
III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Bales
IV. APPROVAL OF AGENDA
V. APPROVAL OF MINUTES
VI. ORDINANCES, RESOLUTIONS AND PUDS
   A. Ordinance 20-04 PUD 19-1 Amendment 12/19 IH Credit Union (Second Reading)

VII. LIQUOR PERMITS
   A. Miler Partners LLC DBA Knollwood Tavern (Transfer)

VIII. DECISION ITEMS
   A. Boards and Commissions Appointments

IX. COUNCIL TIME
X. MAYOR'S REPORT
XI. CITY MANAGER'S REPORT
XII. CITIZEN COMMENTS
XIII. ADJOURNMENT

DRAFT

1368 Research Park Dr
Beavercreek, Ohio

Back to Agenda

CITY COUNCIL
Regular Meeting – March 9, 2020 6:00 p.m.
Council Chambers

PROCLAMATIONS
- Girl Scout Week

I. CALL TO ORDER
II. ROLL CALL
III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Curran
IV. APPROVAL OF AGENDA
V. APPROVAL OF MINUTES
VI. ORDINANCES, RESOLUTIONS AND PUDS
   A. Resolution 20-___ Acceptance of Ohio Law Enforcement Body Armor Award
   B. Ordinance 20-___ Additional Appropriations

VII. COUNCIL TIME
VIII. MAYOR'S REPORT
IX. CITY MANAGER'S REPORT
X. CITIZEN COMMENTS
XI. ADJOURNMENT

DRAFT

Back to Agenda

PLANNING DEPARTMENT STATUS REPORT
February 11, 2020

CITY COUNCIL

February 24, 2020

- PUD 19-1 Amendment 12/19, IH Credit Union, second reading

March 9, 2020

- PC 20-3, Land Use Plan Update, public hearing

Tabled / Delayed / Pending

-

Back to Agenda

PLANNING COMMISSION

March 4, 2020

- PC 20-4, Zoning Code Update, public hearing
- S-20-2, IH Credit Union
- S-20-3, Rock Drive

Tabled / Delayed / Pending

- PUD 519 MOD 8/19, Minor, Beaver Valley Shopping Center- Ground Sign
-

Commercial Permits Submitted and Under Review

- Fifth Third Bank
- Marriot Dual Brand Hotel

Back to Agenda

BOARD OF ZONING APPEALS

February 12, 2020

- No cases

Currently Tabled or Delayed

- V-19-6, GNS Investment Properties, 3878 Indian Ripple Road
-
-