



1368 Research Park Dr
Beavercreek, Ohio

BEAVERCREEK PLANNING COMMISSION
Regular Meeting – January 15, 2020, 6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
 - A. December 4, 2019
- V. PUBLIC HEARINGS
 - A. PC 20-2 ASRA, Darst Road Medical Building
 - B. PC 20-1 CU, Shri Ram Chandra Mission
 - C. PUD 19-1 Amendment 12/19, IH Credit Union
 - D. PC 20-3, Land Use Plan Update
- VI. SUBDIVISIONS
 - A. S-20-1, Simms Cottages of Beavercreek Phase 2
- VII. ADJOURNMENT

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, December 4, 2019

PRESENT: Mr. Hight, Mrs. Schwartz, Mr. Self

ABSENT: Mr. Loftis, Mr. Shrider

Chairman Self called the meeting to order followed by roll call.

Mr. Hight MOVED to excuse Mr. Loftis and Mr. Shrider from the meeting. Motion was seconded by Mrs. Schwartz and PASSED by majority voice vote.

Mr. Hight MOVED approval of the agenda adding VII. Subdivisions, A. S-19-6, Mall at Fairfield Commons. Motion was seconded by Mrs. Schwartz and PASSED by majority voice vote.

Mrs. Schwartz MOVED approval of the November 6, 2019 minutes. Motion was seconded by Mr. Hight and PASSED by majority voice vote.

PUBLIC HEARINGS

PUD 19-1 SSP #1, IH Credit Union (Case was tabled at November PC meeting.)

Clerk Gillaugh read the notice of public hearing on an application filed by Chuck Springmyer, 3233 Newmark Drive, Miamisburg, OH 45342. The application requests approval of a specific site plan to allow for the development of a credit union and retail structure on 1.63 acres. The property is located at 1464 and 1474 N. Fairfield Road further described as Book 5, Page 5, Parcel 123 and 124 on the Greene County Property Tax Atlas.

Mrs. Schwartz MOVED to untable PUD 19-1 SSP #1. Motion was seconded by Mr. Hight and PASSED by majority voice vote.

Kurt Ziessler, Burkhardt Engineering, representing the IH Credit Union, stated the proposed PUD is near the corner of N. Fairfield Road and Lantz Road. He explained there are currently several buildings on the property that would be demolished and said it will be a credit union with a commercial retail tenant also.

Mr. Burkett summarized the staff report dated November 26, 2019, which stated the applicant is requesting approval of a specific site plan to allow for the construction of a 6,000 square foot multi-tenant building on a little more than 1.6 acres. He discussed the location of the property, what exists currently on the property, the zoning classification, the amendment that is required to the PUD, the site plan, the access points, the parking requirements, the building renderings, the proposed building materials and colors, the landscaping plan and proposed condition, and the requirements for the ground and wall signs. Staff recommended approval of the case with 24 conditions suggesting to add Condition #24 regarding internalizing the downspouts.

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In public input, Terry Scheider, 1440 N. Fairfield Road, stated he is the property owner who lives to the south and noticed there is a tree line towards the Lantz Road property but there is nothing showing the area that will be right outside his kitchen and back patio and was concerned about light spillover. He requested the Commission address his concern.

There being no further public input, the public hearing was closed.

Mrs. Schwartz had some concerns about the parking and the one-way access, and people potentially becoming trapped in the northeast corner of the site. Mr. Burkett explained the person would have to turn around and park elsewhere on the site. Mrs. Schwartz said a person should not be able to turn left once they enter the parking lot and that it did not seem logical to her. She questioned why they were going to wait to put parking in the back of the building. Mr. Burkett stated the parking counts are going to be determined by the type of use the other tenant was, so they were going to wait to see what the other use was going to be before constructing the parking spaces because they may not be necessary to construct. Mrs. Schwartz questioned the color of the credit union building. Mr. Burkett explained it would be a beige and not a bright white. Mrs. Schwartz asked if there was still going to be a retention pond. Mr. Burkett explained where the detention pond was going to be located, and that it was a dry pond.

Mr. Hight referred to the traffic pattern, and requested that when a person comes into the site they can only go straight or turn right. Mr. Burkett stated he could speak to the applicant about it. Mrs. Schwartz did not understand why they were trying to squeeze parking spaces into the corner when it is a decent size lot. Mr. Burkett explained it was because of the restaurant parking requirements. Mr. Self suggested making the two lanes to the north of the building two-way and then if a restaurant use would come in then they could restripe it when they put in the additional parking spaces. Mr. Burkett stated they didn't want to do that because of the confusion it may cause.

Mr. Hight asked staff if they could address the concern Mr. Scheider had regarding headlight spillover onto his property. Mr. Burkett discussed the type of trees that would be planted along the southern and eastern property lines, and said they could require them to plant some evergreen bushes in that area.

Mr. Self questioned what condition pertained to the full cut off light fixtures. Mr. Burkett said it was covered in Condition #11. Mr. Self asked if the lots had been combined. Mr. Burkett explained a subdivision will have to be submitted and the Commission would have to review and approve it. Mr. Self questioned if the driveway to Lantz Road would be an easement. Mr. Burkett stated that was correct. Mr. Self asked what the caliber of the trees were that were going to be planted along the southern and eastern property lines. Mr. Burkett explained they do not look at caliber for evergreen trees, and said they are planted at six feet high.

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Mrs. Schwartz and Mr. Burkett discussed the parking and access of the site configuration. Mr. Burkett stated he would have no objection to changing the access of the site to one-way, so when a person comes into the site they can only go right or straight into a parking space.

Mr. Hight MOVED to amend PUD 19-1 SSP #1 to add a Condition #24 regarding requiring internal downspouts. Motion was seconded by Mrs. Schwartz. Motion PASSED by unanimous voice vote.

Mrs. Schwartz MOVED to approve PUD 19-1 SSP #1 with 24 conditions:

1. The approved site plans for this development shall be the plans stamped "Received November 26, 2019", except as modified herein.
2. The approved architectural plans for this development shall be the plans stamped "Received November 6, 2019", except as modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning and Development Department prior to the execution of the required PUD Agreement and the release of any zoning permit for this project. The final landscape plans shall show a row of evergreen shrubs, as referenced in Condition # 20 (and Exhibit B) below.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
6. A PUD agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to the release of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
7. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any future dumpster enclosure shall be constructed of materials to match the building. The final design and location of any future dumpster enclosure shall be reviewed and

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approved by the Planning and Development Department prior to the issuance of any zoning permits.

8. Wall signage shall be in similar size and location as shown on the architectural elevations. The final design and location shall be subject to review and approval by the Planning and Development Department prior to a release of a permit for the sign. Exhibit C shows an example of a brick base and wrap.
9. There shall be a maximum of one ground sign for this project. The ground sign shall be a maximum of 5 feet tall and have a maximum 25 square feet per sign face. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign. Any ground sign shall be set on a 1-foot base, and a 1-foot thick wrap, that shall be constructed of the same brick as used to construct the principal structure.
10. Any wall signs shall be individually mounted channel letters, the use of raceways or painting of letters on the wall shall be prohibited.
11. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning and Development Department. No pole shall be located in the paved area of the parking field, and shall be limited to 16' in mounting height east of the front elevation building and 20' in mounting height west of the front elevation of the building, including the concrete base. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
12. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Development Department or, if required, by the City Council and/or Planning Commission.
13. No portion of the building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning and Development Department shall be addressed prior to the issuance of a permit for the project.

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15. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
16. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project. The City reserves the right to require more frequent collection as necessary.
17. A final subdivision for the entire portion of the property encompassing the site plan shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of a zoning permit for this project. The final subdivision shall include a permanent cross access easement covering the access point and driveway out to Lantz Road.
18. Prior to the release of the zoning permit, the applicant shall apply for and received approval of a PUD Amendment to add the area highlighted red in Exhibit A to the PUD.
19. If a drive-thru window is added to the northern elevation, it shall be placed on the building to allow for at least 5 cars of stacking without blocking any drive aisles or the normal flow of traffic.
20. Should a restaurant occupy any portion of the building, prior to the release of a Certificate of Use Compliance for said restaurant, the "Future Parking Lot Addition" must be constructed. Prior to the "Future Parking Lot Addition" area being constructed as parking, it shall be seeded with grass seed and be maintained properly.
21. The applicant shall install a row of evergreen shrubs, a minimum of 24" in height at planting, along the eastern edge of the Lantz Road access point driveway, further described in Exhibit B.
22. The final stormwater detention plan shall be reviewed and approved by the City Engineer prior to the release of a permit. If the final design of the detention pond turns out to be a retention pond, then fountains or other aeration devices shall be included in any design. Said fountains shall be utilized and maintained in perpetuity.
23. All abandoned drive aprons on North Fairfield Road shall be removed and replaced with sidewalks and landscaping matching the adjacent right of way.
24. Downspouts shall be internally mounted and shall not be visible on the exterior of the structure.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 3-0.

Z-19-2, Henkle Rezoning, I-1 to ORP-1

Clerk Gillaugh read the notice of public hearing on an application filed by Brooke Fornes, 2080 Byers Road, Dayton, OH 45342. The application requests the rezoning of 6.29 acres of land from I-1 Light Industrial District to ORP-1 Office Research Park District. The property is located on the north side of Executive Drive approximately 200 feet west of the intersection of Oak Court and Executive Drive. The property is further described as Book 2, Page 6, Parcel 22 on the Greene County Property Tax Atlas.

Brooke Fornes, realtor with Mark Fornes Realty, stated they are in charge of the sale of this land. Ms. Fornes stated there are a lot of allowed uses, and some of them would not go with what is currently in the area. She said the current zoning is I-1 Light Industrial. Ms. Fornes explained the owner is getting older so if the land is not purchased before he passes he wanted to make sure the use goes with the park. She requested rezoning the property to ORP-1 Office Research Park.

Mr. McGrath summarized the staff report dated November 25, 2019, which stated they are requesting to rezone the property to Office Research Park. He discussed the location of the property, and what uses surround the location. Mr. McGrath said this proposal is also consistent with the Land Use Plan, and when the property would develop it is in a Planned Development Area and would have to be heard by Planning Commission and City Council as an ASRA case. Staff recommended approval of the case.

There being no public input, the public hearing was closed.

Mr. Self stated this request is a down zoning. Mr. McGrath and Mr. Self discussed when the property was originally rezoned and when the Office Research Park District and Research Park District were established.

Mrs. Schwartz MOVED to approve Z-19-2. Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 3-0.

DECISION ITEMS

PUD 519 MOD 8/19, Minor, Beaver Valley Shopping Center Signage (Tabled at November PC meeting. Request case to be tabled indefinitely.)

Mr. McGrath stated they have not heard from the applicant so they are requesting that the case be tabled indefinitely so it will not reappear on next month's agenda.

Mrs. Schwartz MOVED to table PUD 519 MOD 8/19 indefinitely. Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 3-0.

SUBDIVISIONS

S-19-6, Mall at Fairfield Commons

Mr. McGrath summarized the staff report dated December 3, 2019, on a request by Washington Prime, 180 E. Broad Street, Columbus, OH 43215. The applicant is requesting approval of a replat of Lot 4A of the Mall at Fairfield Commons subdivision, which is approximately 4.42 acres. Staff recommended approval of the case with four conditions.

Mr. Self asked even though this was being split off it would still be part of the PUD. Mr. McGrath stated yes.

Mr. Hight MOVED to approve S-19-6 with four conditions:

1. The approved record plan shall be the plan stamped "Received December 2, 2019", except as modified below.
2. All conditions for approval of PUD 88-21 shall remain in full force and effect.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Beaver Creek Fire Dept., and Greene County Sanitary Engineering Department shall be satisfied prior to release of the record plan for recording.
4. Prior to release of the record plat for recording, the applicant shall provide a digital format file of the finalized subdivision in Autocad or .dxf format.

Motion was seconded by Mrs. Schwartz. Motion PASSED by a roll call vote of 3-0.

DISCUSSION ITEMS

Land Use Plan Update

Mr. Burkett discussed a memo dated November 25, 2019, which stated the last approval of the Land Use Plan was done in 2015. He said staff began to review the Land Use Plan and was looking for feedback from the Commission on the proposed changes. Mr. Burkett explained the process that would take place in order for the Land Use Plan to be updated. He discussed the changes staff are proposing to make, and showed the new Land Use Plan. Mr. Burkett stated if the Commission has any feedback he would be available, and he would like to bring the public hearing forward next month.

Mr. McGrath stated the City has stayed pretty classic with their changes every five years. He explained there is a lot of discussion going around the community on the aging population, and the big gaps in work force at the base and many industries around here with the defense contractor supports. Mr. McGrath said they would like to see the Land Use Plan meet the needs of the young professionals to stay within the community and to work on filling that gap in the workforce.

Mrs. Schwartz asked about the Land Use Plan and rezoning a property. Mr. Burkett explained the Land Use Plan is a guide for recommending or not recommending approval of a rezoning request. Mr. Self said it tells developers what can and cannot be approved. Mr. Burkett stated he has had those types of conversations several times over the years. Mr. Self explained they have seen it the other way and gave an example where an amendment was done to the Land Use Plan. Mr. Burkett said there is a mechanism for an amendment to the Land Use Plan, but they try to do it on the five-year basis. Mr. McHugh stated there have been a number of changes over the years as the market changed.

Mr. Burkett said if they had any suggestions or changes they could contact him.

ADJOURNMENT

Mrs. Schwartz MOVED adjournment at 7:08 p.m., seconded by Mr. Hight. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

Meeting Date: January 15, 2020	Reference Topic PC 20-2 ASRA
Agenda Reference No.	Darst Road Medical Building

ACTION REQUESTED		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other

REQUEST BY APPLICANT:

The applicant is requesting Administrative Site Plan Review Approval (ASRA) for a medical office building, proposed to be located at 61 Darst Road, which is on the west side of Darst Road, approximately 180 feet south of the intersection of Darst Road and Indian Ripple Road.

STAFF RECOMMENDATION:

Staff is recommending approval of this ASRA request, as outlined in the attached staff report.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, disapproval, modification or table the attached application for further review.

CITY OF BEAVERCREEK STAFF REPORT

January 10, 2020

PROJECT: Darst Road Medical Building
CASE NO.: PC 20-2 ASRA
APPLICANT: Roll and Associates
c/o John Roll (agent for owner)
3176 Kettering Boulevard
Dayton, OH 45439

REQUEST

The applicant is requesting Administrative Site Plan Review Approval (ASRA) for a medical office building, proposed to be located at 61 Darst Road, which is on the west side of Darst Road, approximately 180 feet south of the intersection of Darst Road and Indian Ripple Road.

ANALYSIS

This property falls within Indian Ripple Planning Area # 2 overlay district on the City's Land Use Plan. As such, this property is subject to the Administrative Site Plan Review Approval process. The ASRA process involves two public hearings, with Planning Commission making a recommendation to City Council, and City Council making a decision for or against approval.

Existing Conditions

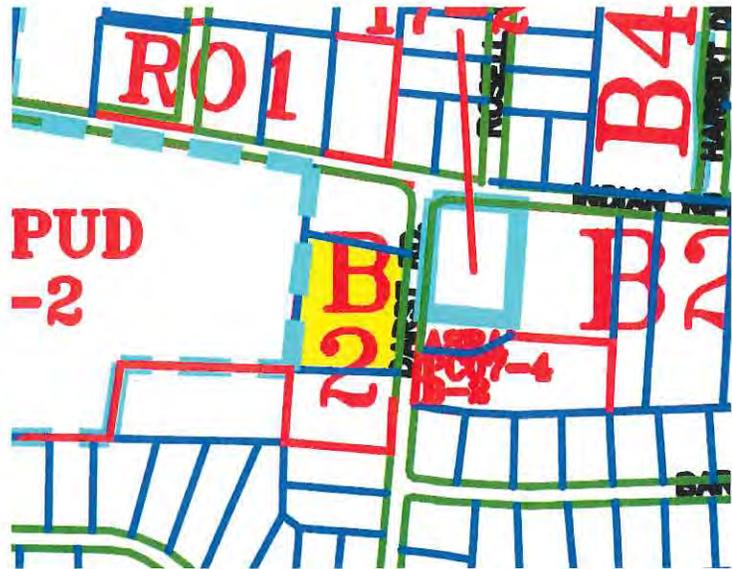
The proposed location is an approximately 1.58-acre located southwest of the intersection of Indian Ripple Road and Darst Road. As noted on the aerial photo to the right, the property contains an older house and a few outbuildings. This proposal would call for the demolition of the principle and



accessory structures.

Zoning and Surrounding Uses

The property is currently zoned B-2, Community Business, and will remain as such. Medical office buildings are permitted in B-2 Districts.



The surrounding uses are as follows:

Direction	Surrounding Zoning	Surrounding Use
North	B2	Convenience Store
South	B2	Vacant – Former fencing company
East	PUD 17-2	Gas Station/Convenience Store
West	C-PUD 96-2	Place of Religious Assembly

Building Setbacks and Buffers

In B-2 zoning districts, the minimum yard requirements are as follows:

Yard Requirements	
Front Yard	70 feet from property line, unless City Engineer has established all needed ROW has been acquired, if so, then 40 feet
Rear Yard	30 feet from rear property line.
Side Yard	15 feet on each side.

The proposed site plan shows the building being located approximately 40 feet from the future front property line Darst Road, approximately 85 feet from the western (rear) property line, approximately 80 feet from the southern (side) property line and approximately 140 feet from the northern (side) property line. There are no concerns with the setbacks in the proposed site plan

Whenever a proposed non-residential use abuts a residentially zoned or used property, the zoning code states that there should be a 50-foot buffer between the two. The intent is to give

adequate separation between the two classifications of uses. In this particular case, the property to the south has two zoning classifications (see Zoning map on previous page). The eastern portion of that property, fronting on Darst Road is zoned B-2. The western 1.7 acres is zoned R-1A, One Family Residential. Therefore any development on the parcel associated with this application should maintain a 50-foot buffer in the southwest corner. As seen on the overlay of the proposed site plan with the aerial photo, there is a slight encroachment into this 50-foot buffer. Staff has added a condition that the site plan be amended slightly to bring any construction out of the 50-foot buffer area. Planning Commission does have the option to modify the 50-foot buffer requirement through the ASRA process. Staff does not see a problem with the slight encroachment in this particular case, seeing there is commercial activity on the property to the south that is immediately adjacent the residentially zoned property. Further, the R-1A that is being buffered is currently a wooded area, and the nearest house to this corner of the property is 250 feet away. Staff included the condition to give Planning Commission the option, but in this particular case, recommends that Condition # 17 in the proposed Resolution be removed/reworded to allow a slight encroachment.



Building Design

The applicant proposes to construct a single-story building, 18.2 feet tall at the midpoint of the pitched roof. The maximum building height in a B-2 district is 35 feet. The proposed building will be 75 feet long and 92 feet wide, with the front of the building facing south. The majority of the structure will be comprised of a tan and brown stone veneer with beige EIFS along the upper portion, and a grey composite wood siding near the middle of each of the elevations. There is a covered entry way on the south side of the building, with EIFS columns and a stone base. The pitched roof will be constructed of grey asphalt shingles.

Transportation Improvements

As seen on the proposed site plan, there is a single access point currently proposed to the site. The proposed access is located off of Darst Road, will line up with the access point to the medical building across Darst Road, and is 25 feet wide. This access point will be approximately 350 feet south of the Indian Ripple Road and Darst Road intersection.

A five foot wide sidewalk will be constructed along Darst Road, the full length of the roadway frontage.

Parking

The parking guidelines for a medical office building, is three off-street parking spaces for every examination or treatment room, plus one off-street parking space for each employee on the largest shift. Based on the floorplan that was submitted there will be 15 exam/treatment rooms. That number of rooms, along with 15 employees on the largest shift per the applicant, will require a total of 60-off street parking spaces. The application shows a total of 61 off street spaces, including four handicap spaces. The plans do show a future expansion area for the building. Staff has added a condition that the future addition shall be compatible in scale and architectural style with the proposed building, and any future expansion area will require adequate parking, per the zoning code.

Screening, Landscaping and Open Space

As shown on the landscape plan of the attached packet, the applicant is proposing to install a wide variety of landscaping on site. The use of decorative shrubs and grasses in the perimeter and internal landscape islands helps to accent the building and parking area, and is consistent with what other developments in the area have installed. A condition of approval proposes the final revised landscape plan be approved by Staff. As the grading plans are finalized through the permitting process, it may be necessary to supplement the landscaping plan with additional landscaping along the northern property line. Staff will ensure the final landscape plan reflects this, should it become apparent that the grading will remove a significant portion of the existing trees.

Stormwater Management

The proposed site plan shows the detention pond will be located along the northern edge of the property. The final grading and stormwater detention plan will be reviewed and approved by the Engineering Department prior to the release of a zoning permit for the project.

Lighting

A preliminary lighting plan showing the location of lighting fixtures has been included in your packet. Staff has added a condition that requires a final photometric plan be reviewed and approved by the Planning Department prior to the issuance of a zoning permit for this development. All light poles will be located outside of the parking fields, in either landscape islands or the perimeter landscape areas of the parking field, and have full-cut off, LED fixtures, and will be a maximum of 20 feet in height.

Signage

The proposed site plan shows a ground sign to be located along Darst Road, just north of the proposed access point, however size and design has yet to be determined. Staff has added a condition that the sign be no more than five feet tall, have 25 square feet per sign face, and have a minimum of a 1-foot brick or masonry base that wraps the side of the sign.

The applicant has stated they have no plans for wall signage at this time.

Utilities

Water and sewer will be available to the property.

Recommendation

Staff is recommending approval of this request as outlined in the attached resolution.





RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
January 15, 2020

RE: PC 20-2 Darst Road
Medical Building ASRA

WHEREAS, John Roll (Agent for the owner), 3176 Kettering Boulevard, Dayton OH 45439, has filed an application requesting approval of an ASRA Detailed Site Plan for a medical office building to be located at Darst Road, a 1.58 acre parcel, located on the west side of Darst Road, approximately 180 feet south of the intersection of Darst Road and Indian Ripple Road; and

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

WHEREAS, the Planning Commission finds that the facts submitted with this ASRA Detailed Site Plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for an ASRA Detailed Site Plan as per §158.083 of the Zoning Code; and

WHEREAS, the Beaver Creek Planning Commission is taking administrative action in approving this ASRA Detailed Site Plan.

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

SECTION I

The Beaver Creek Planning Commission recommends to Beaver Creek City Council approval of this ASRA Detailed Site Plan for the Darst Road Medical Building with the following conditions and requirements.

SECTION II

1. The approved plans for this development shall be the plans stamped "Received December 5, 2019", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received December 5, 2019" except where modified herein.

3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of a zoning permit.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
6. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
7. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
8. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
9. All service doors shall be painted to match the building per the approval of the Planning Department.
10. Any ground sign shall be a maximum of 5 feet in height, including a 1-foot masonry base and wrap (similar to that as represented in Exhibit A), and shall have a maximum of 25 square feet of sign area per sign face. The ground sign shall be constructed with a masonry base and wrap, to match the materials used to construct the building.
11. The applicant shall be permitted to have one wall-mounted sign, subject to the size limitations set forth in the Zoning Code for B2 properties. All sign letters/symbols shall be individually mounted. The use of raceway signs shall be prohibited.
12. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. Maximum mounting height for any parking fixture shall be 20 feet, and no pole shall be located in the paved area of the parking field. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.

13. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
14. All mechanical units shall be completely screened from view from all directions with appropriate landscaping.
15. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of a zoning permit for this project.
16. Prior to the expansion of the building into the "Prop. Future Building Expansion" area, the applicant shall submit and receive approval of a zoning permit for the said expansion area. The future addition shall be compatible in scale and architectural style with the architectural elevations approved with this application, and any future expansion area will require adequate parking, per the zoning code.
17. There shall be a 50-foot buffer in the southwest corner of the site, as shown in Exhibit B, designated by the red-hashed line. No construction, other than landscaping, screening and/or stormwater detention shall be permitted within the 50-foot buffer.
18. The northernmost parking space in the parking lot shall be striped and labeled as a "No Parking – Turn Around Area", as depicted in Exhibit C.

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 this case to City Council for further determination as required by law.

ADOPTED: January 15, 2020

VOTING FOR ADOPTION:

VOTING AGAINST:

ABSENT:

Attest:

Chairman

Exhibit A

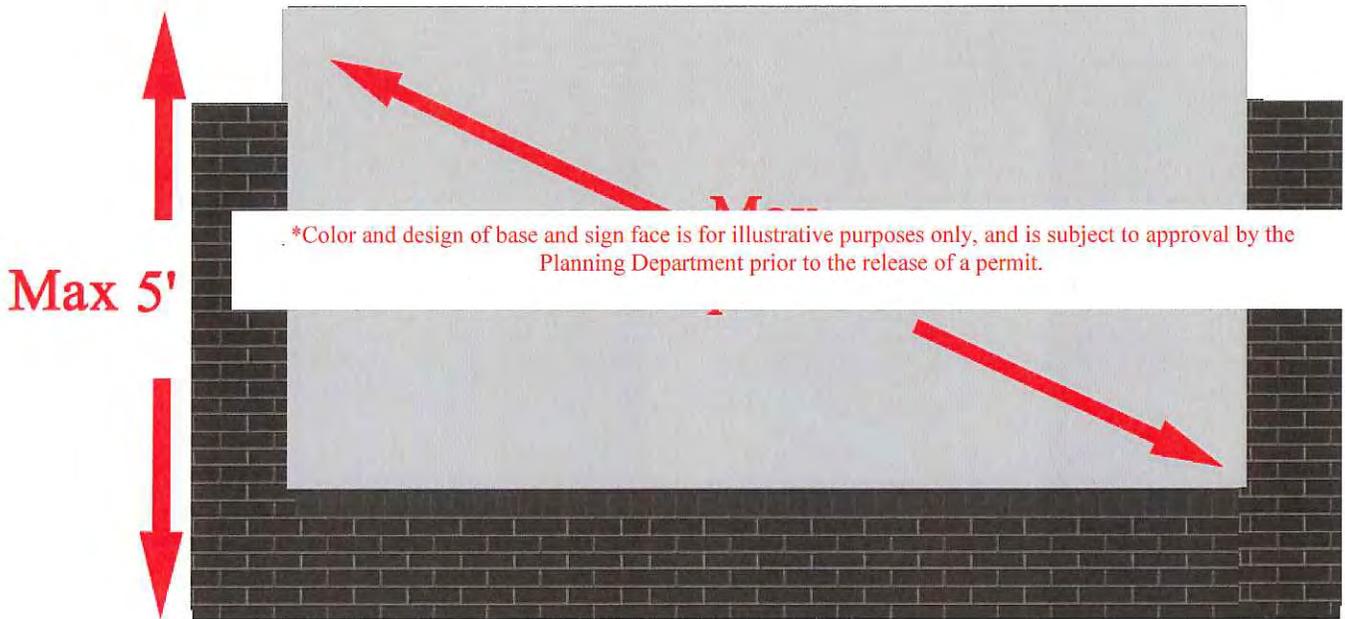


Exhibit B

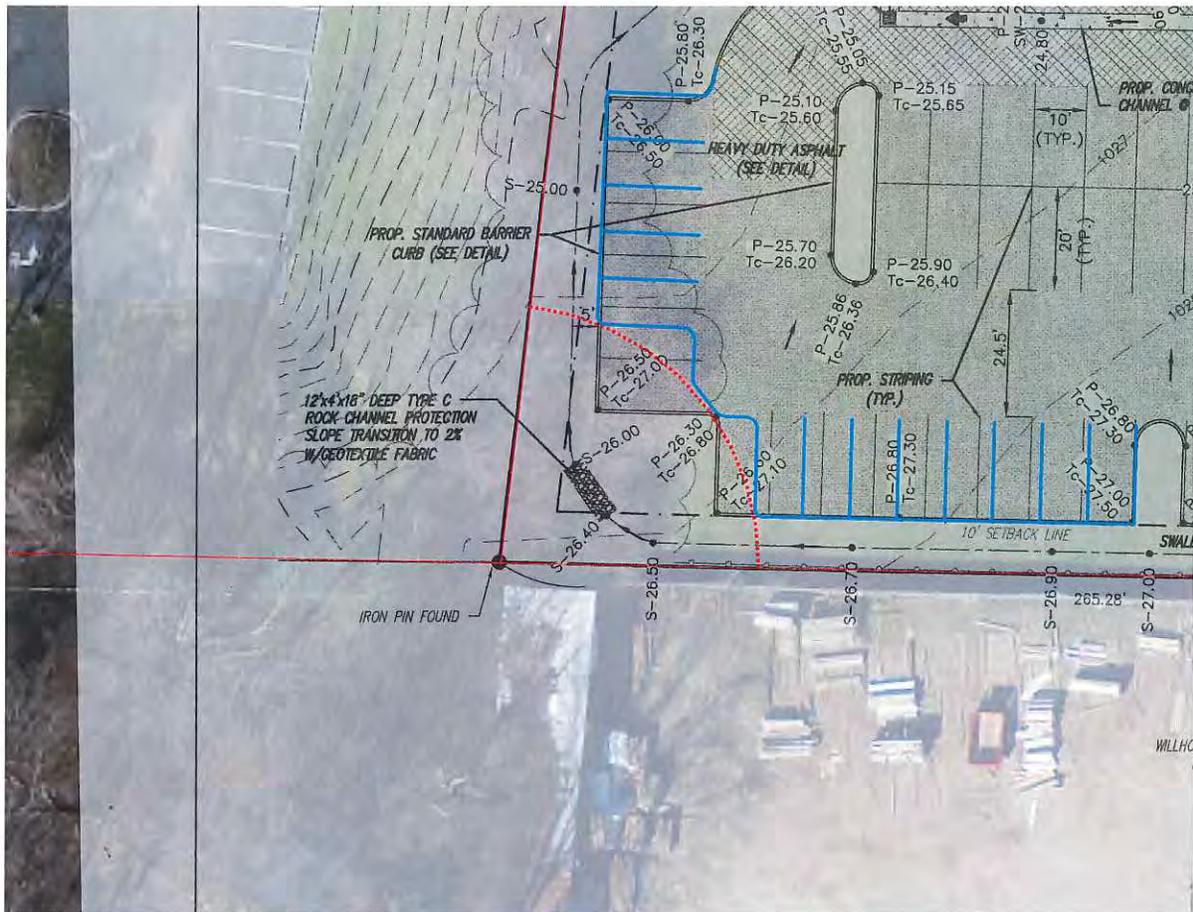
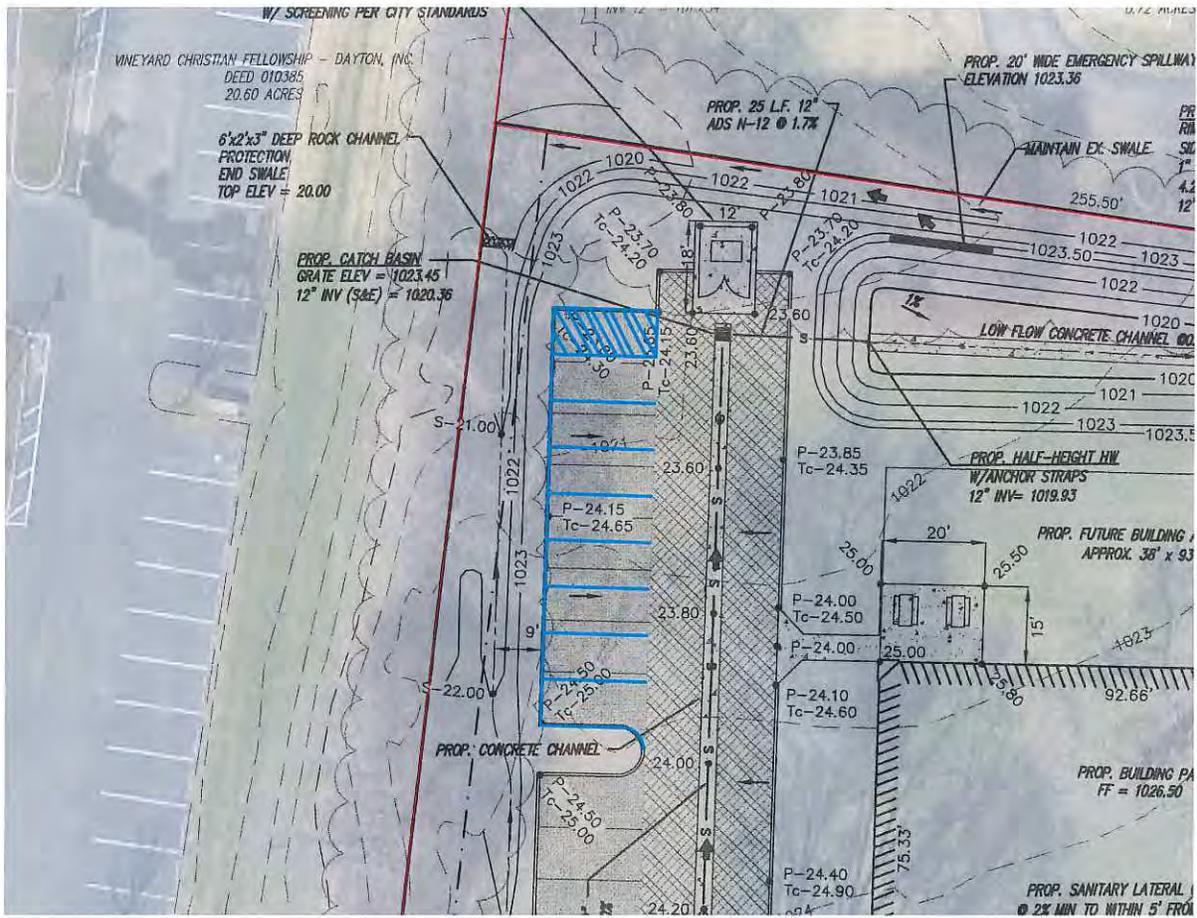


Exhibit C



**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

Meeting Date: January 15, 2020 Agenda Reference No.	Reference Topic PC 20-1 Conditional Use Shri Ram Chandra Mission
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ACTION REQUESTED		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other

REQUEST BY APPLICANT:

The applicant is requesting conditional use approval in order to expand the existing meditation center use to the adjacent property at 3143 Lantz Road.

STAFF RECOMMENDATION:

Staff is recommending approval of this request, as outlined in the attached staff report.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, disapproval, modification or table the attached application for further review.

CITY OF BEAVERCREEK STAFF REPORT

January 10, 2020

CASE NUMBER: PC 20-1 Conditional Use

APPLICANT: Shri-Ram Chandra Mission
PO BOX 3413
Princeton NJ 08543

REQUEST

The applicant is requesting conditional use approval in order to expand the existing meditation center use to the adjacent property at 3143 Lantz Road.

Zoning and Uses

As previously stated, the property under discussion is currently zoned R-1A, one family residential. Per §158.031 (E) of the Zoning Code, *Places of Religious Assembly* require conditional use approval by the Planning Commission within all zoning districts.

The zoning and land use of the surrounding properties is as follows:

Direction	Zoning	Use
North	R-1A	Low Density Residential
South	R-PUD 417	Low Density Residential
East	R-PUD 417	Low Density Residential
West	R-1A/A-1	Low Density Residential/ Place of Religious Assembly

DISCUSSION

Existing Conditions

The 1.7-acre property at 3143 Lantz Road currently contains one, single-family, 1680 square foot home. The adjacent Shri-Ram Chandra mission is located on approximately 7.1 acres and is comprised of the 4,170 square foot meditation center in the southwest corner of the property, an approximately 30 foot wide by 40 foot deep accessory structure used for storage, and the associated parking area and driveway for the site.

The center is used primarily on Thursday evenings and Sunday mornings and then

intermittently throughout the week. Three or four larger gatherings are also held throughout the year. The property has been used as such since 2001 with no previous documented complaints from surrounding properties.

Proposed Use

The applicant intends to use the home as an extension of the adjacent meditation center for smaller gatherings and meetings that do not require the larger space. The driveway, which is approximately 100 feet from the closest adjacent residential property, can accommodate approximately six vehicles and there are plans to connect the house to the parking lot with a path in case additional parking is necessary. There is also a substantial tree buffer between this property and the residential property to the east.

RECOMMENDATION

Based on this analysis, staff recommends approval of this request subject to the conditions in the attached resolution.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
January 15, 2020

RE: PC 20-1 Shri Ram
Chandra Mission
Conditional Use

WHEREAS, Shri Ram Chandra Mission, PO BOX 3413, Princeton NJ 08543, has filed an application requesting approval of a conditional use to allow a place or religious assembly at 143 Lantz Road, a 1.7 acre parcel, located on the south side of Lantz Road, approximately 180 feet west of the intersection of Town Hall Road and Lantz Road; and

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

WHEREAS, the Planning Commission finds that the facts submitted with this Conditional Use application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria of a Conditional Use approval as per §158.171 (C) of the Zoning Code; and

WHEREAS, the Beaver Creek Planning Commission is taking administrative action in approving this Conditional Use.

NOW, THEREFORE BE IT RESOLVED THAT

1. A certificate of Use Compliance shall be reviewed and approved by the Planning and Development Department prior to the building being occupied.
2. No external speakers shall be allowed on this site.
3. Ground signage shall be limited to 24 square feet per sign face and 4 feet in height.
4. Any changes to the exterior of the property including, but not limited to, architectural changes, lighting, or parking shall be reviewed and approved by the Planning and Development Department and any other relevant agencies or departments.

ADOPTED: January 15, 2020

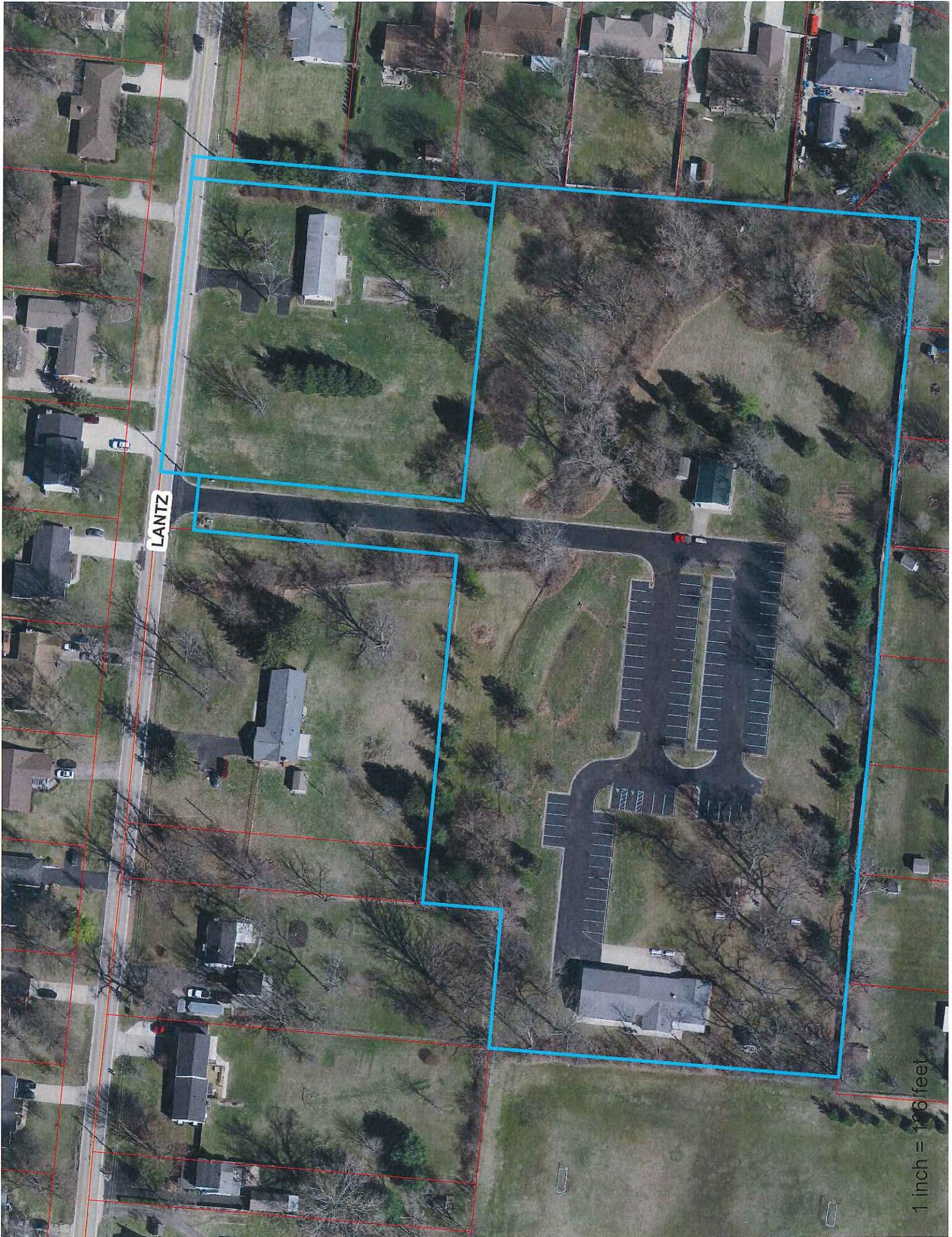
VOTING FOR ADOPTION:

VOTING AGAINST:

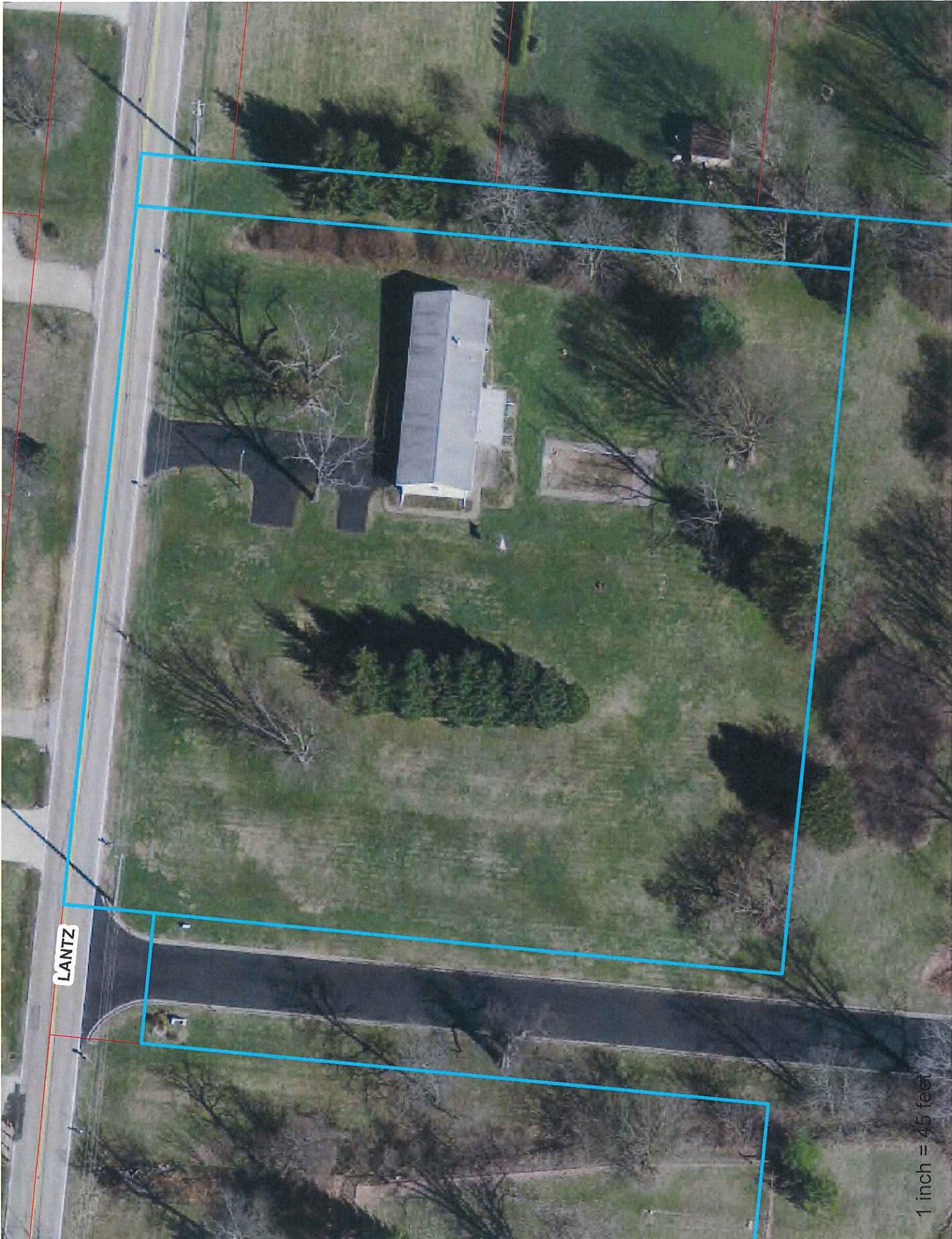
ABSENT:

Chairman

Attest:



1 inch = 100 feet



LANTZ

1 inch = 45 feet

SHRI RAM CHANDRA MISSION®

a California non-profit corporation • Federal Tax ID: 23-7336143

www.sahajmarg.org

December 4, 2019

To Whom It May Concern:

Dear Sir/Madam,

Shri Ram Chandra Mission (the Mission) is a non-profit corporation and is registered as a tax-exempt organization under section 501-C3 of the Internal Revenue Code. Our Federal Identification Number is 23-7336143. The Mission is also registered as a tax-exempt organization in California, Georgia, Massachusetts, New York, Ohio, and Texas.

Shri Ram Chandra Mission is a humanitarian organization, which promotes spiritual development through the practice of meditation and other techniques. The Mission does not charge any fees and its services are available to all, irrespective of race, nationality, religion, gender, or any other distinguishing criterion.

The Mission has a presence in almost every country in the world, with a total of more than 150 training centers. In the United States there are about 3000 active participants and more than 500 trainers. SRCM is also affiliated to the United Nations with common goals of Human Integration and promoting universal love and peace.

The Mission, in addition to the yogic training of each and every interested seeker, initiates, implements, and involves itself in various community activities in the United States that foster communal development, harmony, and integration.

This letter is submitted to request the following intended use of the property located at 3143 Lantz Road, Beavercreek OH 45432 to support the meditation practice services that are being offered in the adjoining property located at 3153 Lantz Road that is owned and operated by Shri Ram Chandra Mission since 2001.

Proposed conditional use of the property is to provide services and activities related to Heartfulness Meditation practice for the welfare of members in the community. These services include individual and group meditation sessions, various workshops to teach meditation and yoga practices and overnight stay of its trainees. Services provided at this property will augment services provided at the adjoining property (3153 Lantz Rd) known as Heartfulness Meditation Center. Heartfulness Meditation Center (not-for-profit organization) has been providing services to local and neighboring communities since 2001. Hours of operation will vary based on need for scheduled services/activities.

Please do not hesitate to contact us if you require any additional information.

*President: Shri Kamlesh D Patel, Kanha Shanti Vanam, Kanha Village, Nandigama Mandal, Ranga Reddy District, Telangana 509 325, India •
Vice President: William Waycott, 4608 Poinsettia St, San Luis Obispo, CA 93401 Tel: 805.545.9696 •
Secretary: Krishna Linga, 13, Blossom Hill Dr, Plainsboro, NJ 08536 Tel: 609.638.5380 •*

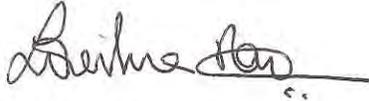
SHRI RAM CHANDRA MISSION®

a California non-profit corporation • Federal Tax ID: 23-7336143

www.sahajmarg.org

This letter is submitted for whatever purpose it may serve and I can be contacted at the numbers below should there be need for any additional information.

Sincerely,



Dr. Krishna Linga

Secretary,

Shri Rama Chandra Mission

(609) 638 5380

us.secretary@srcm.org

*President: Shri Kamlesh D Patel, Kanha Shanti Vanam, Kanha Village, Nandigama Mandal, Ranga Reddy District, Telangana 509 325, India •
Vice President: William Waycott, 4608 Poinsettia St, San Luis Obispo, CA 93401 Tel: 805.545.9696 •
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**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

Meeting Date: January 15, 2020	Reference Topic PUD 19-1 Amendment 12-19
Agenda Reference No.	IH Credit Union

ACTION REQUESTED		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other

REQUEST BY APPLICANT:

The applicant is requesting a PUD amendment to PUD 19-1 to add 0.485 acres to the existing 1.595-acre PUD. The property is located on the east side of North Fairfield Road, approximately 365 feet southeast of the intersection of Lantz Road and North Fairfield Road. This application is necessary because the pending specific site plan for the credit union shows a portion of the drive aisles and parking lot in this 0.485 acre area. Amending the PUD to all commercial activity is a condition of that pending site plan.

STAFF RECOMMENDATION:

Staff is recommending approval of this Amendment request, as outlined in the attached staff report.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, disapproval, modification or table the attached application for further review.

CITY OF BEAVERCREEK STAFF REPORT

January 10, 2020

PROJECT: IHCU

CASE NO.: PUD 19-1 Amendment 12-19

APPLICANT: Chuck Springmeyer
3233 Newmark Drive
Miamisburg, OH 45342

REQUEST

The applicant is requesting a PUD amendment to PUD 19-1 to add 0.485 acres to the existing 1.595-acre PUD. The property is located on the east side of North Fairfield Road, approximately 365 feet southeast of the intersection of Lantz Road and North Fairfield Road. This application is necessary because the pending specific site plan for the credit union shows a portion of the drive aisles and parking lot in this 0.485 acre area. Amending the PUD to all commercial activity is a condition of that pending site plan.

EXISTING CONDITIONS

As noted on the aerial photo to the right, the southern portion of the proposed addition is currently vacant land, and the northern is currently a parking lot with a gravel extension area. The aerial, which was taken in March of 2018, shows the existing conditions of the former Beck and Sons Company that has two houses, a commercial business, commercial storage and some outdoor storage of miscellaneous items. All of which will be



demolished as part of the construction of the credit union.

Current and Surrounding Zoning

The 0.485 acres associated with this amendment is currently zoned R1A One Family Residential. The official City Zoning Map has yet to be updated reflecting graphically representing the current boundaries of PUD 19-1, however the zoning for the PUD has been approved and the current boundary is shaded in green on the photo to the right. The area proposed to be added to the PUD is highlighted in yellow.



The surrounding Zoning Districts and uses are as follows:

Direction	Zoning	Use
North	B-2	Multi-tenant retail building
South	A-1	Place of religious assembly
West	B-2	North Fairfield Road, daycare
East	A-1	Single family residential

Availability of Utilities

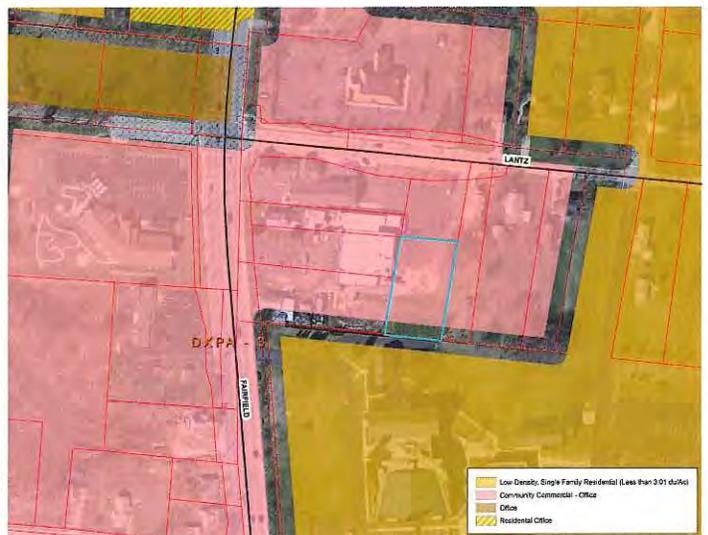
Public water and sewer are available to the site.

ANALYSIS

Land Use Plan

The 0.485 acre area is classified as Neighborhood Commercial-Office on the Beaver Creek Land Use Plan (shaded in pink on the map to the right).

For areas with this designation, the Land Use Plan states:



“...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...” (such as banking)

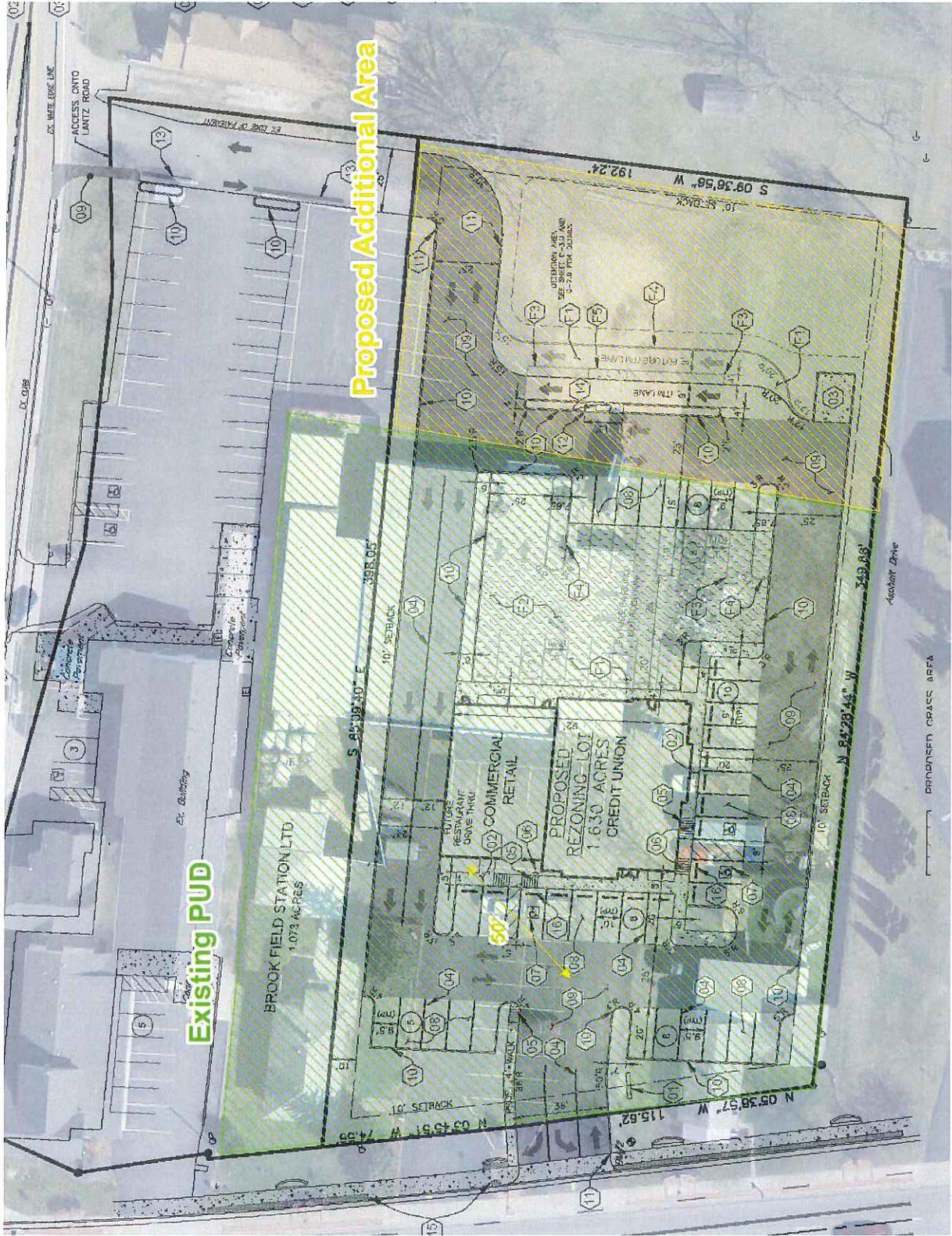
The proposed uses, currently permitted in the PUD per Ordinance 19-06, which are proposed to be extended to this 0.485 acre area, are compatible with the Neighborhood Commercial-Office designation in the Land Use Plan.

Proposed Zoning Change

With this amendment, the applicant is proposing to carry all current conditions (see Ordinance 19-06 attached to the staff report) of the PUD over to the proposed additional area.

Recommendation

Based on this analysis, Staff recommends approval of this request subject to the conditions outlined in the attached Resolution.



Existing PUD

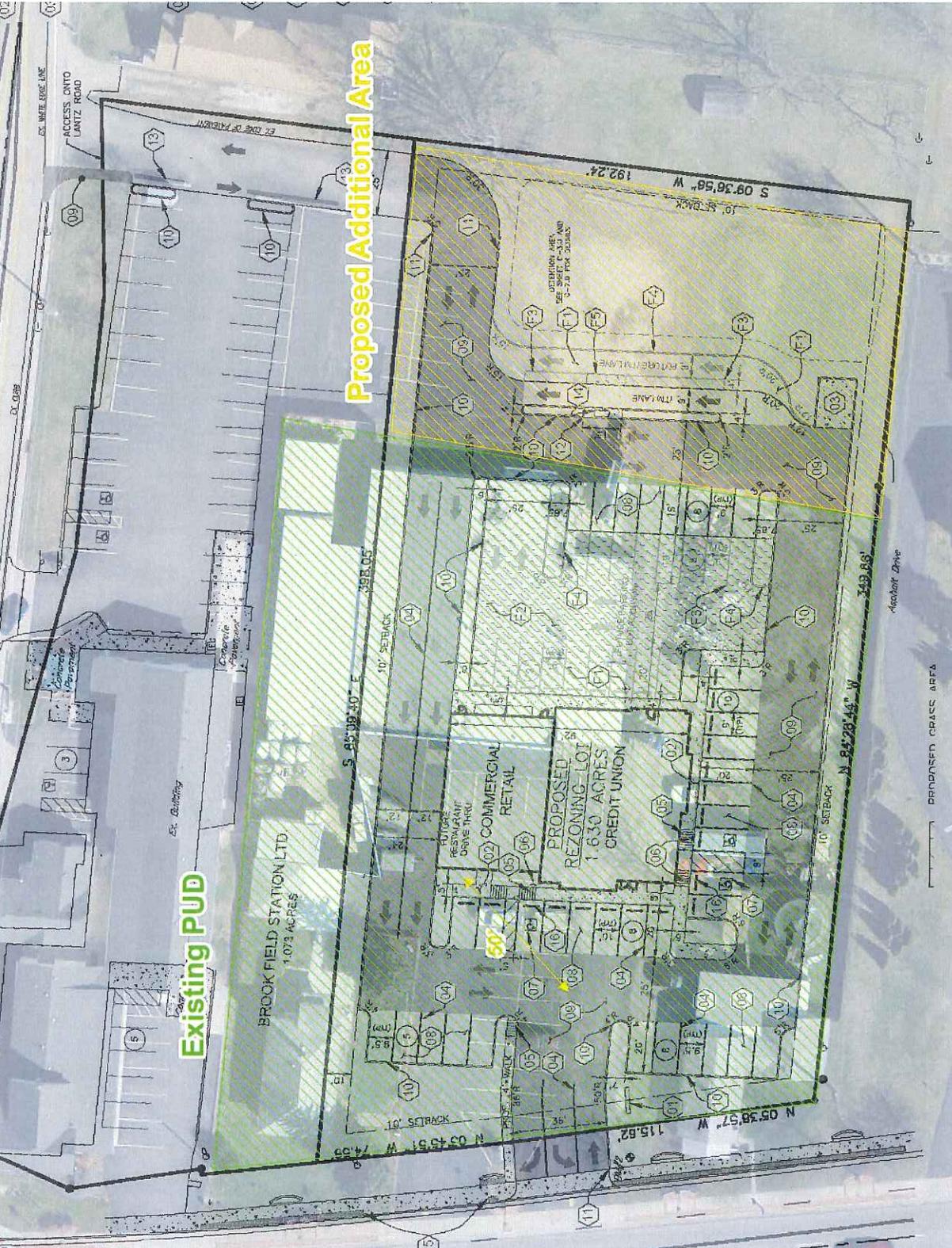
BROOK FIELD STATION LTD
1.073 ACRES

Proposed Additional Area

PROPOSED LOT
1.630 ACRES
CREDIT UNION

50%

Proposed Additional Area



ACCESS ONTO LANTZ ROAD

CONCRETE PAVEMENT

DRIVE TRAIL

FUTURE TRAIL

10' SETBACK

10' SIDEWALK

10' SETBACK

N 05°38'57" W 115.82''

S 85°08'40" E 398.05''

S 08°38'58" W 192.24''

N 84°28'14" W 349.85''

10' SETBACK

10' SIDEWALK

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RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
January 15, 2020

RE: PUD 19-1 Amendment 12-19
IHCU Amendment

WHEREAS, Chuck Springmeyer, 3233 Newmark Drive, Miamisburg, OH 45342, has filed an application requesting approval to amend Ordinance 19-6 by adding 0.485 acres to PUD 19-1. The property to be added is further described as Book 5, Page 5, Parcel 272 on the property tax maps of Greene County, Ohio; and

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

WHEREAS, the Planning Commission finds that the facts submitted with this application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for Planned Unit Development approval as per §158.073 of the Zoning Code.

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

SECTION I

1. All conditions of PUD 19-1 remain in full force and effect except where modified herein.
2. The 0.485 acres, as highlighted in Exhibit A, shall be added to PUD 19-1.

SECTION II

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 this case to City Council for further determination as required by law.

ADOPTED: January 15, 2020

VOTING FOR ADOPTION:

VOTING AGAINST: None

ABSENT: None

Chairman

Attest:

PUD 19-1 Amend 12-19 Resolution

EXHIBIT A



ORDINANCE NO. 19-06

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER VANN ON THE 13TH DAY OF
MAY, 2019.

**AN ORDINANCE REZONING 1.595 ACRES FROM B-2 and A-1,
FURTHER DESCRIBED AS BOOK 5, PAGE 5, PARCELS
123 AND 124 ON THE PROPERTY TAX MAPS OF
GREENE COUNTY, OHIO TO C-PUD 19-1.**

Whereas Danis Inc., 3233 Newmark Drive, Miamisburg, OH 45342, has
requested this zoning amendment; and

Whereas, the City of Beavercreek Planning Commission has recommended
approval of the zoning amendment with conditions and requirements; and

Whereas, the City Council finds that the facts submitted with the application and
presented at the public hearing and any modifications, amendments, or supplementary
conditions satisfy the standards and criteria for Planned Unit Development approval as per
§158.072 of the Zoning Code; and

WHEREAS, the City Council has voted to adopt the recommendation of the Planning
Commission with modifications, this being a decision that requires approval by four
members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

SECTION I

That the Zoning Map referenced in §158.018 of the Zoning Code be amended to change
approximately 1.595 acres of land, located at 1464 and 1474 North Fairfield Rd. from B-2
Community Commercial, and A-1 Agricultural, to C-PUD, Commercial Planned Unit
Development.

SECTION II

1. The concept plan dated "Received March 7 2019" shall be adopted as the location map
for this C-PUD.
2. The permitted uses within this PUD shall be those uses that are conditional and
permitted in B-2 zoning districts, with the exception of the following:

- Brewery
 - Drug and alcohol addiction rehabilitation clinics (no overnight facilities)
 - Heating, air conditioning and plumbing service and repair (excluding well drilling)
 - Heating, air conditioning and plumbing stores - retail
 - Residential cleaning services
 - Car rental service
 - Moving trucks and trailers
 - Veterinary clinic with kennels or animal hospitals
3. All new buildings shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.
 4. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.
 5. There shall be no removal of any trees within this PUD until specific site plan approval has been obtained by City Council.

SECTION III

This Ordinance shall take effect from and after the earliest period allowed by law.

SECTION IV

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED this 10th day of June, 2019.



Bob Stone, Mayor

ATTEST:



Dianne Miscisin, Clerk of Council

SUMMARY

This Ordinance adopts a recommendation to rezone 1.595 acres from B-2 and A-1 to C-PUD 19-1.

This is not an emergency ordinance and will become effective 30 days after passage.

**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

Meeting Date: January 15, 2020	Reference Topic: PC 20-3 Land Use Plan Update
Agenda Reference No.	

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

Staff is recommending various changes to the 2015 approved Land Use Plan. See the attached memo for further clarification.

TO: Planning Commission
FROM: Randall Burkett, City Planner
RE: *Land Use Plan Update*
DATE: January 9, 2020

As Planning Commission is aware staff has been working on an update to the 2015 Land Use Plan. The attached document, 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 a graphic 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 uses, 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.
- 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.
- Changes of land use classifications as described in the draft document.

The document lists the significant changes in classification to various areas of the 2015 Land Use Map, as Exhibit B.

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:

AGAINST:

ABSENT:

None

Chairman

Attest:



Beavercreek

2020

Beavercreek Land Use Plan

2020 UPDATE

PREPARED BY THE BEAVERCREEK PLANNING AND DEVELOPMENT DEPARTMENT

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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 landspecific 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 disapproval 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
- Mixed Use
- Regional Commercial - ~~Regional~~ Office
- Residential Office (low-density residential)
- Research Office
- Research and Development-~~Office~~. Light Industrial- High Tech Manufacturing
- Neighborhood Commercial -~~Neighborhood~~ Office
- Community Commercial - ~~Community~~ Office

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 courses, 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 5.56.01 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/RegionalCommercial-~~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.

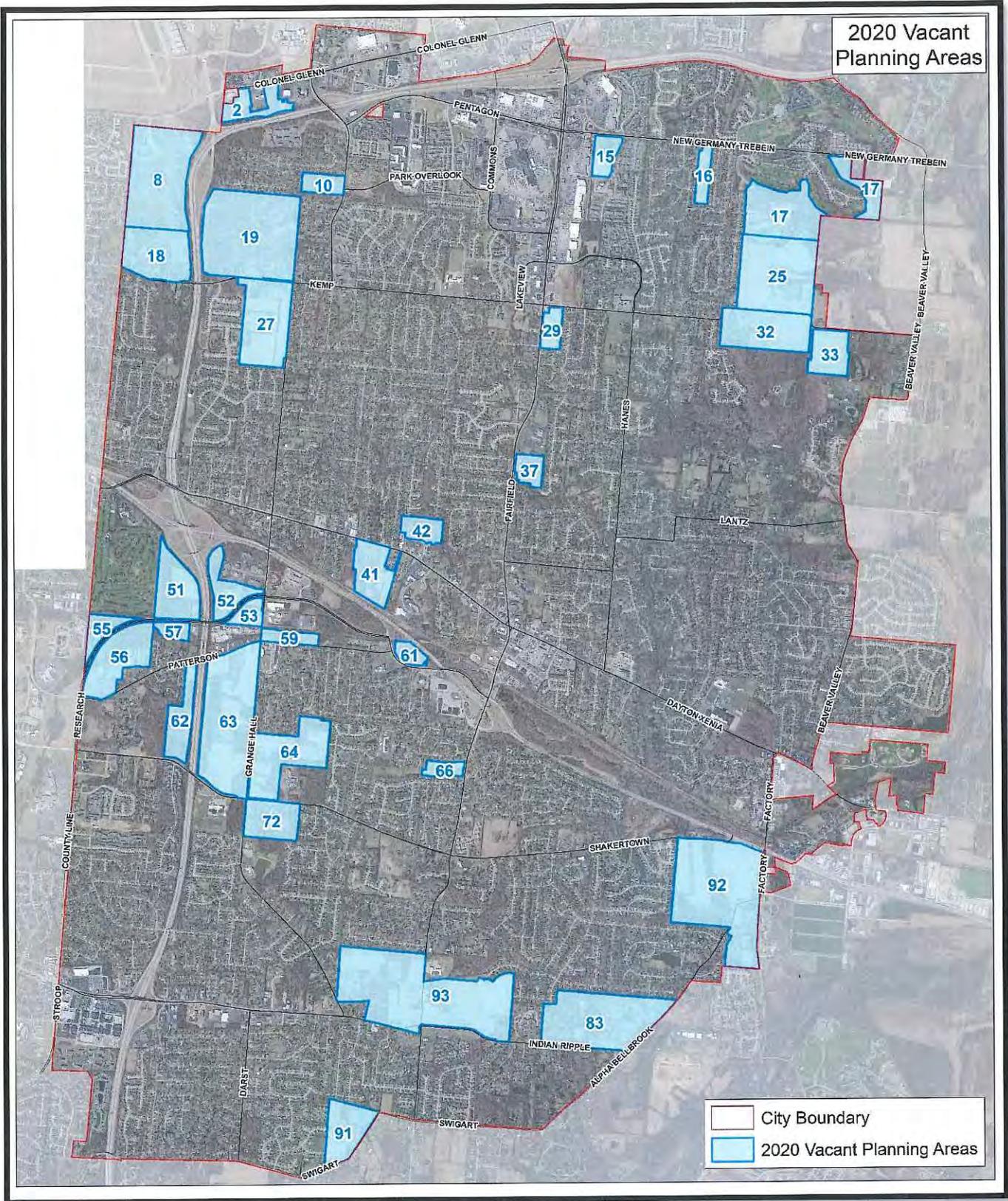
Within the Research and Development, Office, Light Industrial, - High Tech Manufacturing classification, a multitude of uses may be appropriate, including laboratories, office space and ancillary retail. Light manufacturing may be appropriate in these areas when the use is completely enclosed within 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”.

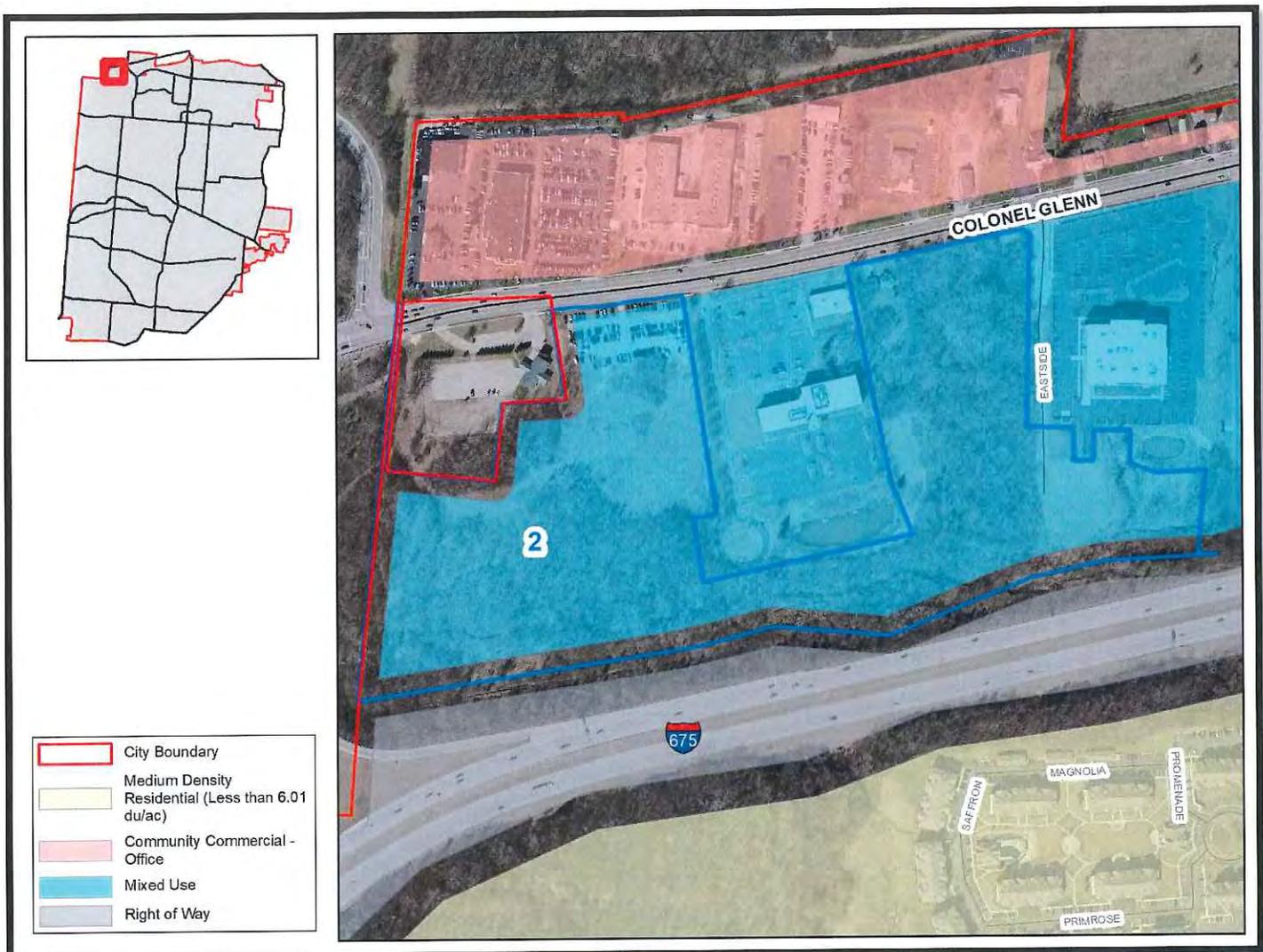
Development and proposals for land use designation are based on analysis of essential determinants which affect the usability of land for certain types of uses. Those determinants included thoroughfare access, sewer and water availability, and adjacent use compatibility. The text of the Land Use Plan 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 2,445,150 acres, or 44.12% of the City.



Vacant Planning Area 2 (PDA)

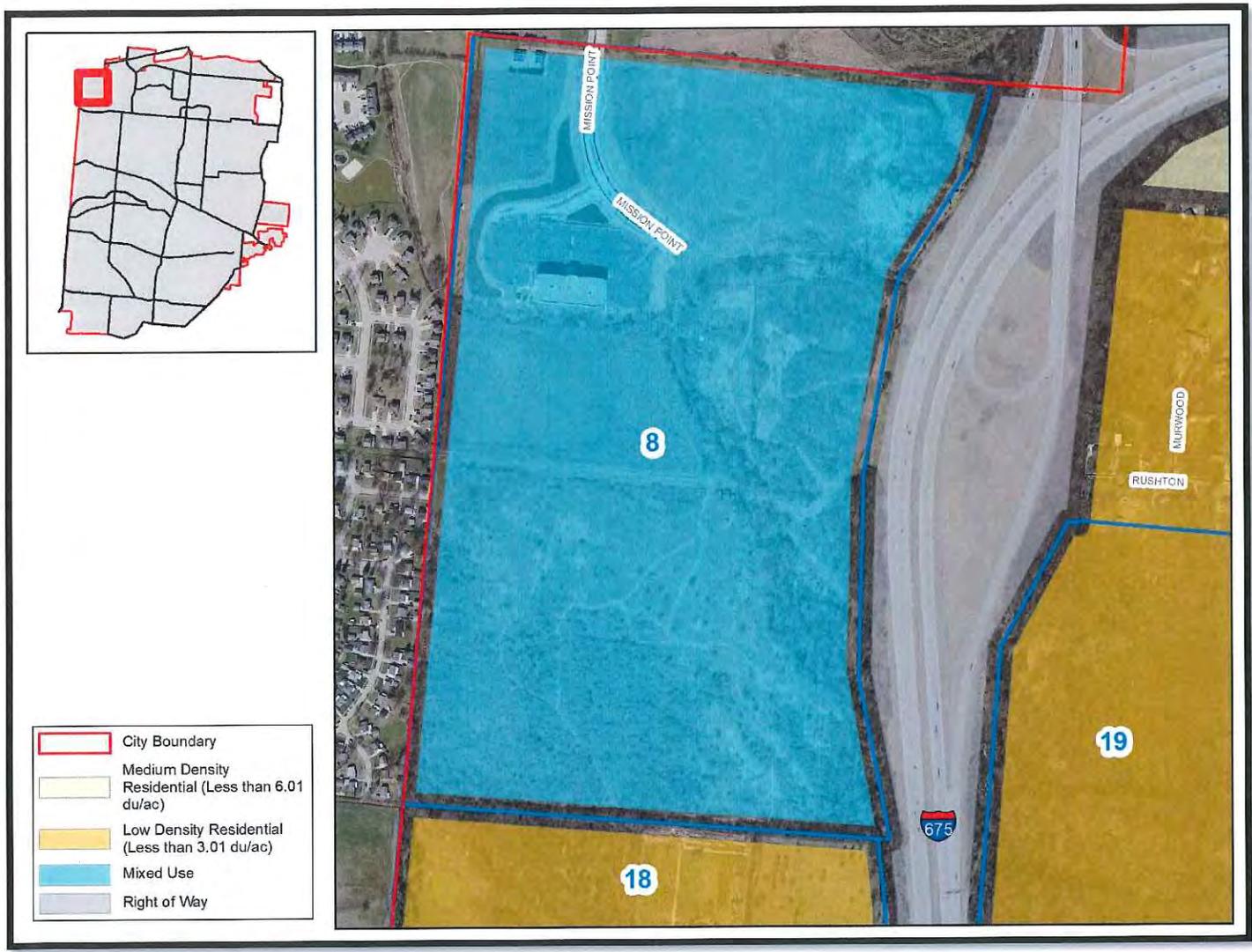
VPA 2, which is approximately ~~36~~29.5 acres, contains Signal Hill, an office development at the eastern portion of the VPA, and overflow parking for Dave Dennis Auto Sales at the westend. The vacant land remaining in VPA 2 is designated for ~~development of Research and Development/Office/High Technology 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 compatible 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.

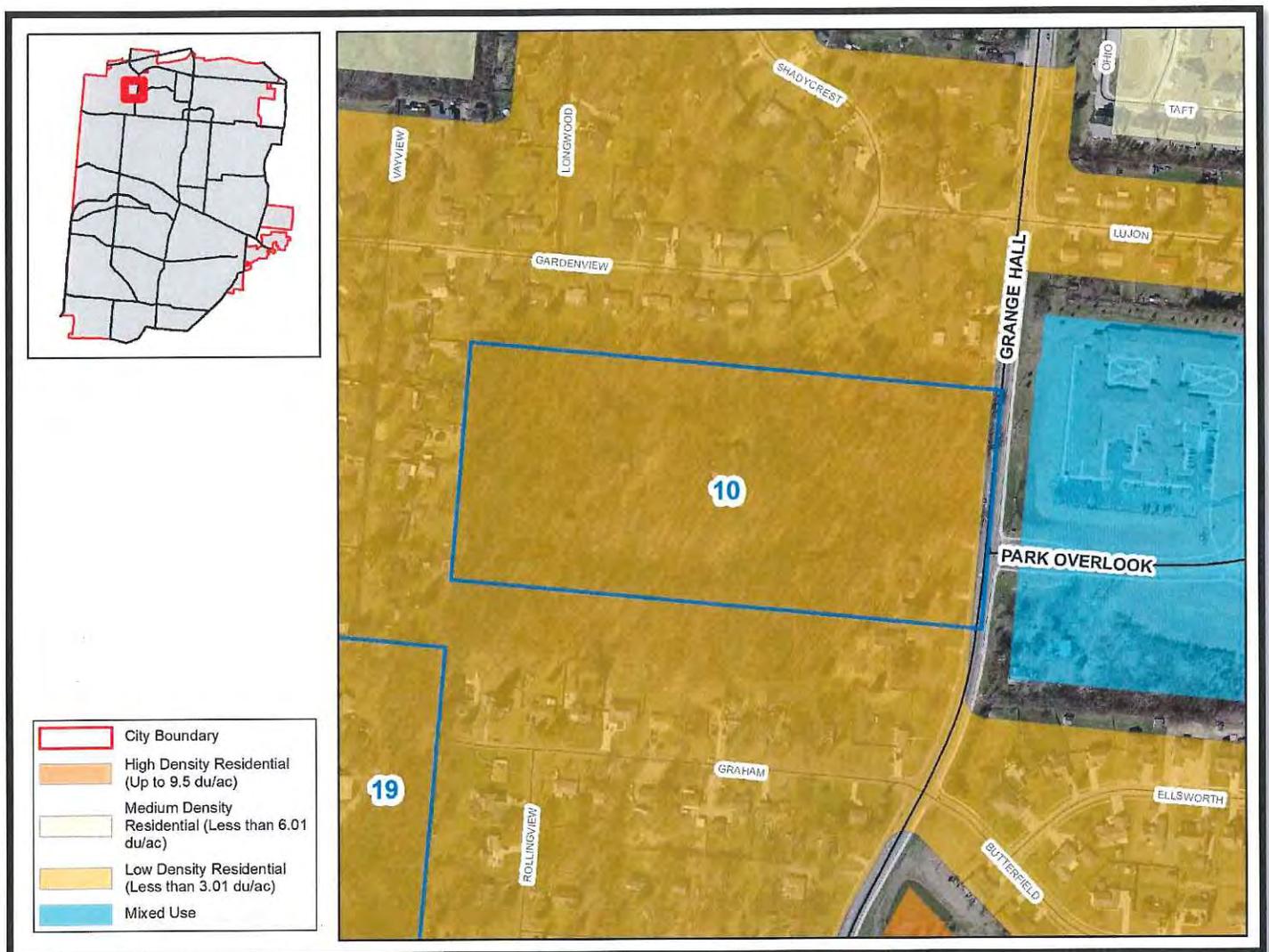


Vacant Planning Area 10

VPA 10, which is approximately ~~48~~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.

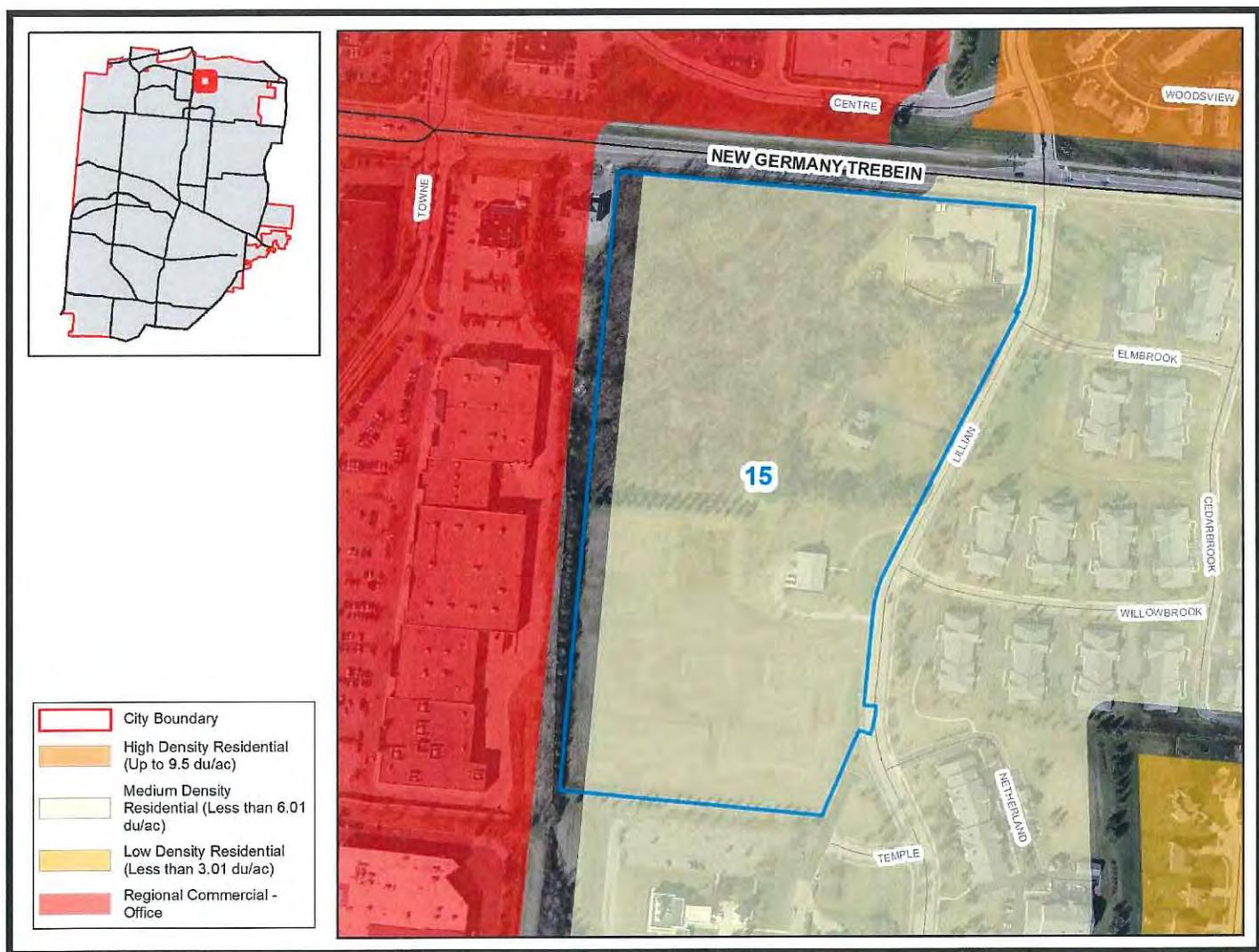
The VPA contains four houses on estate-sized lots. Its use is designated for continuation as Low Density Residential development which is the present use of VPA 10.

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.



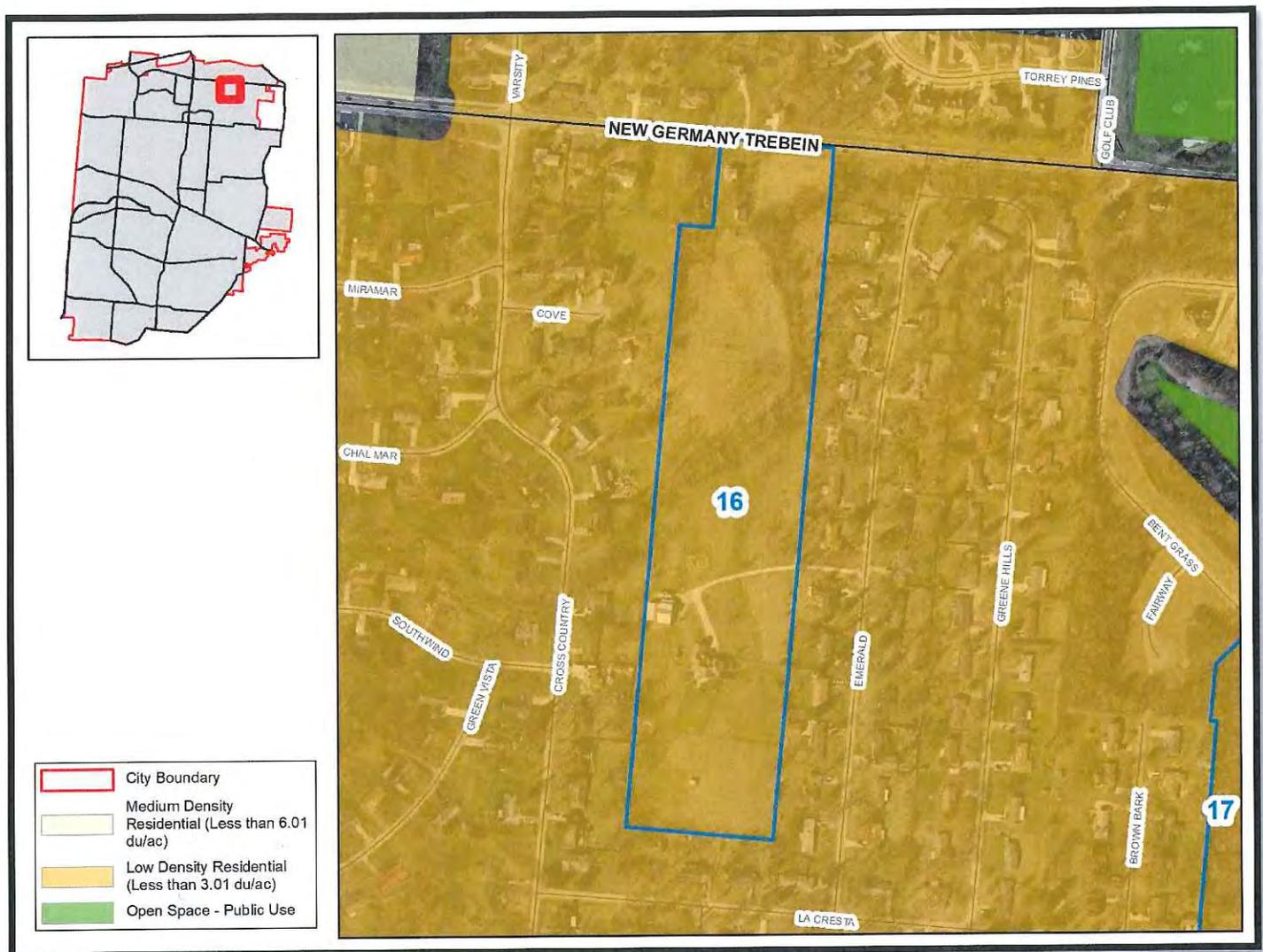
Vacant Planning Area 15

VPA 15, which is approximately ~~32~~20 acres, is located south of New Germany-Trebein Road in north central Beavercreek. Given 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.

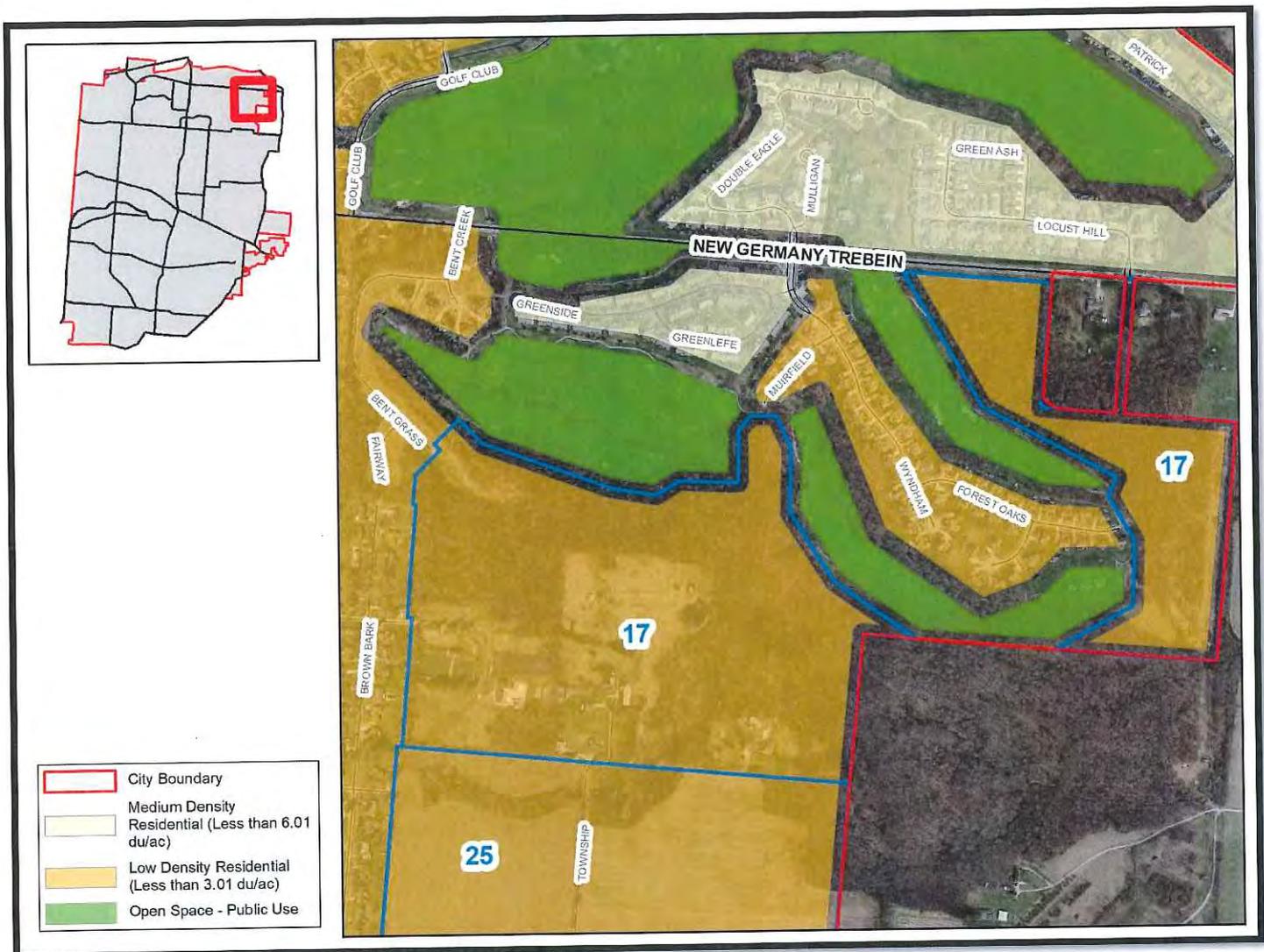


Vacant Planning Area 17

VPA 17, which is approximately 105 acres, is located along the eastern border of the City, south of New Germany-Trebein Road in northeast Beaver Creek. The northern and eastern portions contain the Beaver Creek 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.

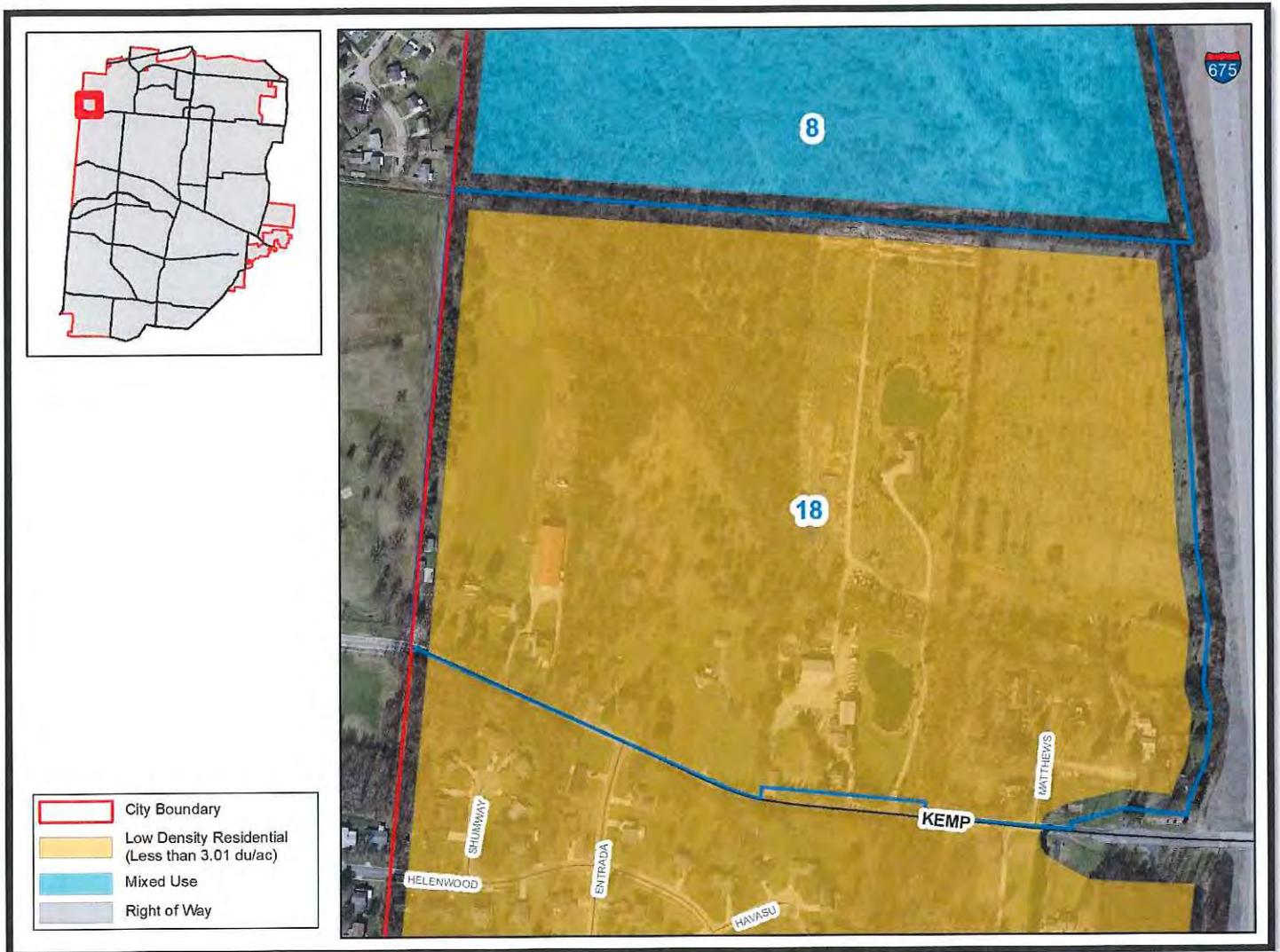
None of VPA 17 is located within a regulatory floodplain.



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.

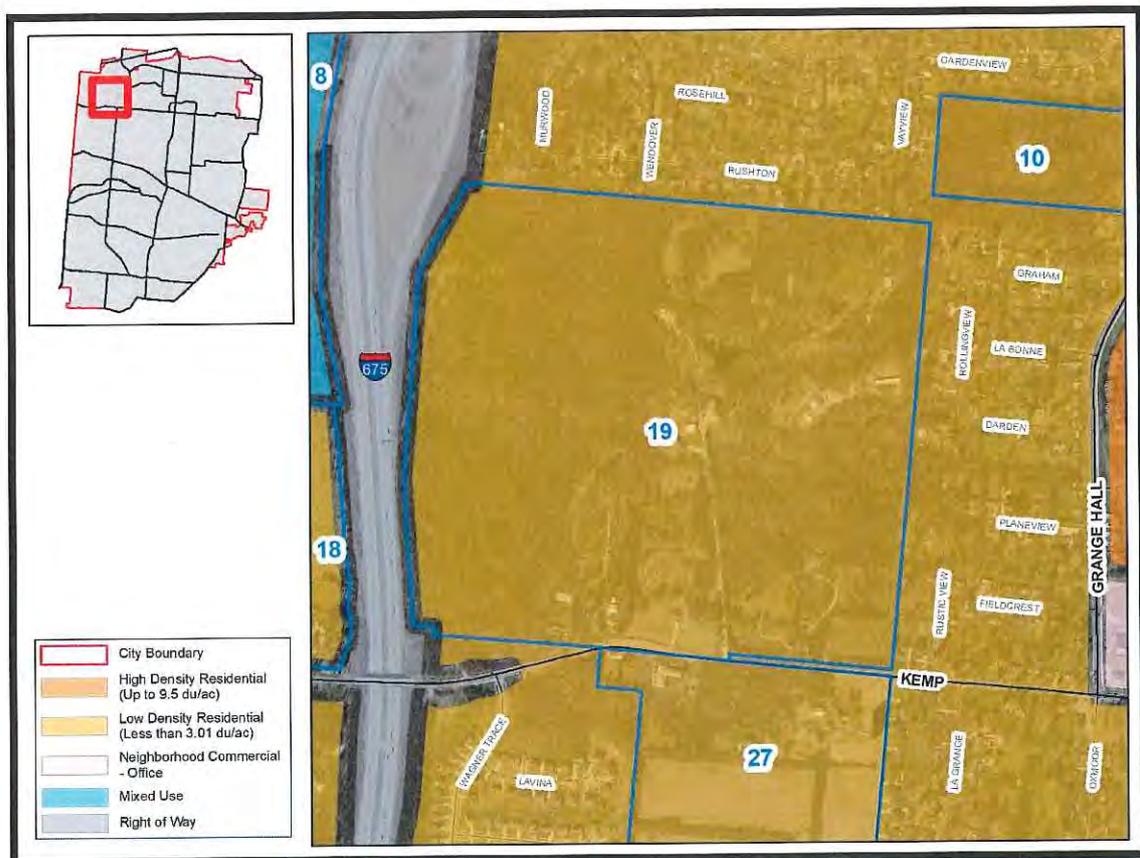


Vacant Planning Area 19

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.

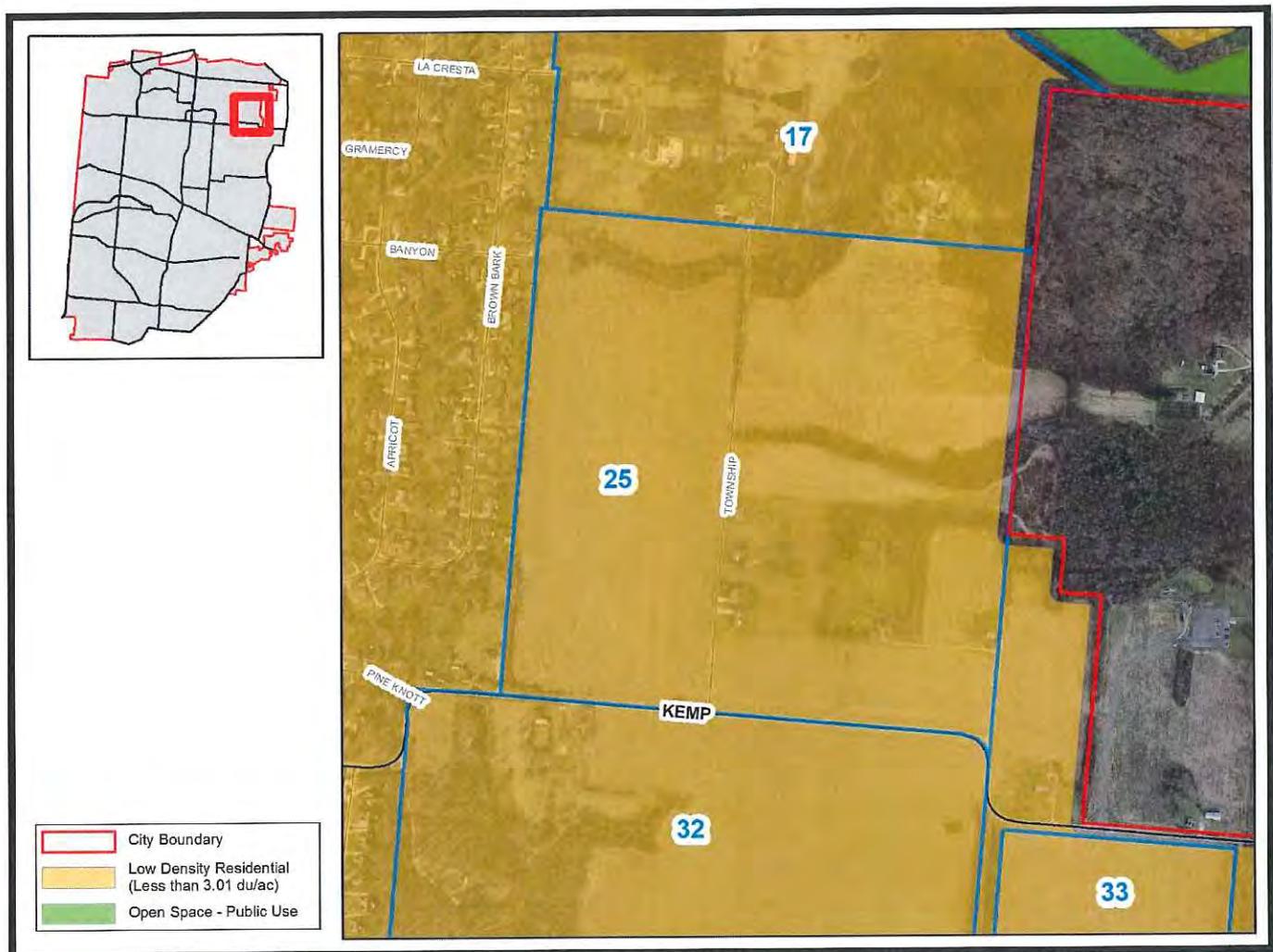
Several small streams come together near the middle of VPA 19, where there are ponds left from gravel pit excavations. That portion of the VAP is less attractive for construction, but the ponds could serve for storm runoff retention as well as be an aesthetic amenity for future development. Although,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



Vacant Planning Area 25

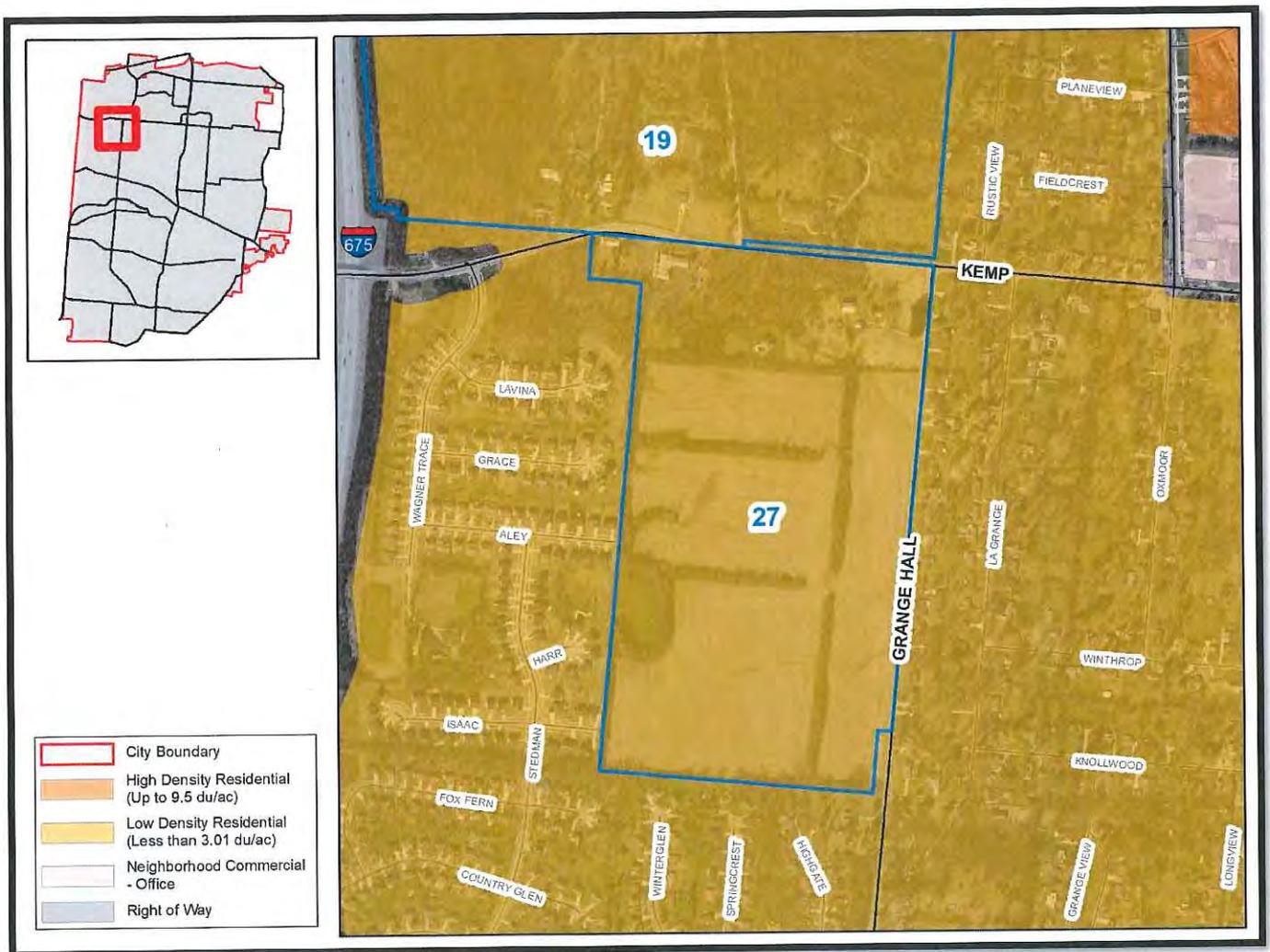
VPA 25, which is approximately 123 acres, is located north of Kemp Road at the eastern border of the City. The Zimmer Estates plat is adjacent to the west, Greene Valley Recreation Club is to the north and is accessed through the Greene Hills Estates plat via La Cresta Drive and an old dumpsite off of 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

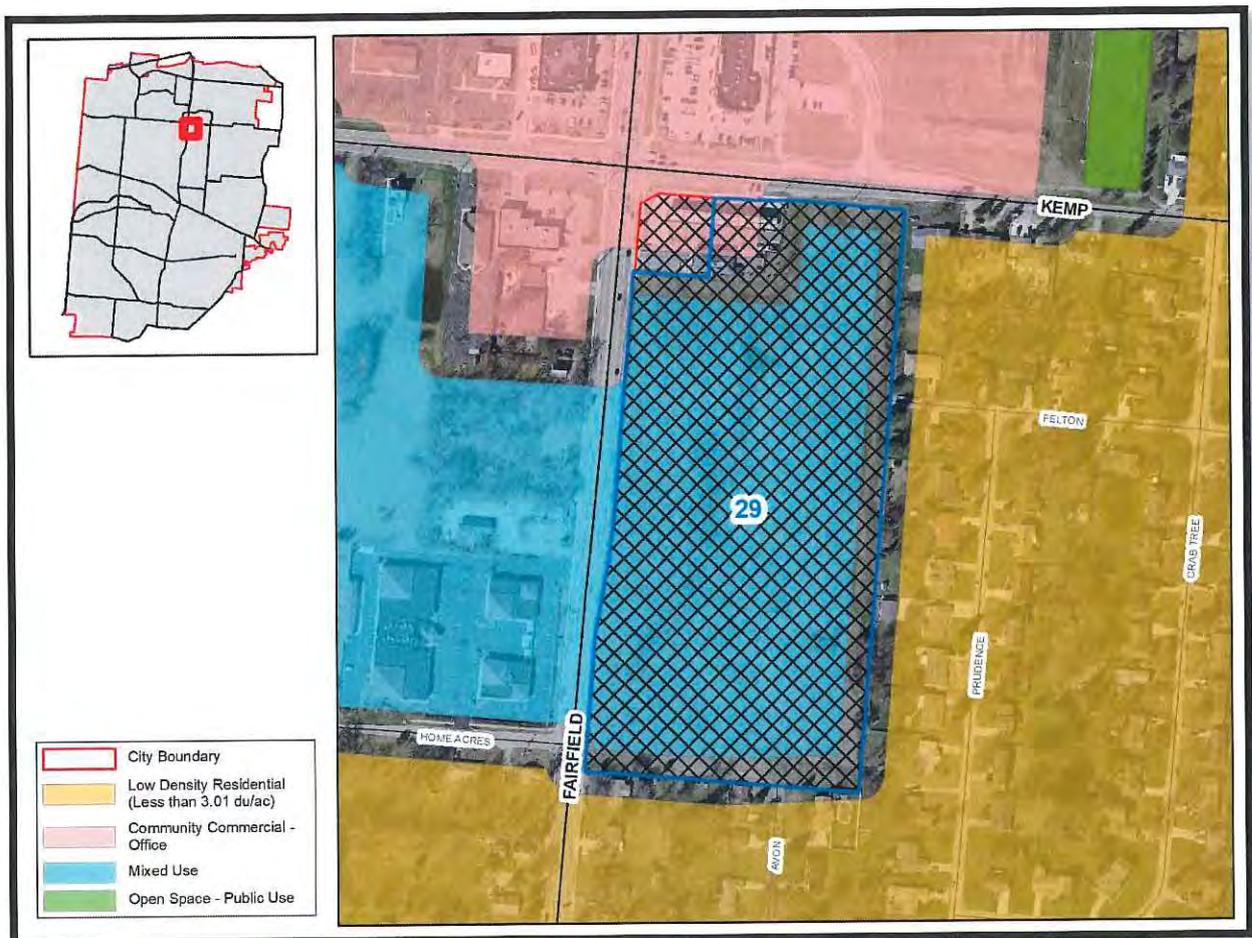
VPA 27, which is approximately 87 acres, is located on the southwest corner of the Kemp Road/Grange Hall Road intersection. It is bordered on the west by Wagner Trace subdivision and on the south by the Summerfield subdivision. Part of the VPA is developed for the Aley United Methodist Church on the 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 ~~for~~ 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 as 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.

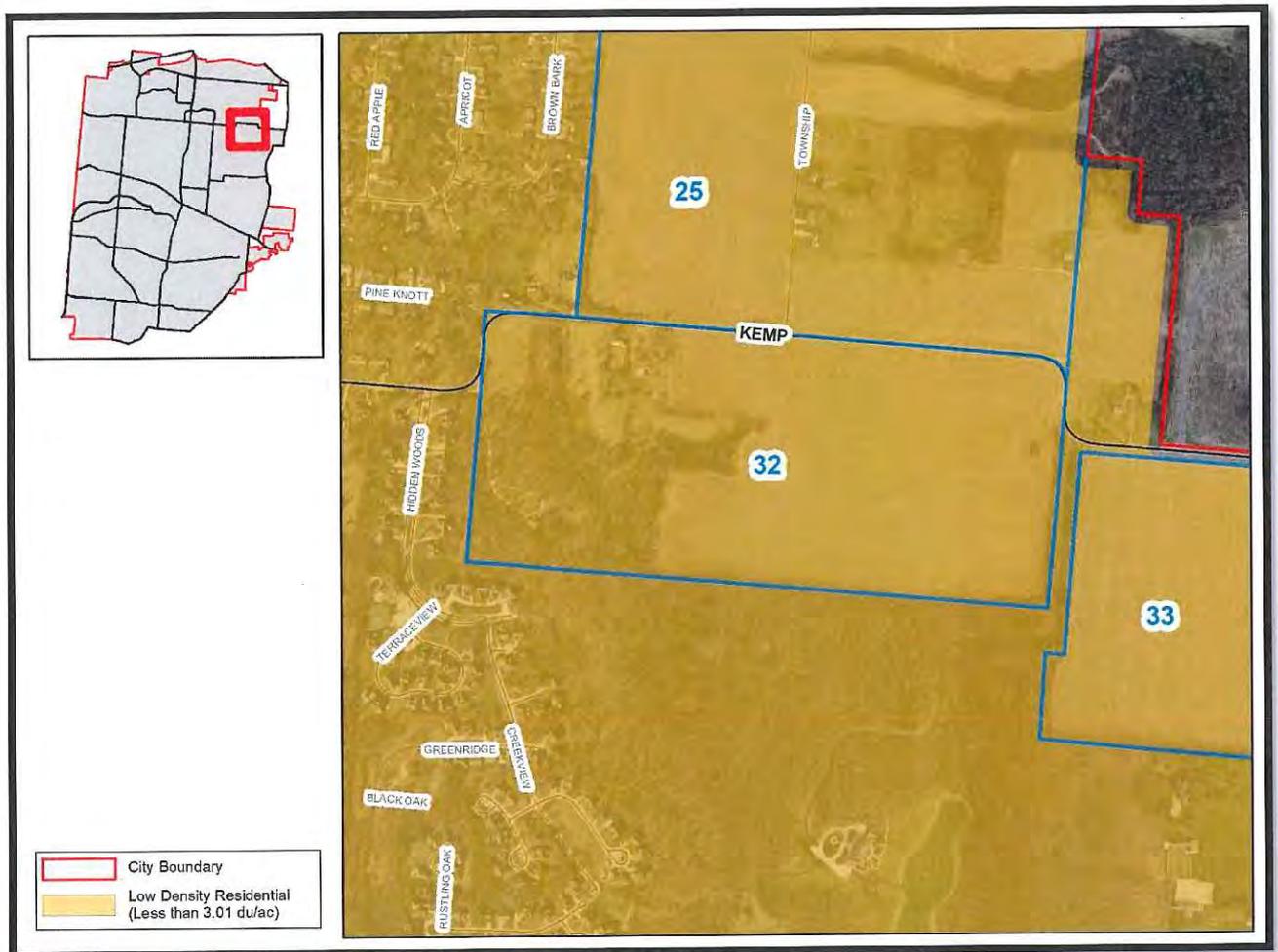


Vacant Planning Area 32

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.

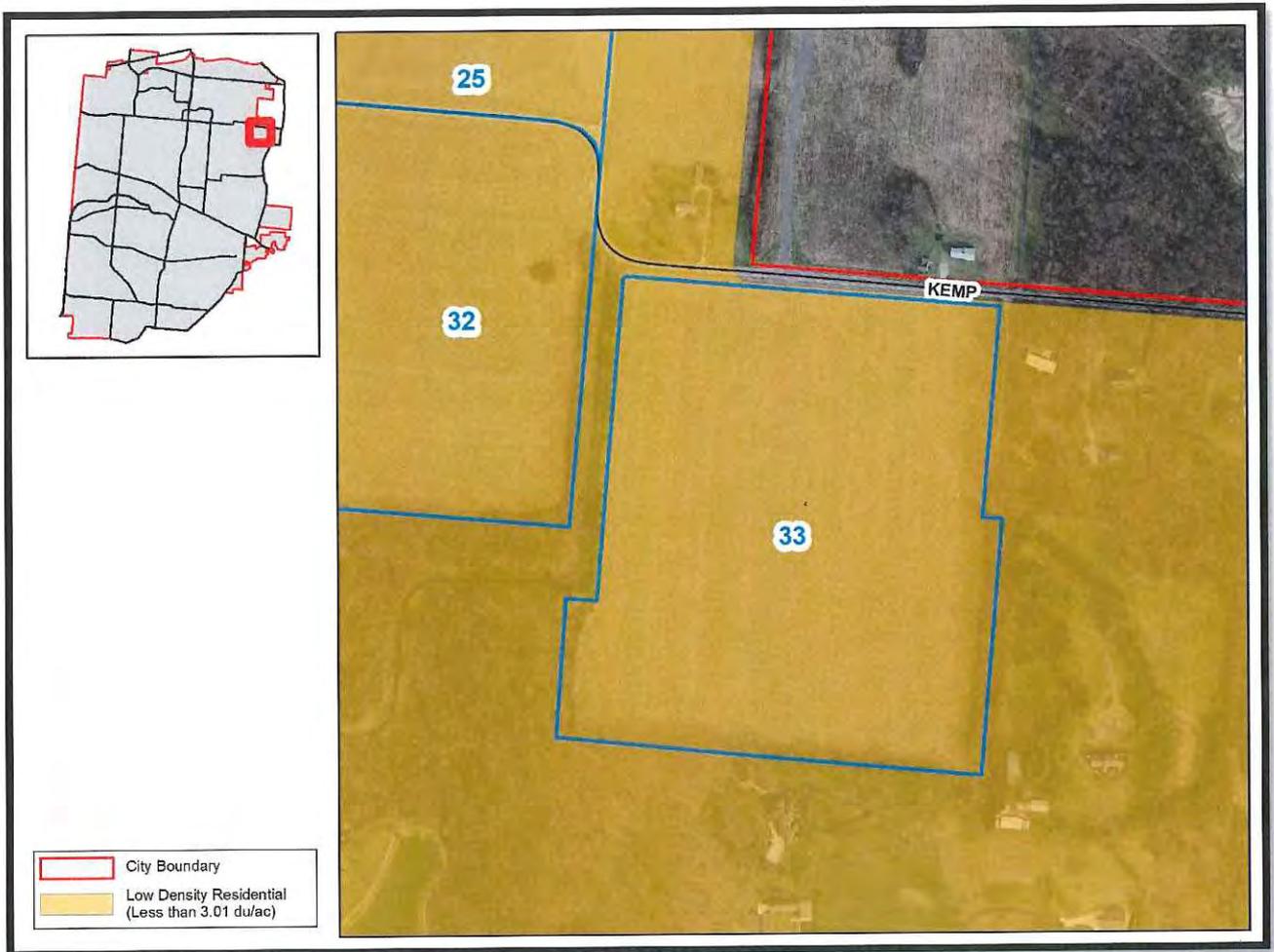
Small creeks run from north to south through the western portion of VPA 32, but none are designated regulatory floodplain.



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.

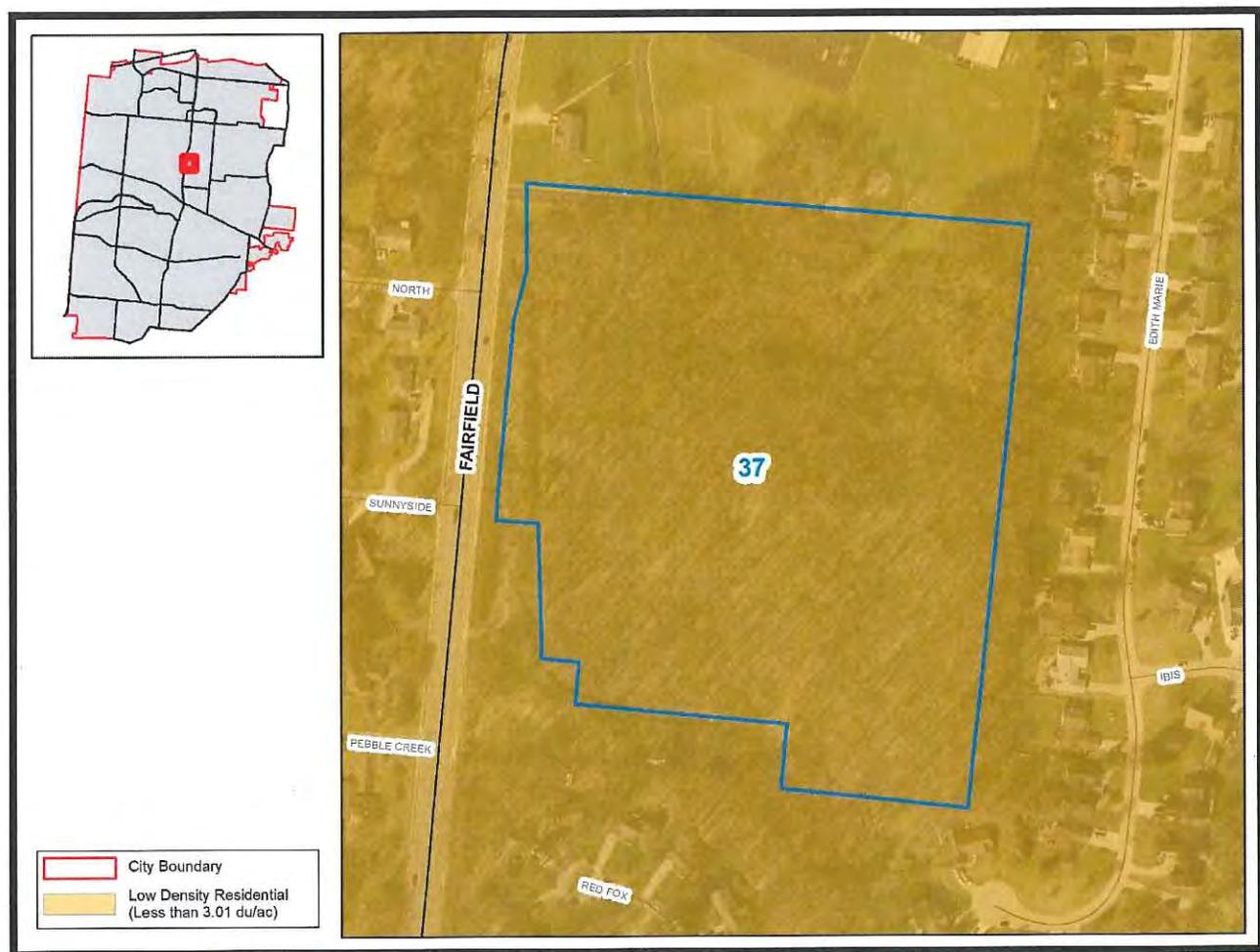
Thoroughfare access is from Kemp Road, an unimproved minor arterial, where it is approximately 3 miles to access either I-675 or US 35. Road improvements would be necessary for more intense use of VPA 33.



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.

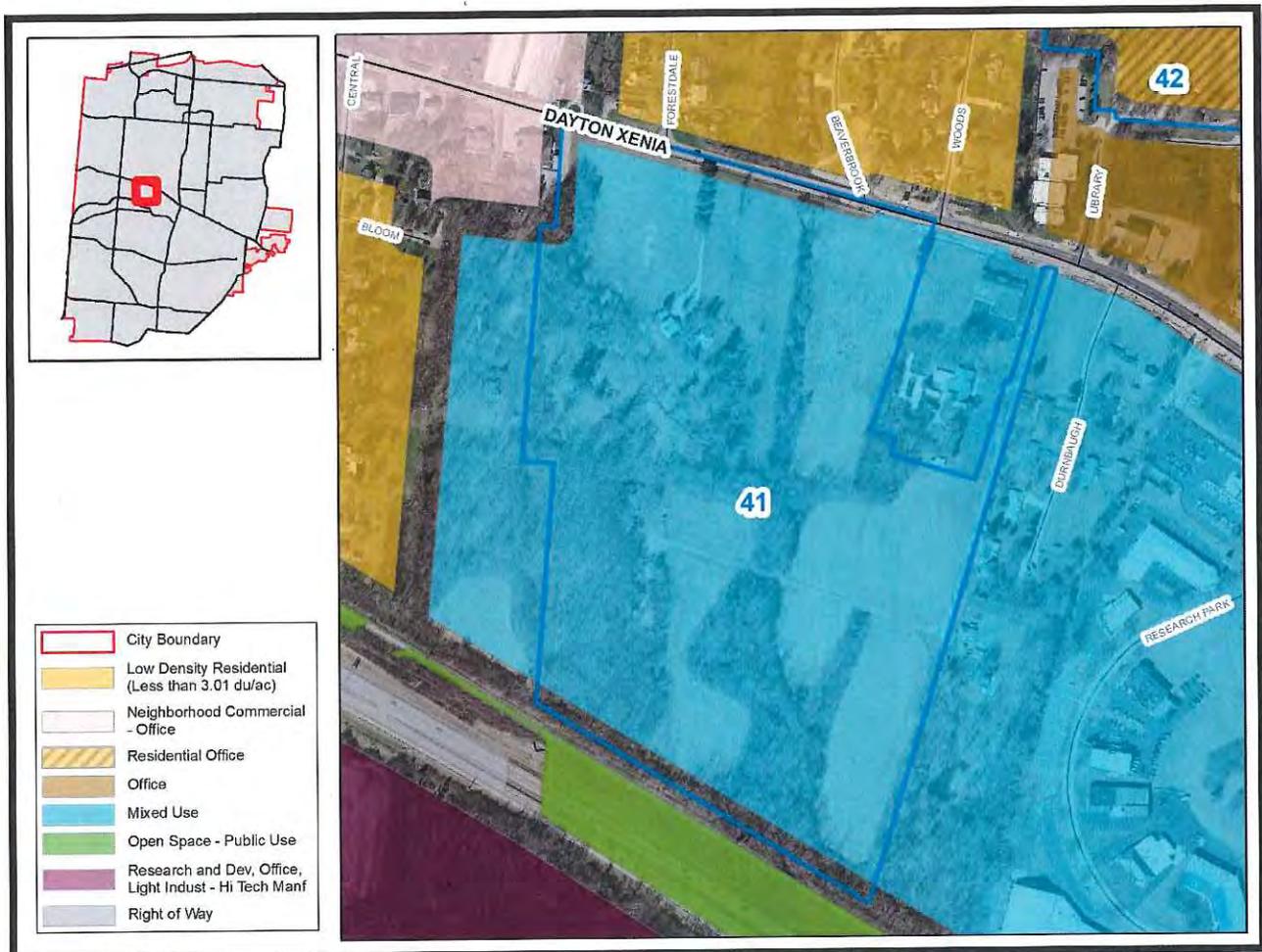


Vacant Planning Area 41 ~~(PDA)~~

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 nonexistent, 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.

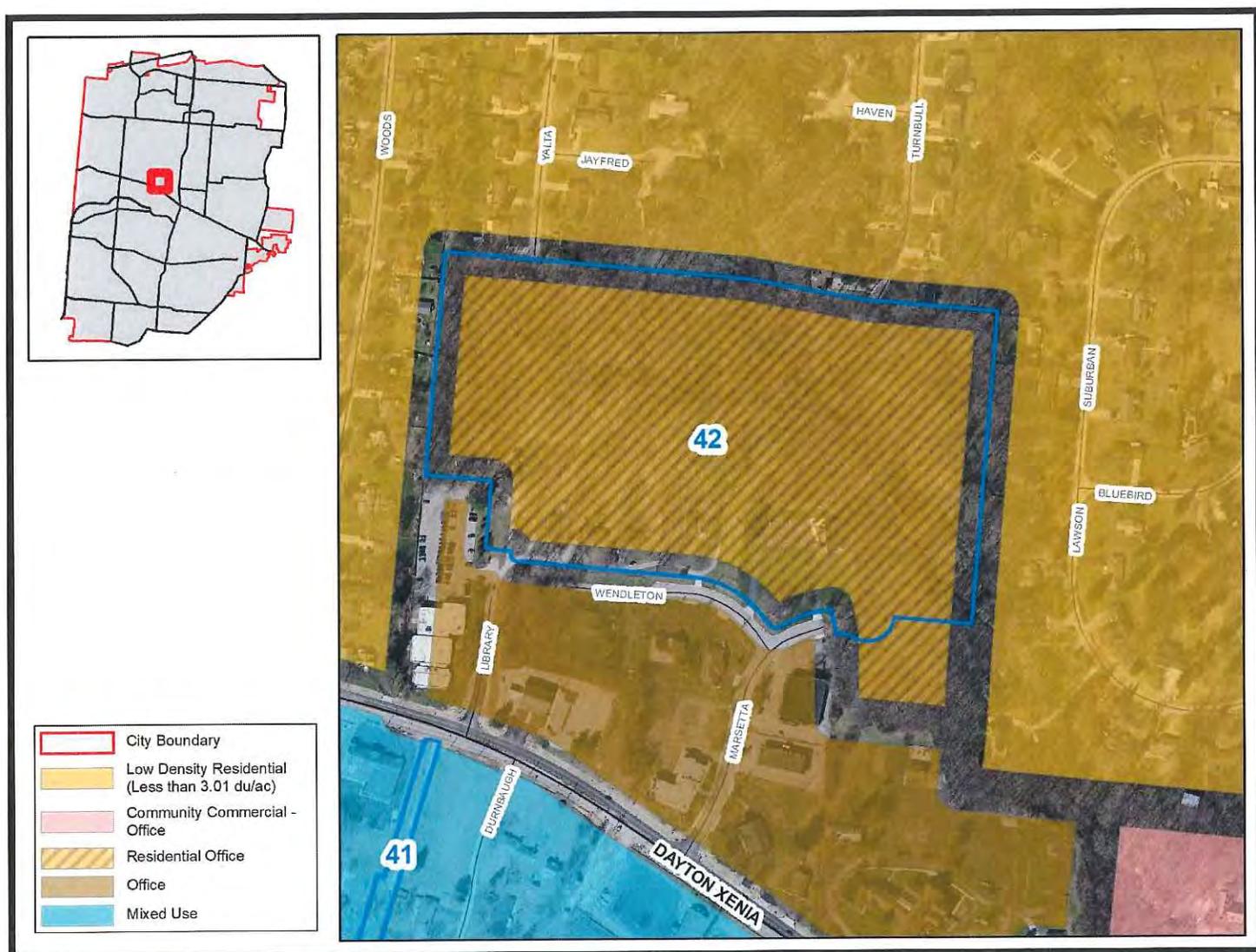


Vacant Planning Area 42

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.

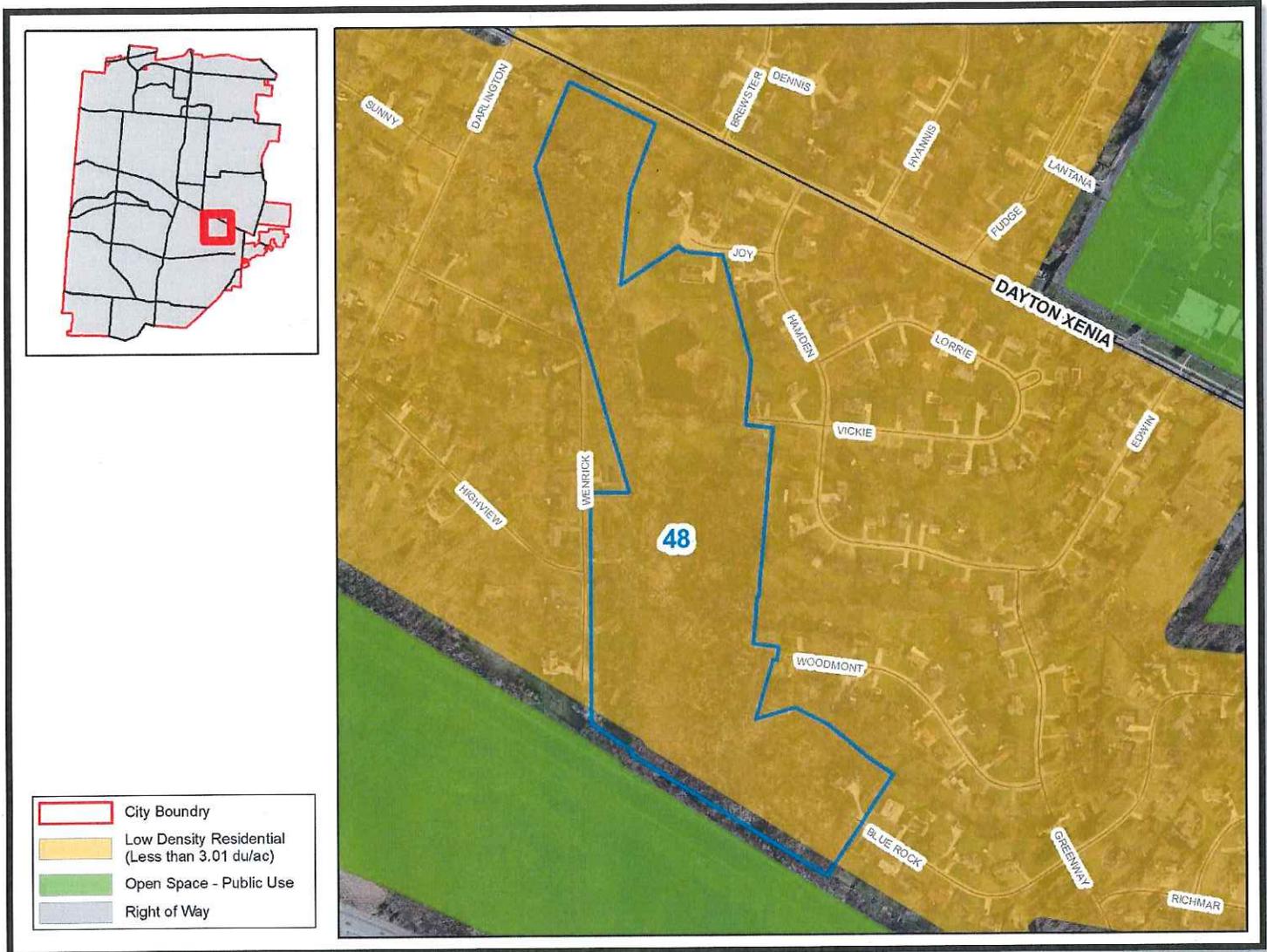


Vacant Planning Area 48

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.



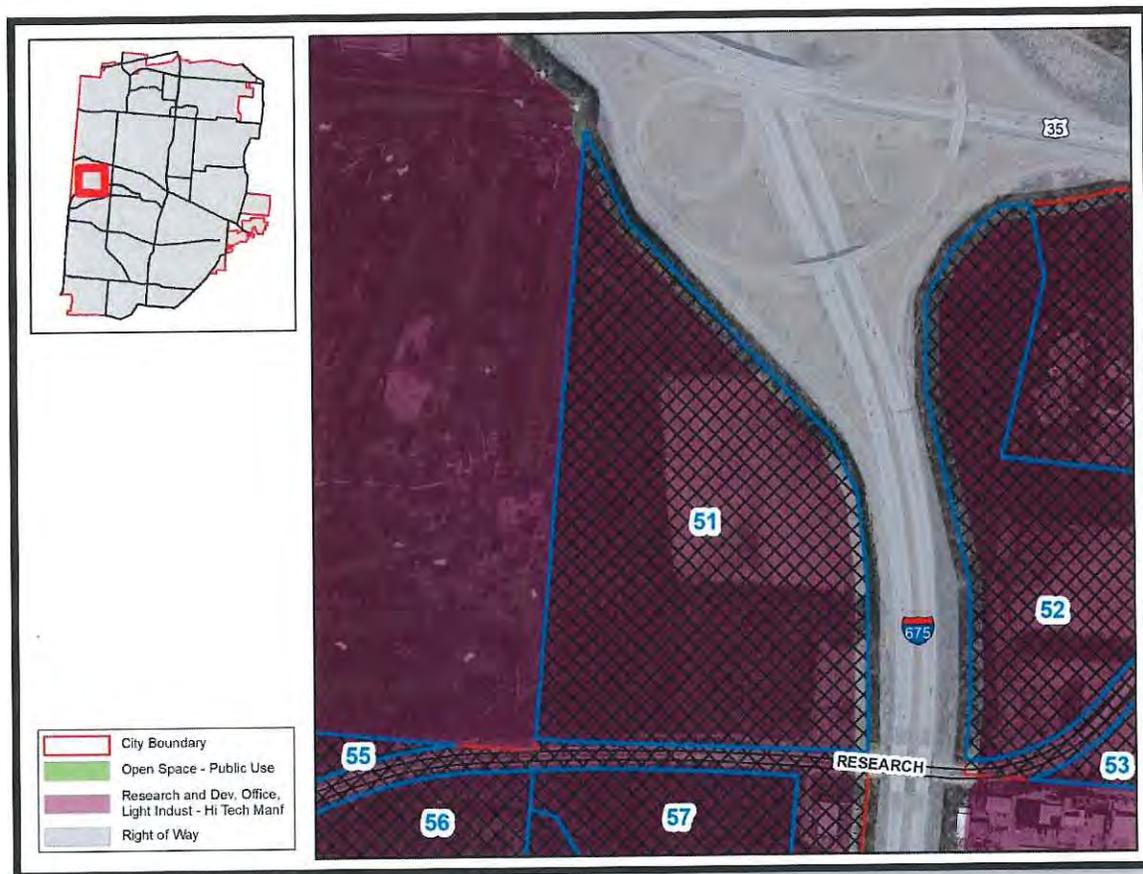
Vacant Planning Area 51

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.

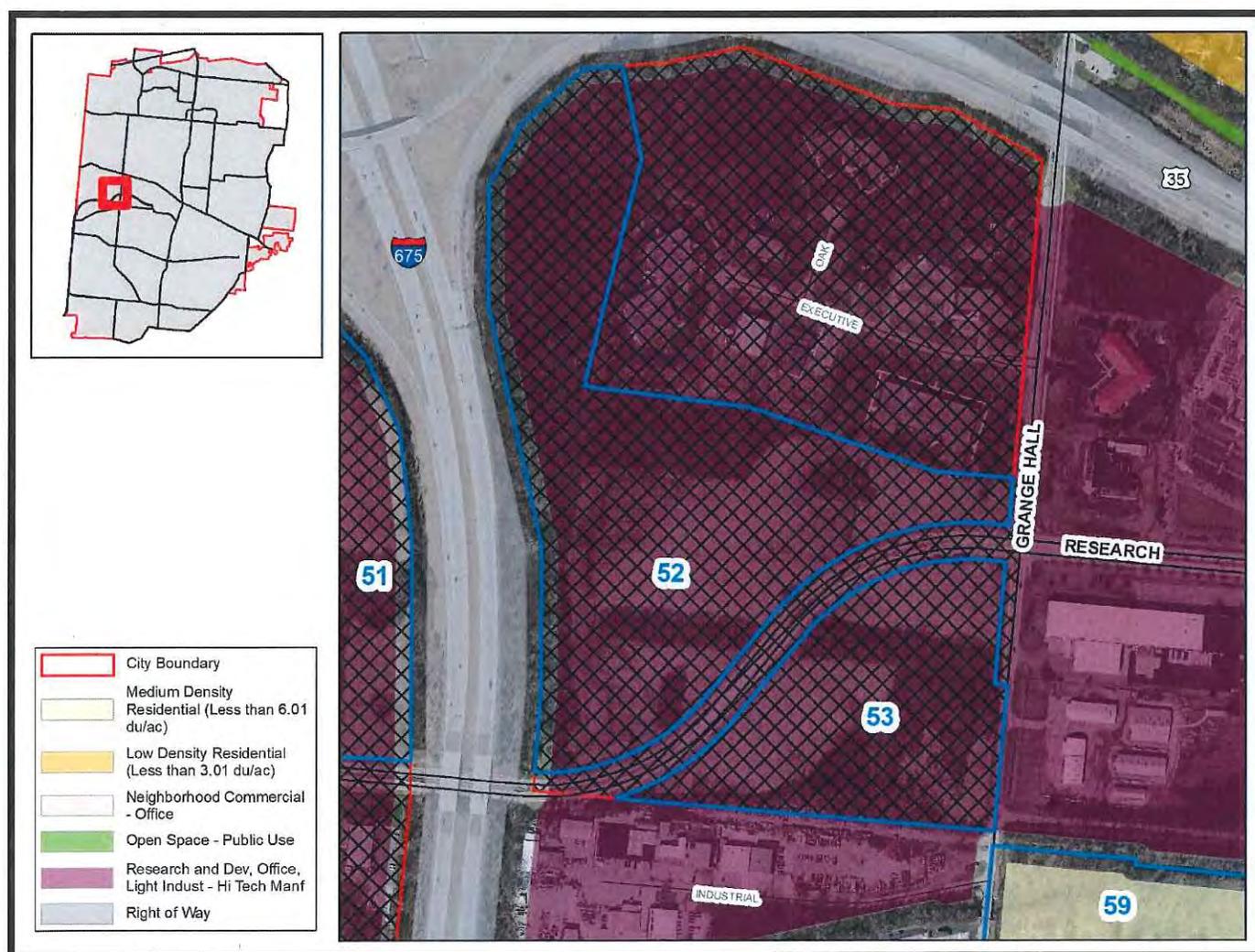


Vacant Planning Area 52

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.

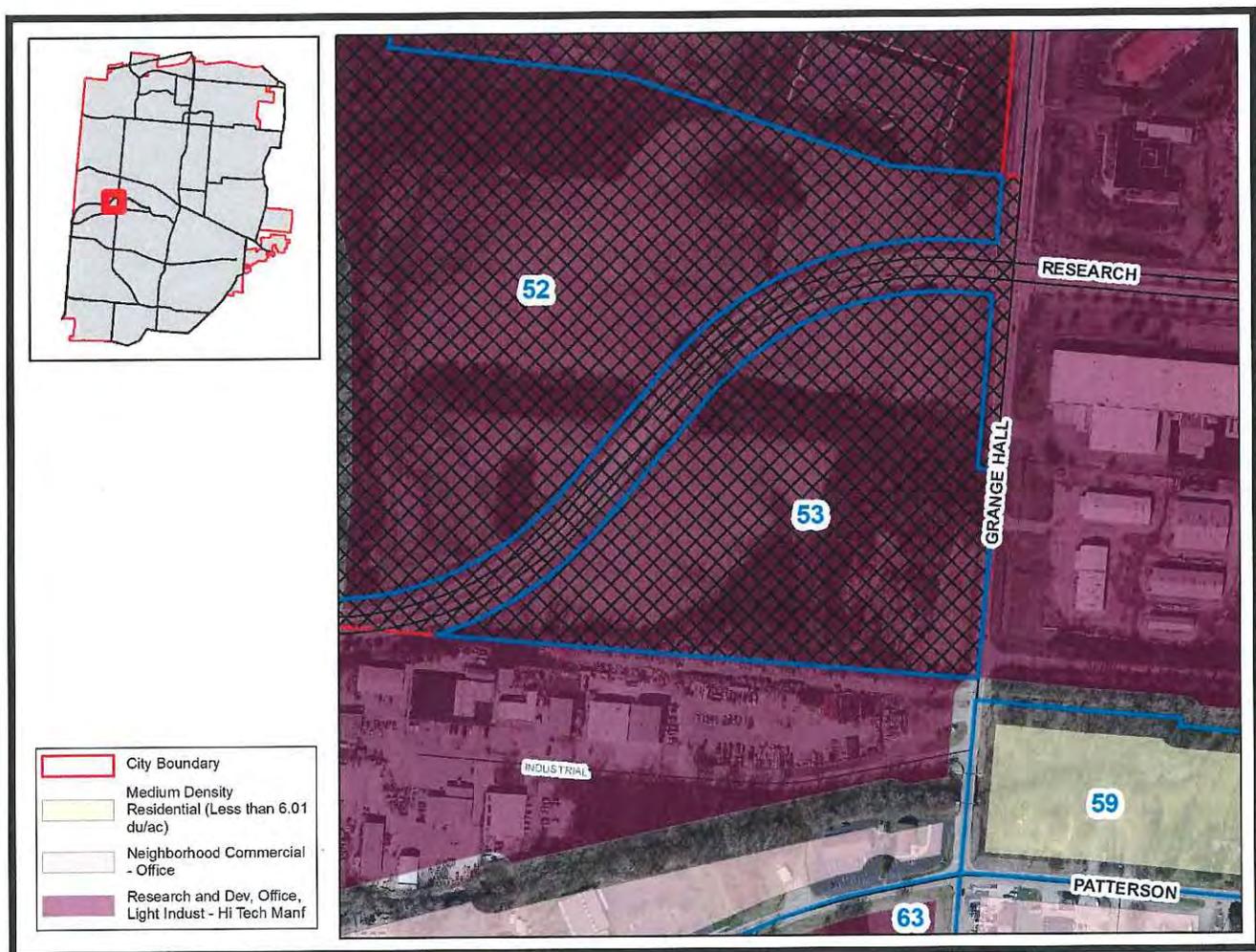


Vacant Planning Area 53

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.



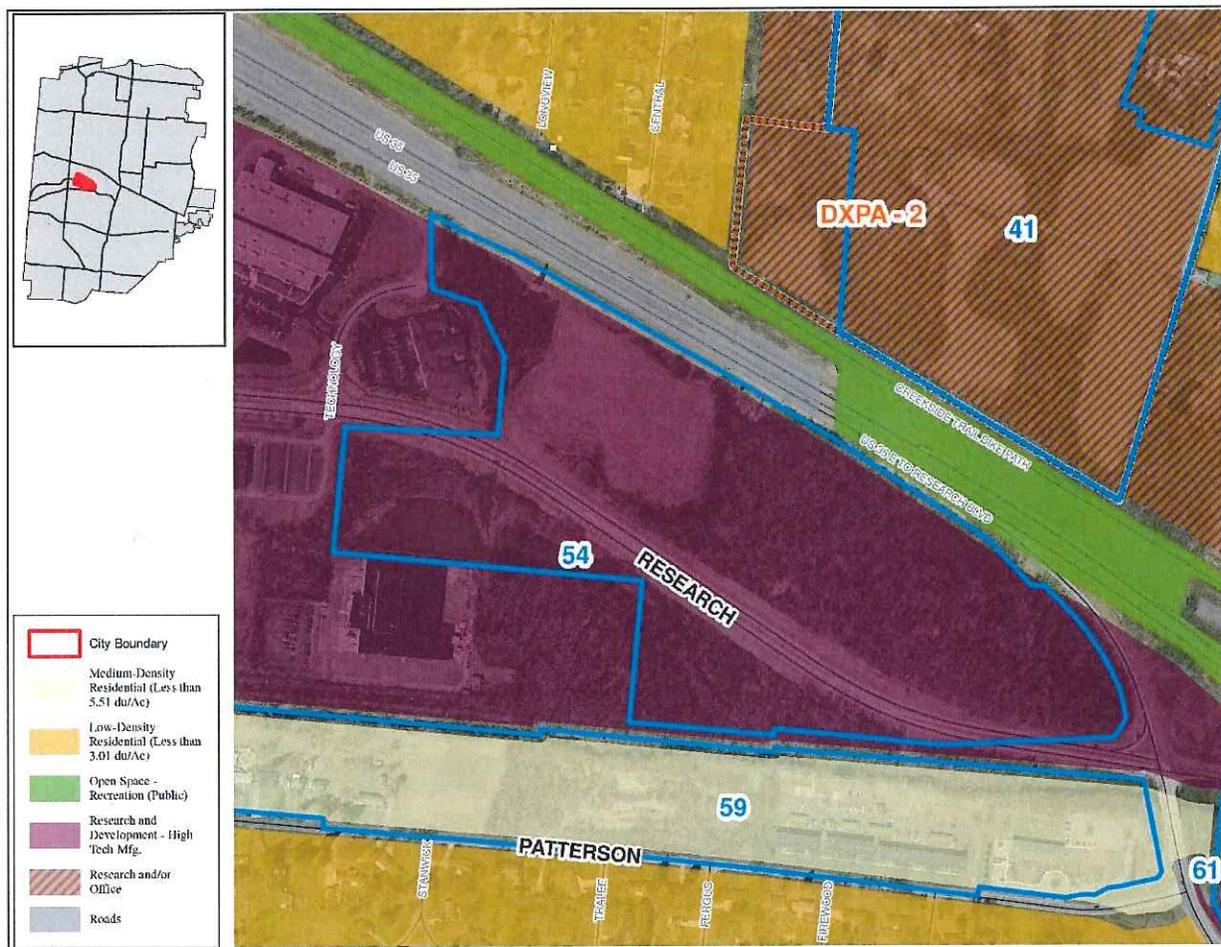
Vacant Planning Area 54

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.



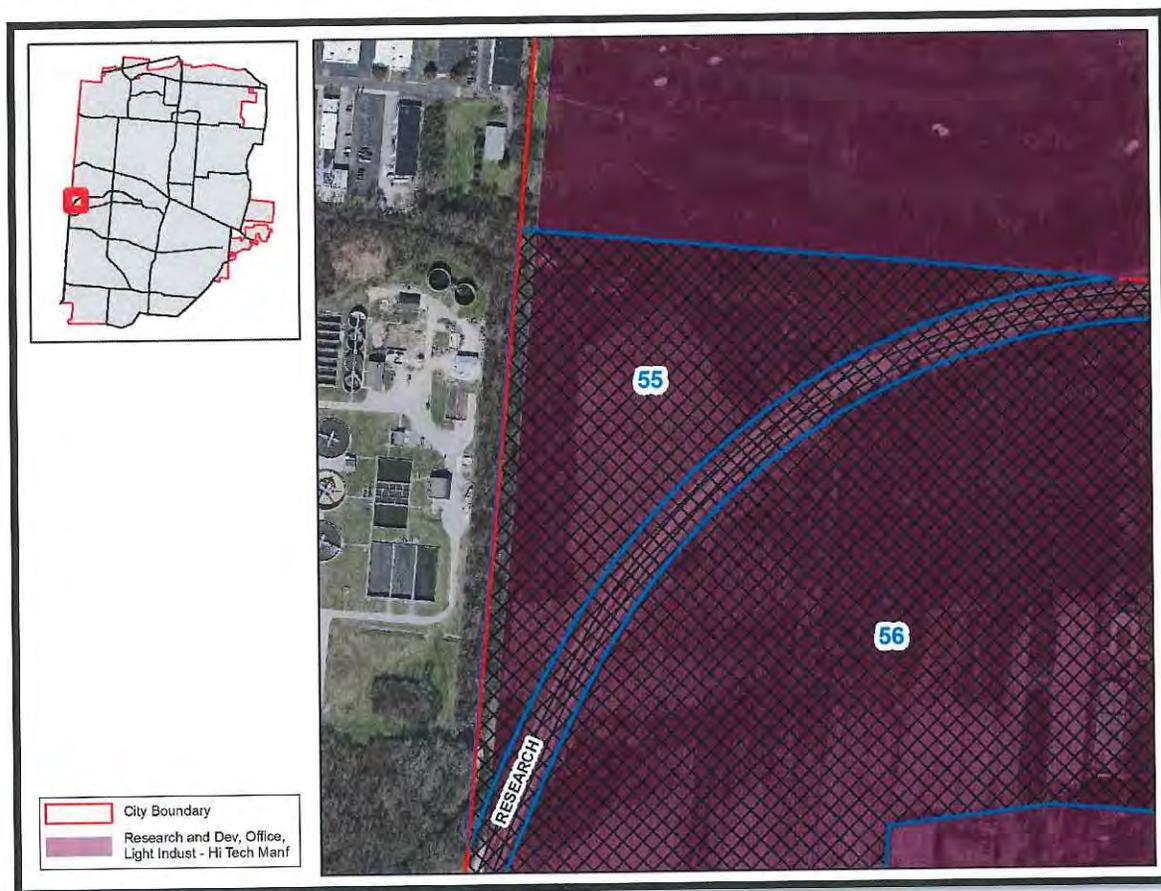
Vacant Planning Area 55

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.



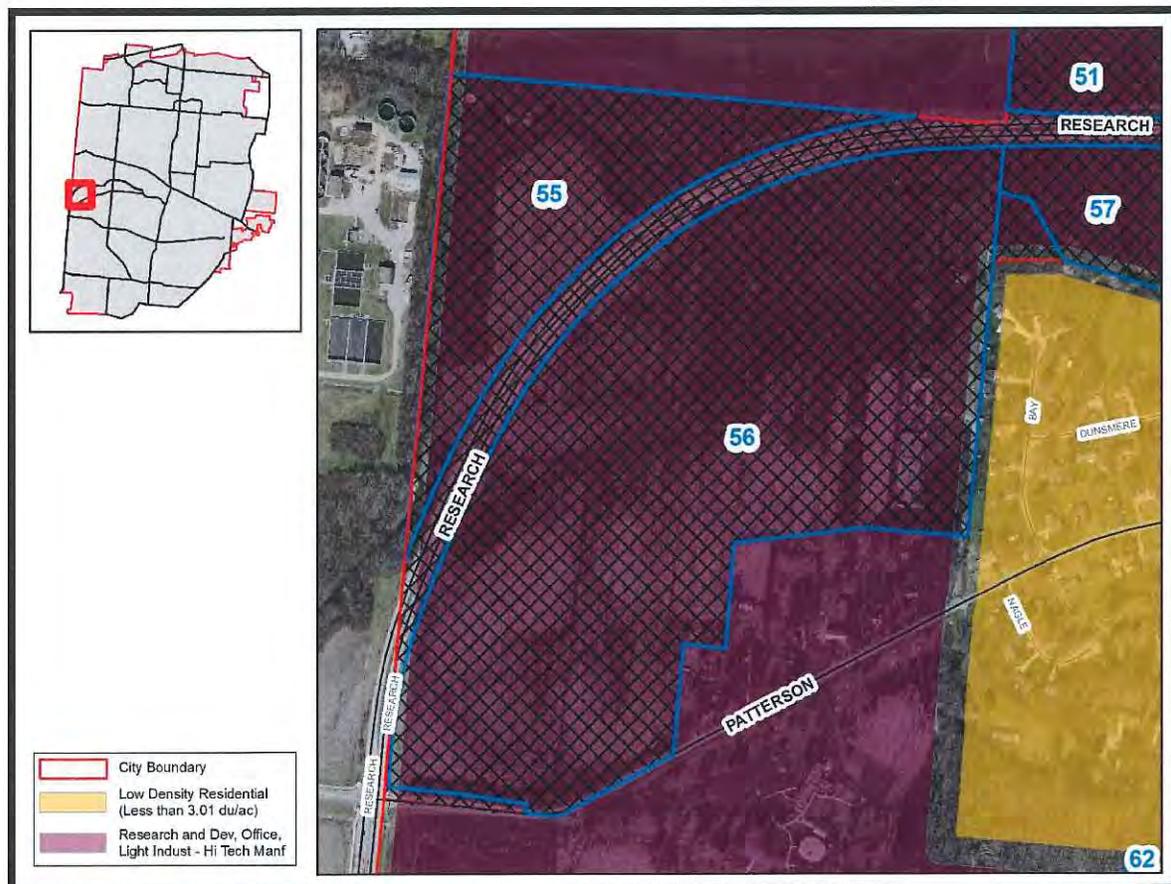
Vacant Planning Area 56

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.



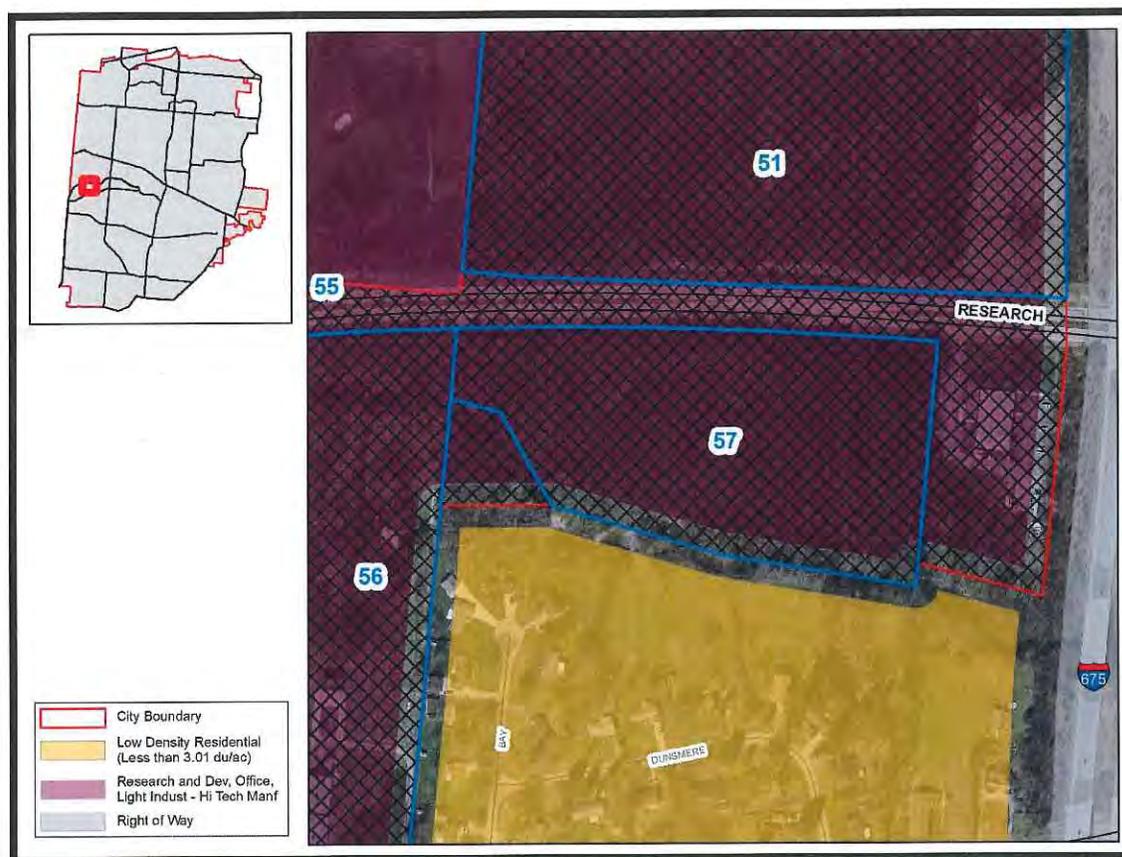
Vacant Planning Area 57

VPA 57, which is approximately ~~45-12~~ 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.



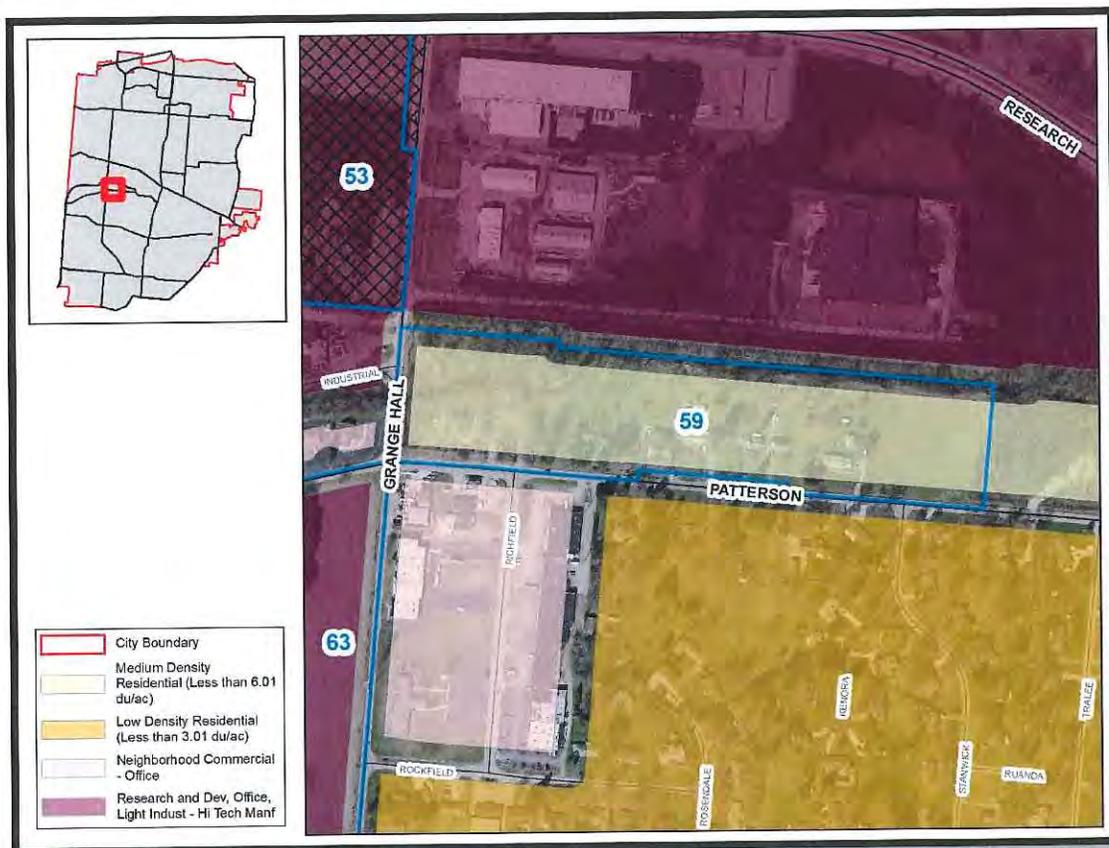
Vacant Planning Area 59

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-relationrelative 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.



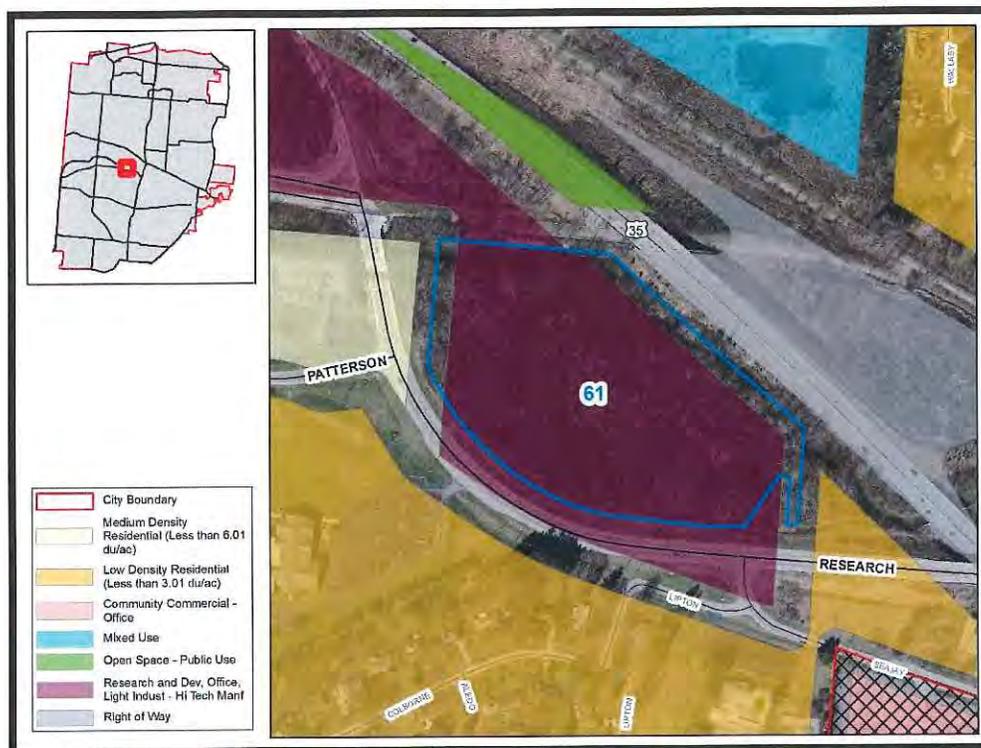
Vacant Planning Area 61

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.

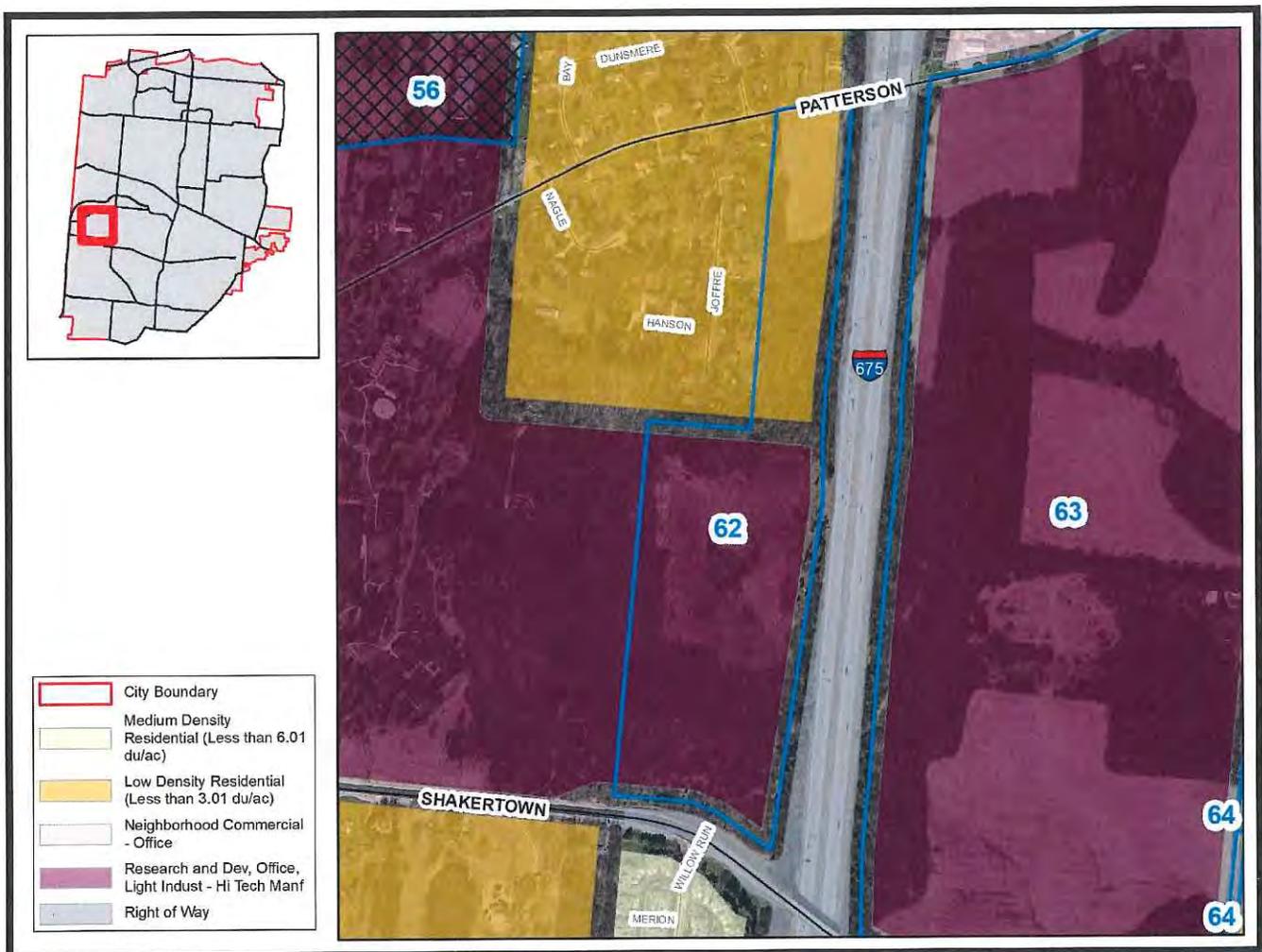
All of VPA 61 is either located within the regulatory floodway or flood-fringe of the Little Beaver Creek. Therefore, any development of VPA 61 will be required to satisfy code requirements for flood hazard mitigation and runoff control without adverse impact. ~~Filling has been slowly occurring on a 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.

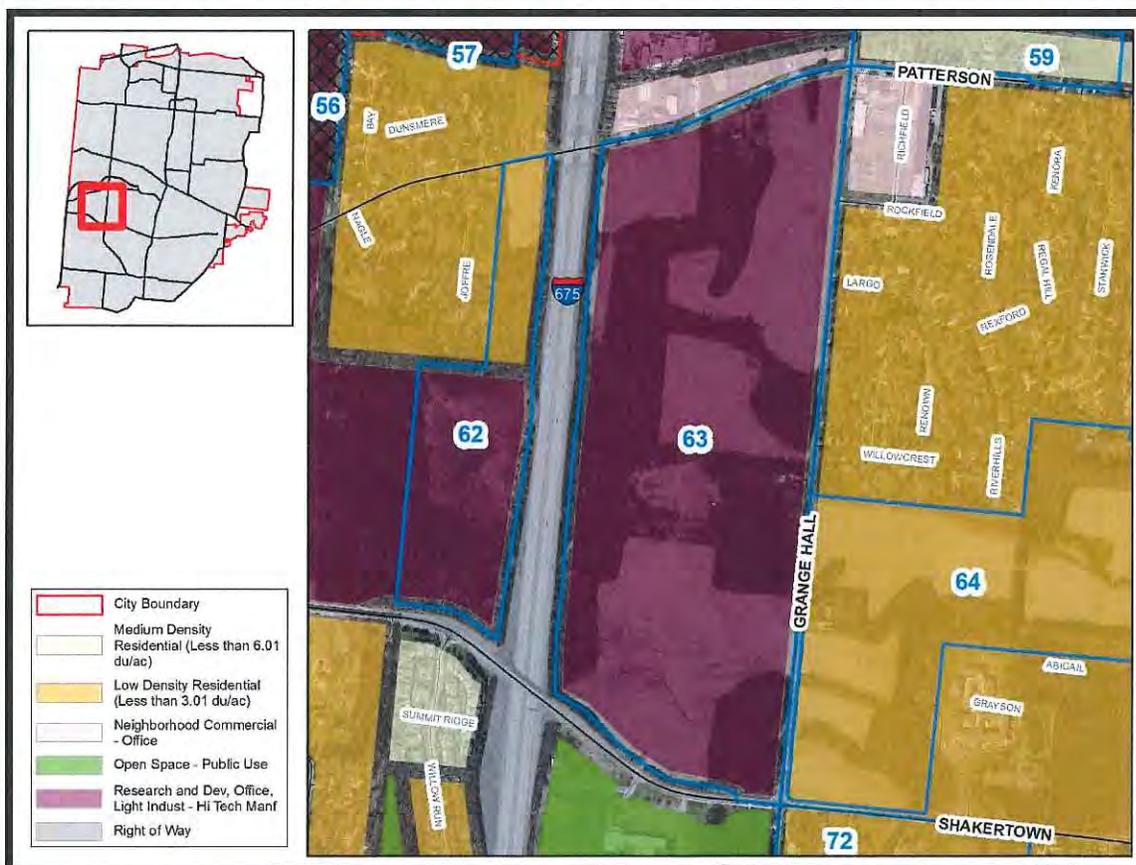


Vacant Planning Area 63

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.

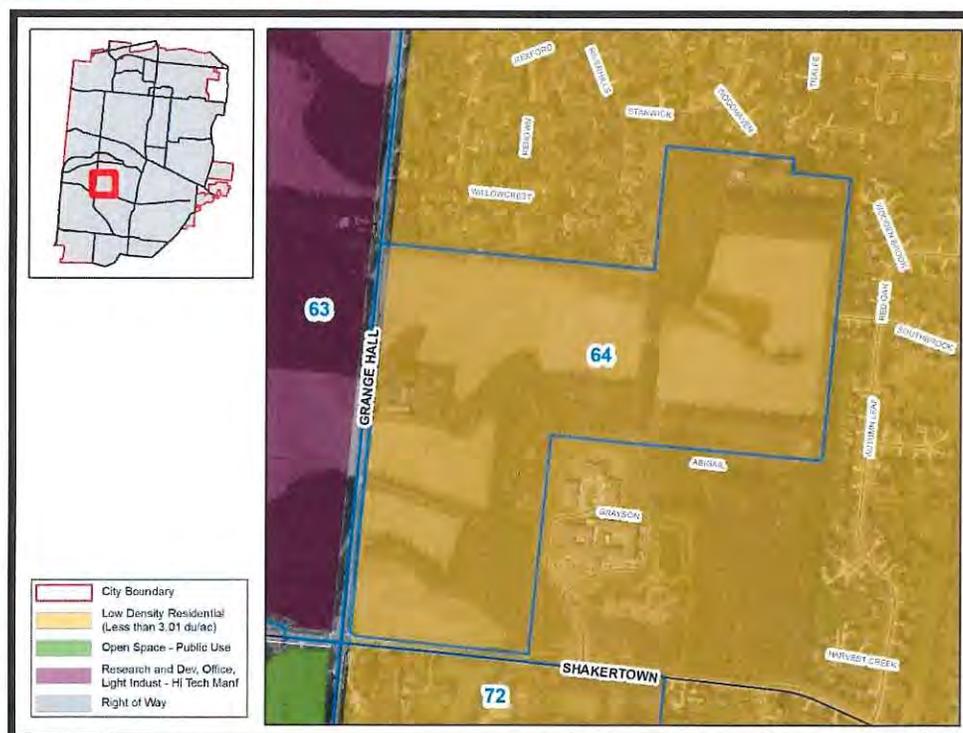


Vacant Planning Area 64

VPA 64, which is approximately 425-86 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 Beaver Creek, 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 Beaver Creek for the purposes of inter-connectivity with the vacant land to the north.

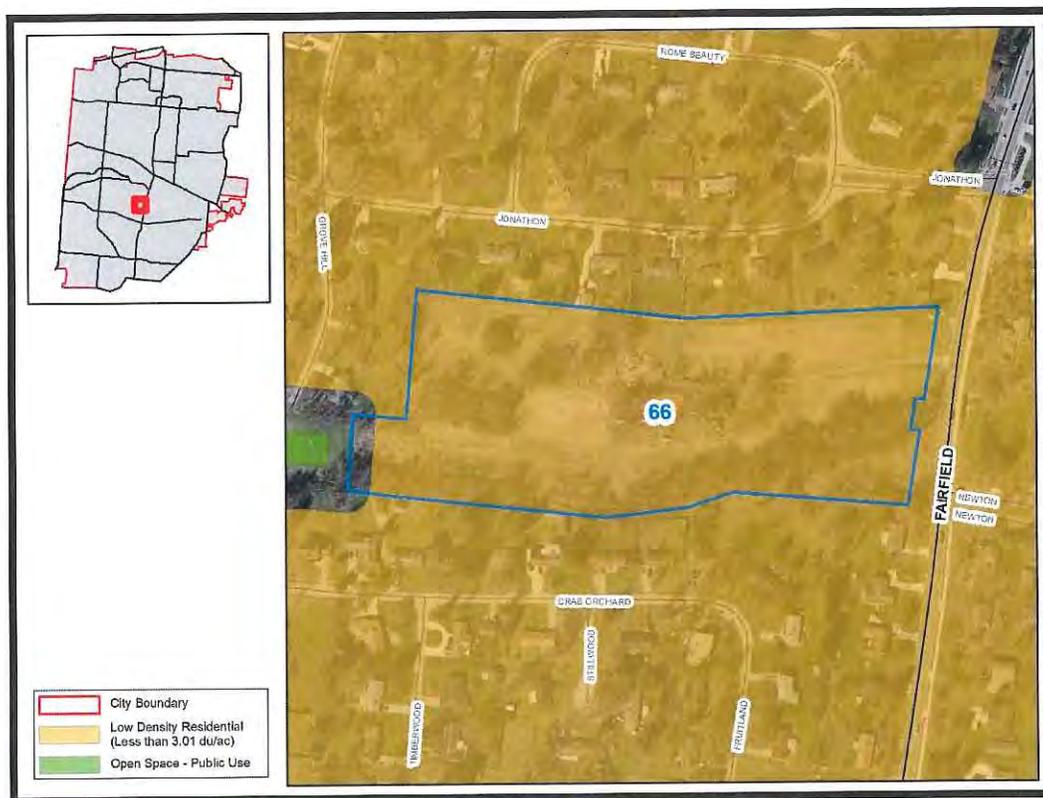


Vacant Planning Area 66

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. ~~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.



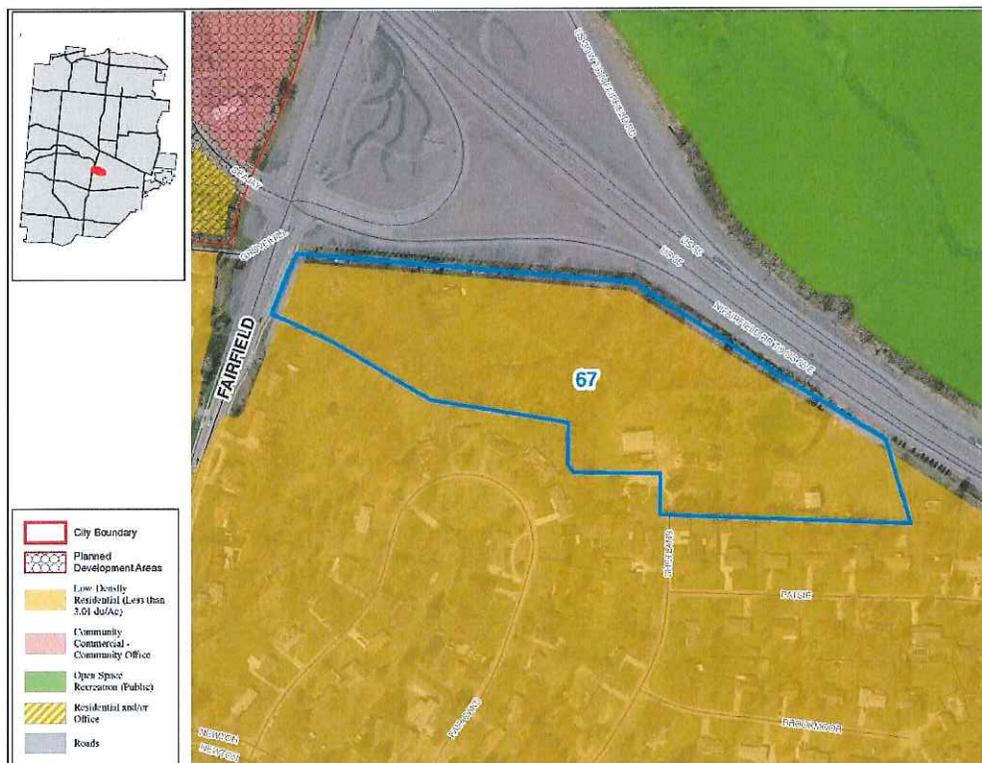
Vacant Planning Area 67

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.



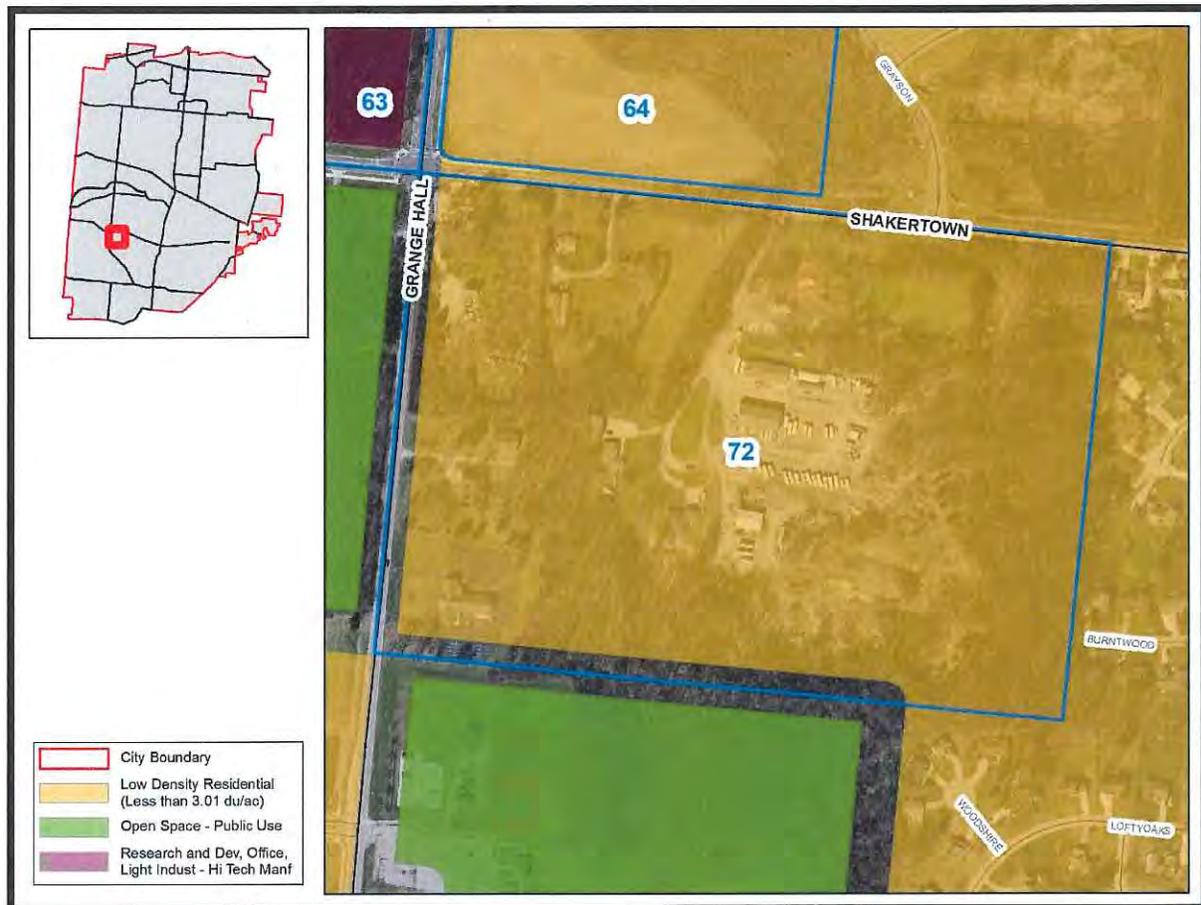
-Vacant Planning Area 72

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.~~

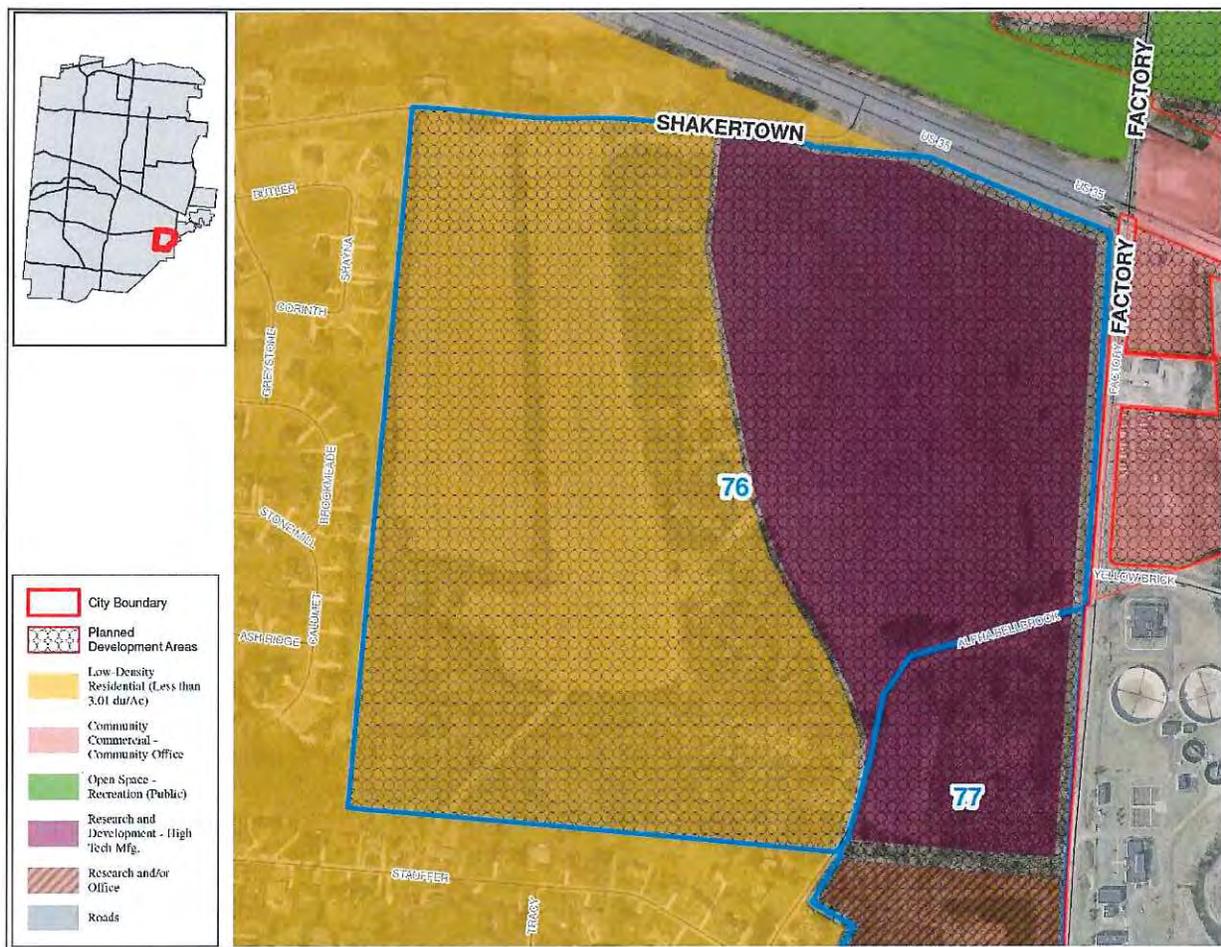
~~VPA 76 is designated for development of a sequence of residential to non-residential uses proceeding from southwest to northeast. Proximity of access to U.S. 35 and sewer and water initially indicated VPA 76 was suitable for Regional Commercial/Office and/or High Density Residential use, but the depth 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

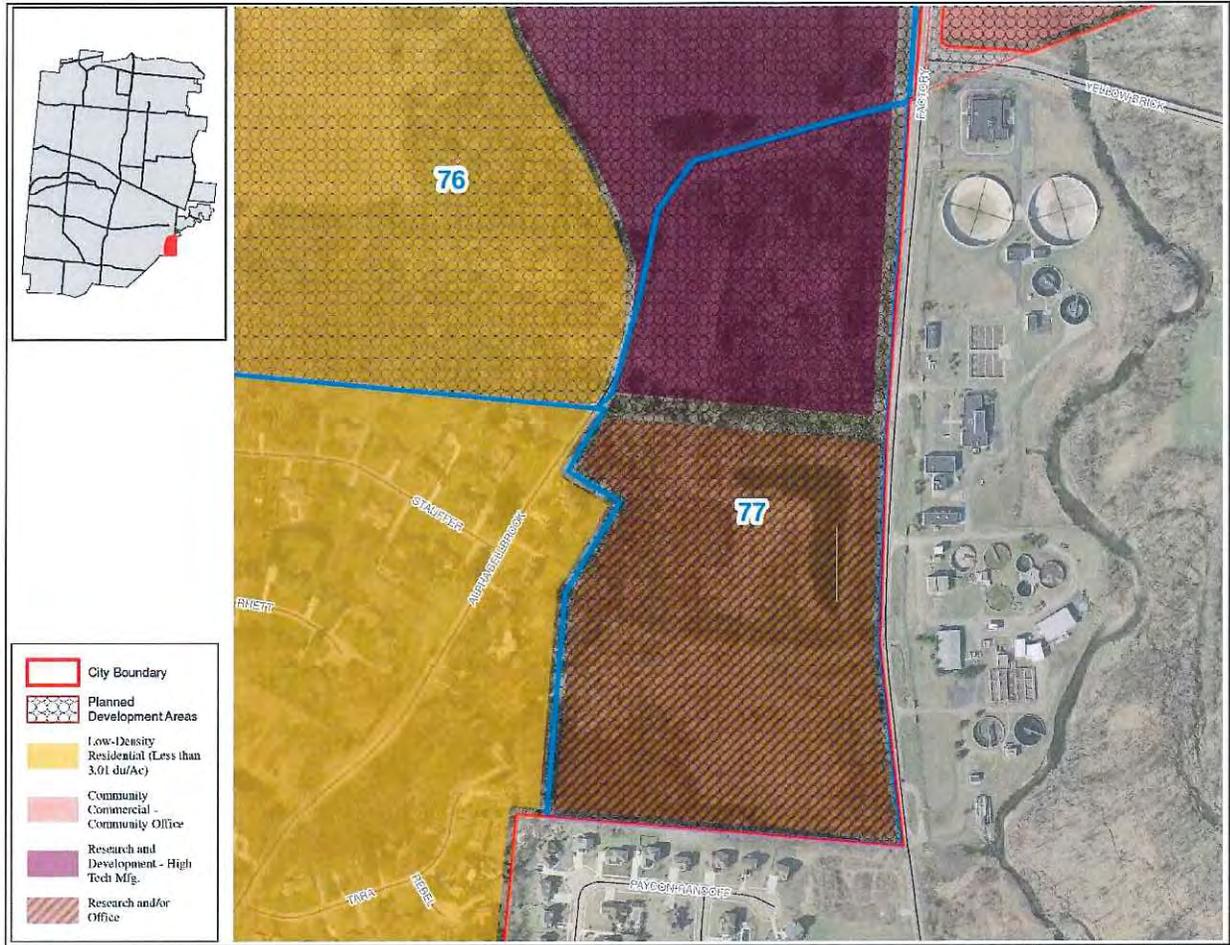


~~Vacant Planning Area 77 (PDA)~~

~~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.~~



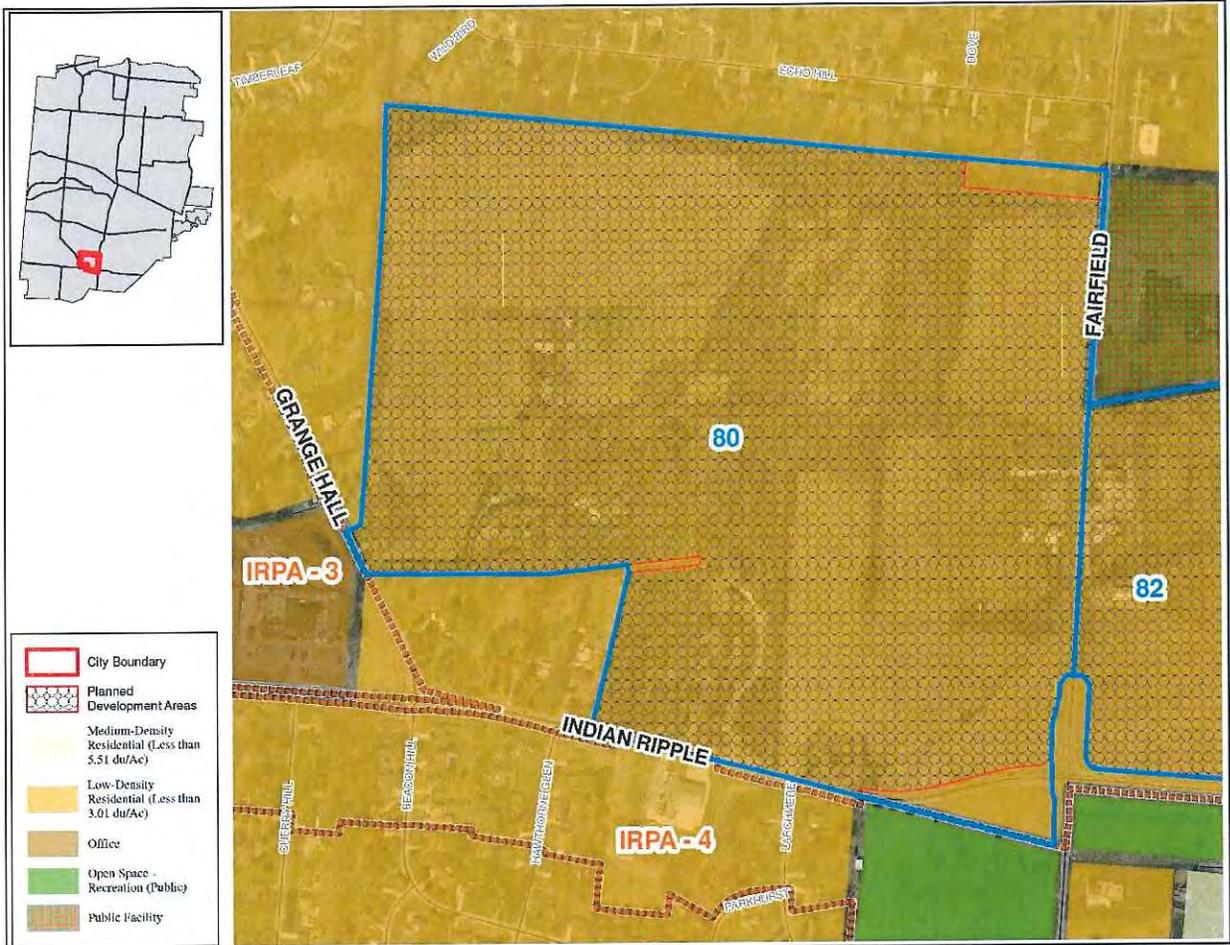
~~Vacant Planning Area 80 (PDA)~~

~~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.~~



~~Vacant Planning Area 82 (PDA)~~

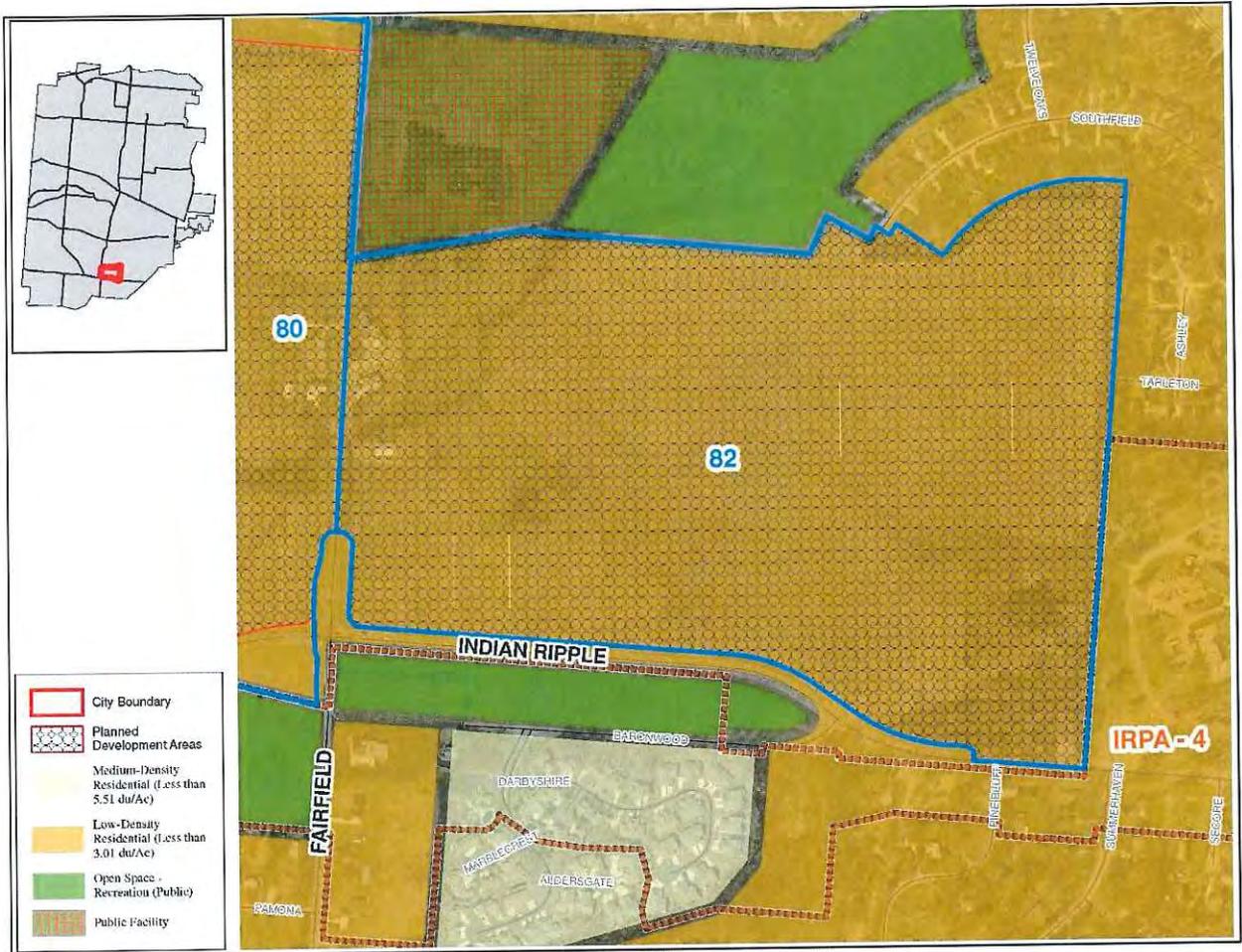
~~VPA 82, which is approximately 103 acres, is an irregular-shaped collection of several properties located northeast of the North Fairfield Road and Indian Ripple Road intersection. It is bordered by Tara Estates residential plat section to the north/northeast inclusive of parkland dedicated at the 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.~~

~~_____~~
~~_____~~



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 Residential 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~~ 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.

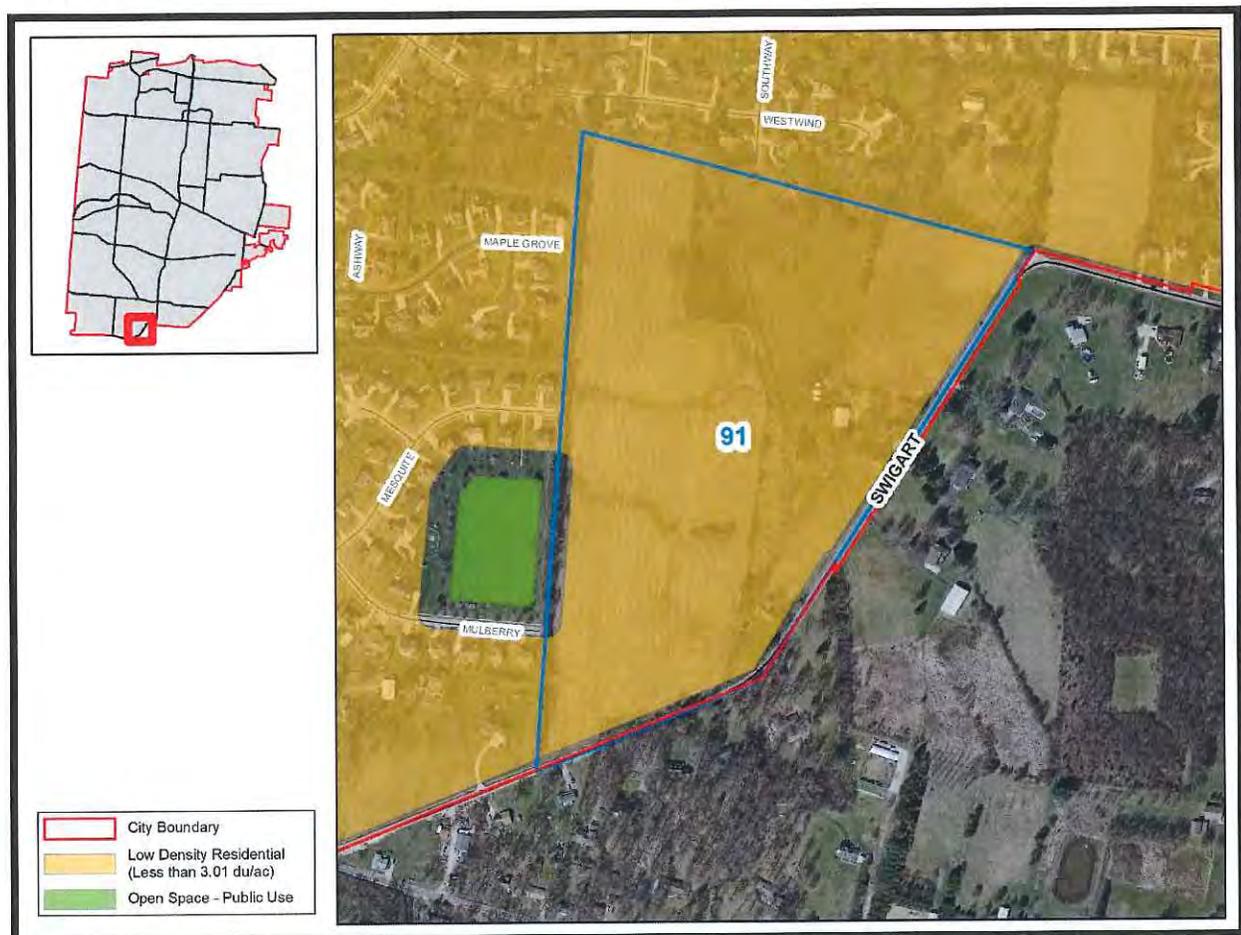
[See map on the next page](#)

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.

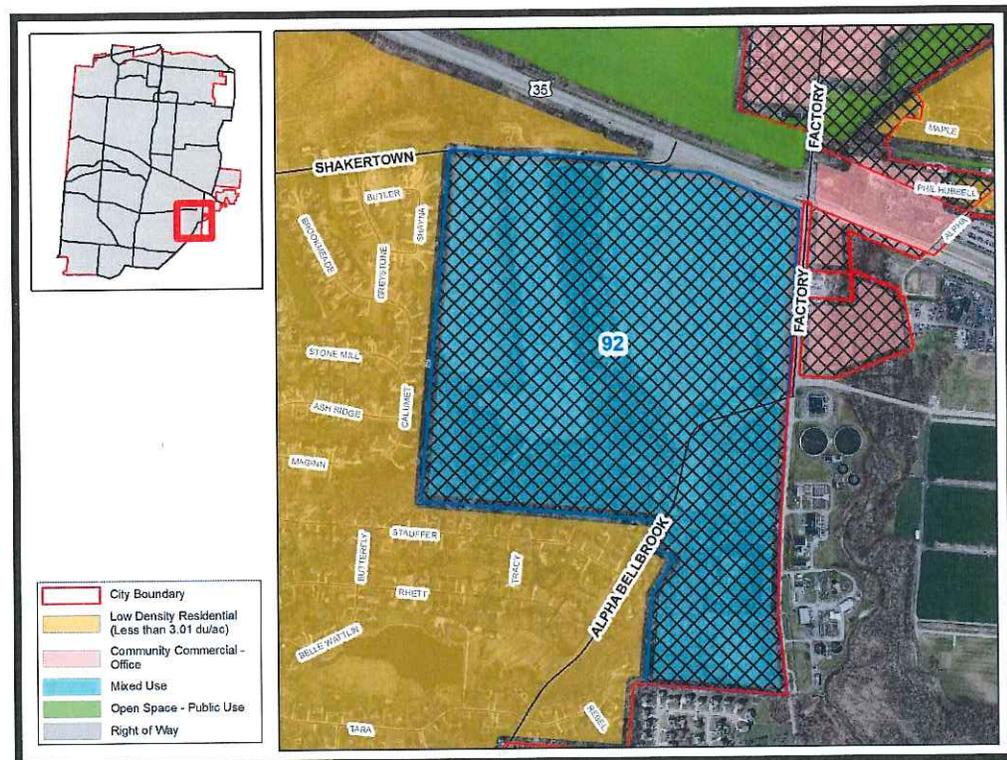


Vacant Planning Area 92

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.

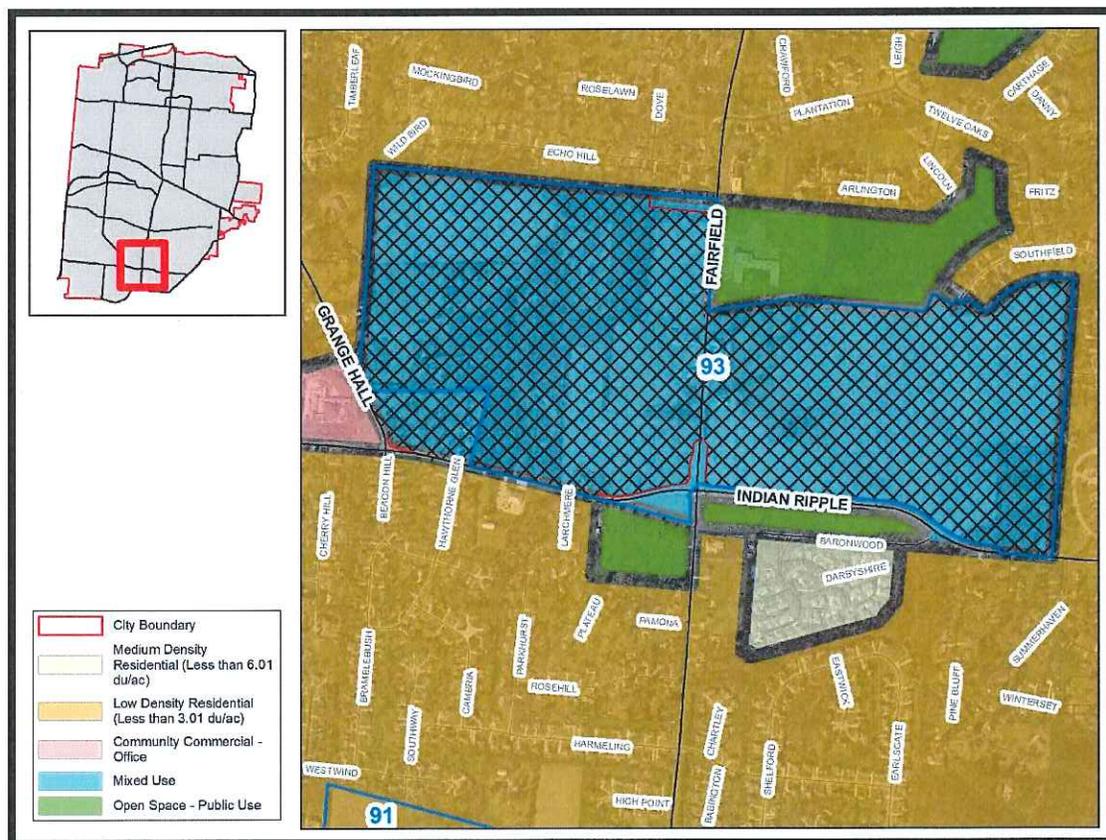


Vacant Planning Area 93

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.

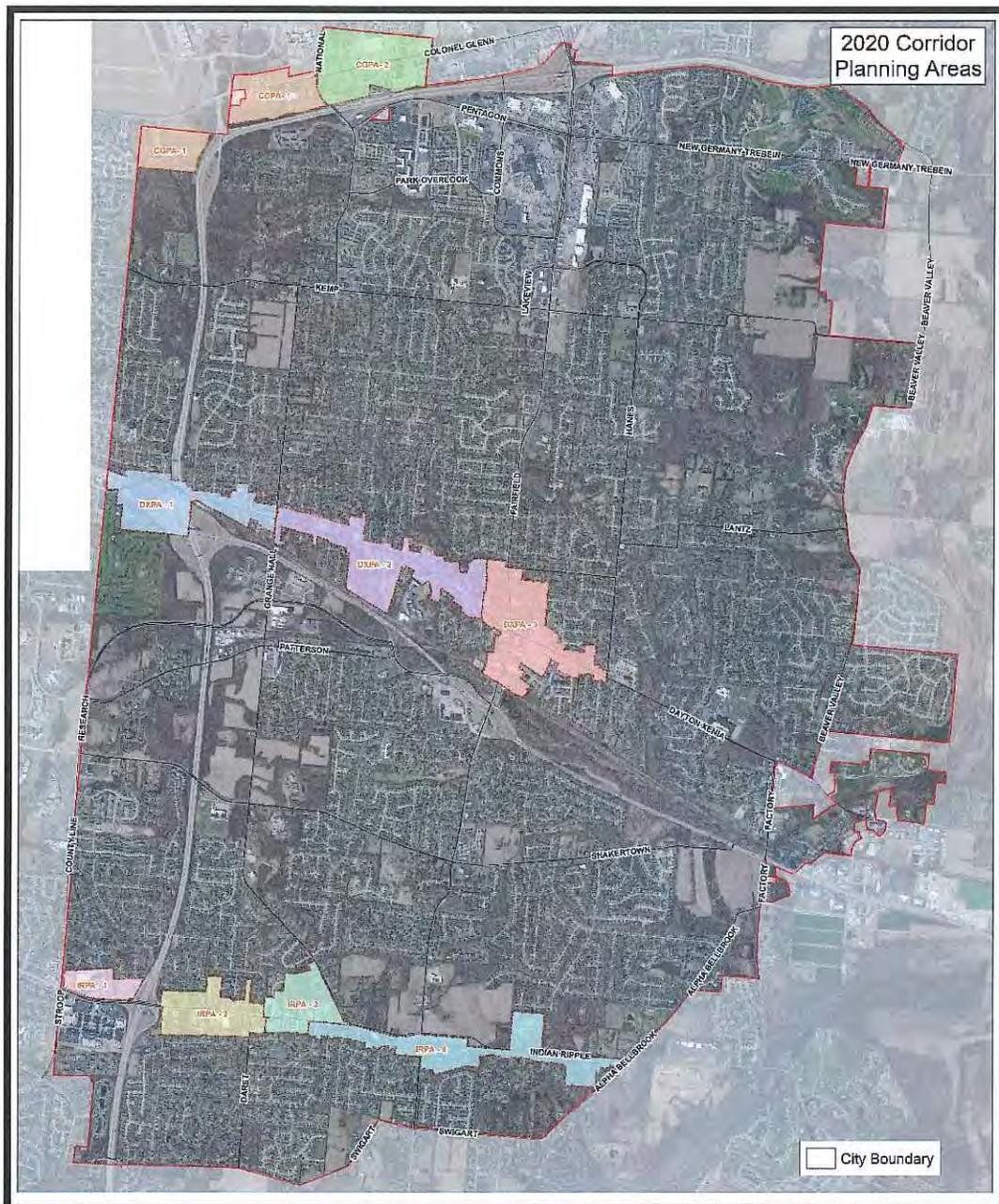
The VPA is currently designated as Mixed Use. It is anticipated that commercial and office uses within any comprehensively planned development in this VPA would be closer to the arterial roads, however careful integration of mixed uses (so long as appropriate buffers for the existing residential are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

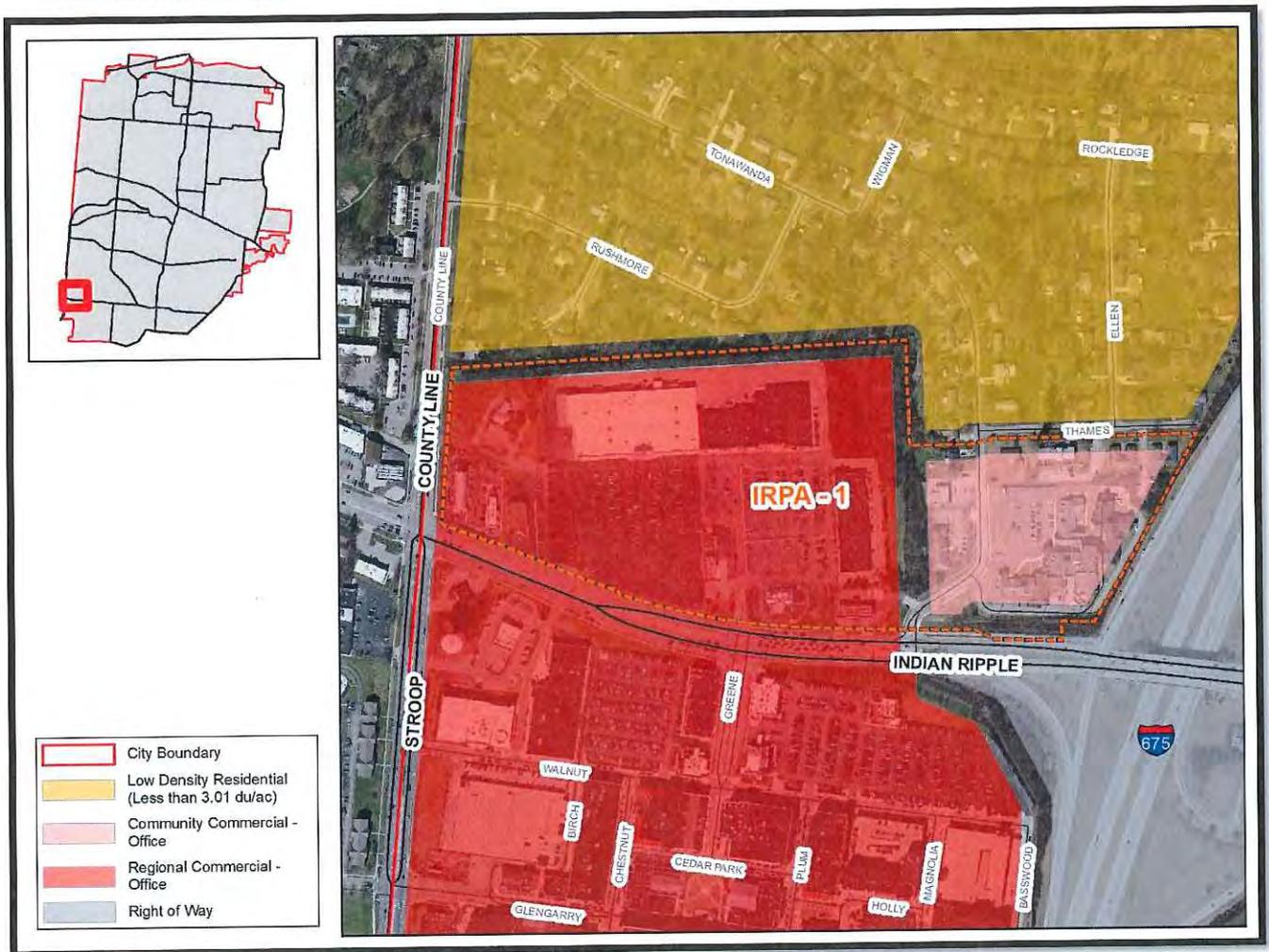


Indian Ripple Planning Area 1

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.~~



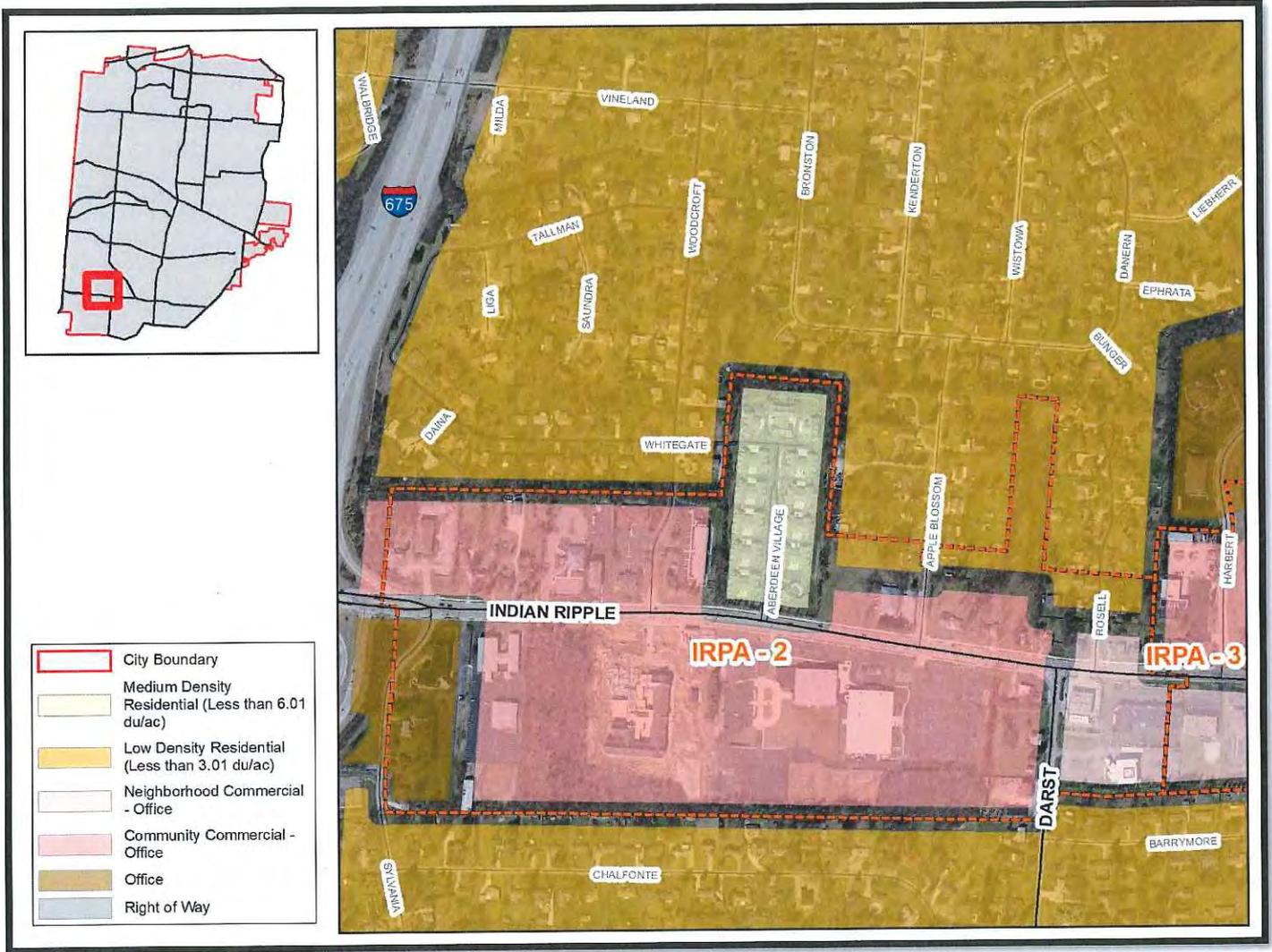
Indian Ripple Planning Area 2

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

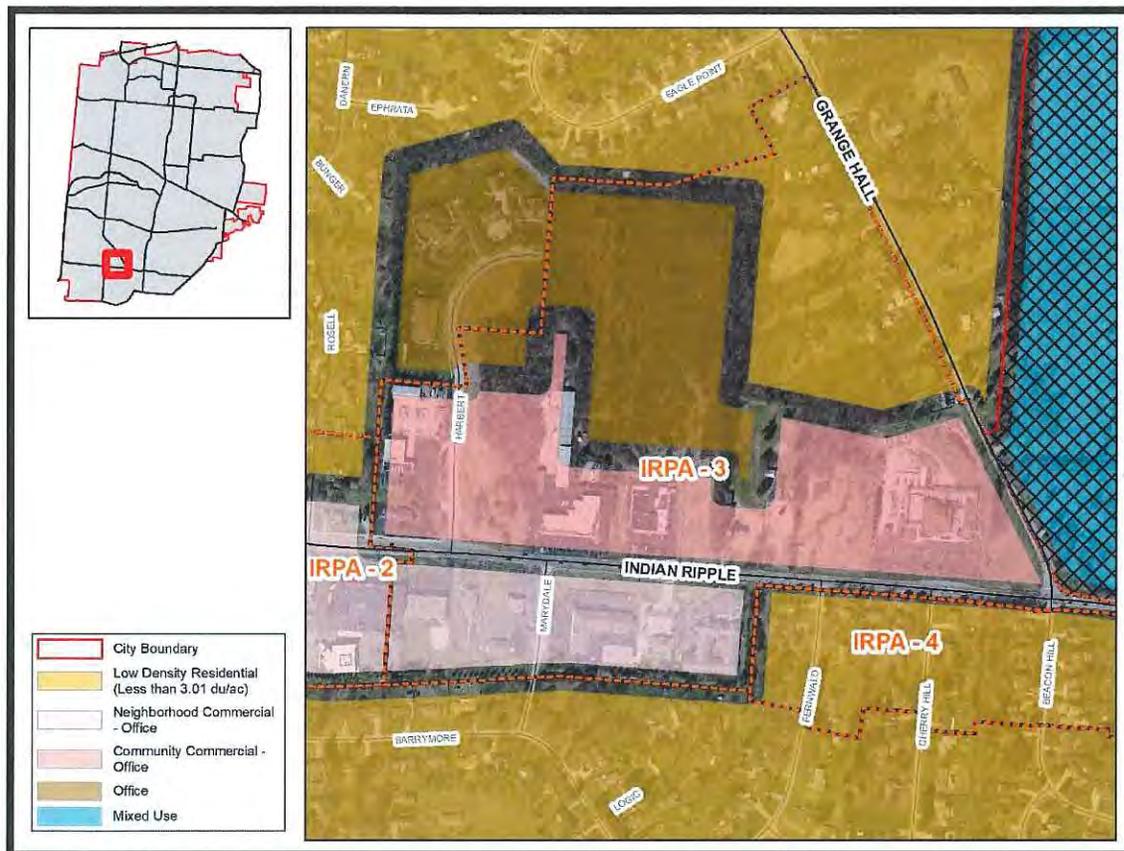


Indian Ripple Planning Area 3

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.

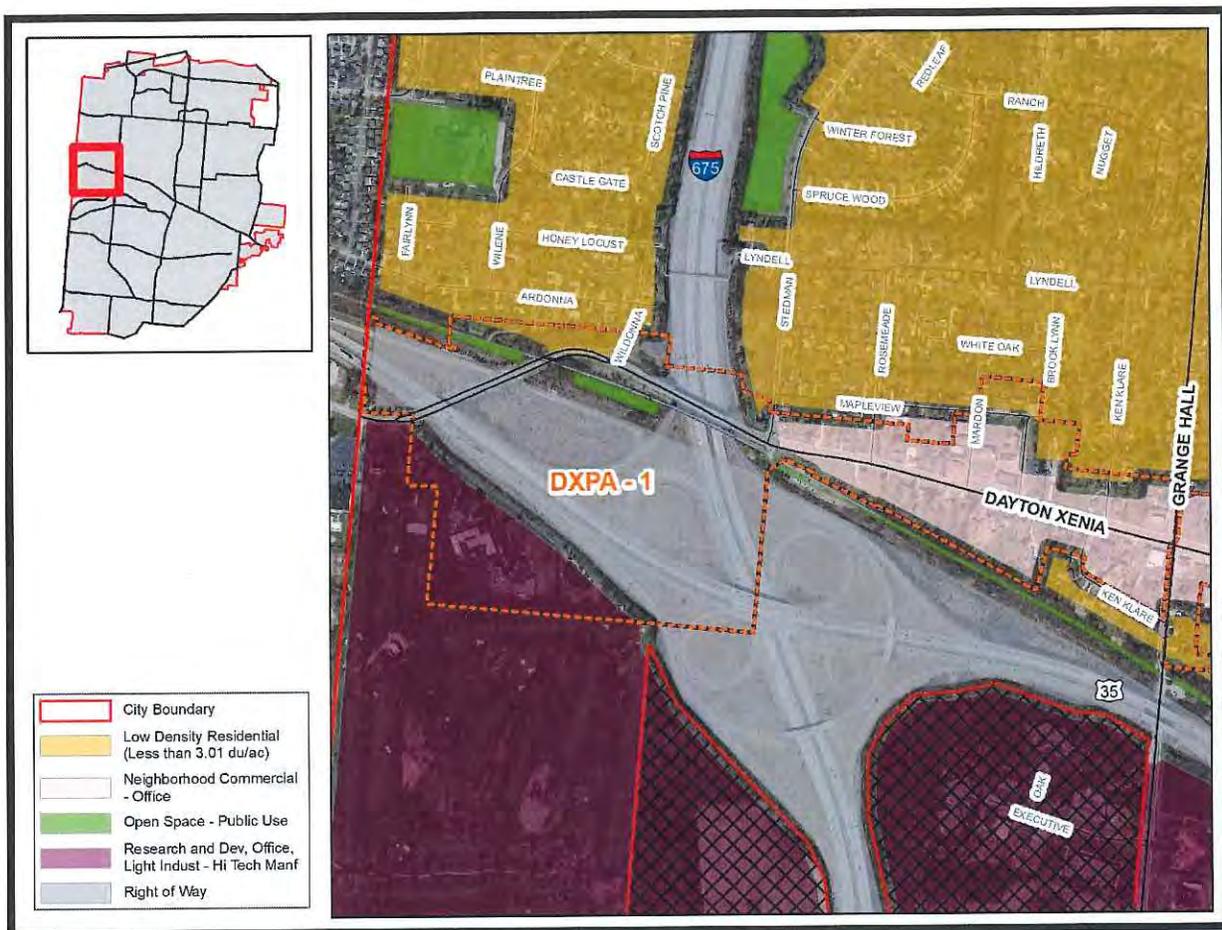
Because of the rather unique location between more intensive commercial activity to the west, and very well defined residential activity immediately to the east, this area is best suited as a transition district between the two polarized uses. Therefore, Neighborhood Commercial - ~~Neighborhood~~ Office 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.



Dayton-Xenia Planning Area 1

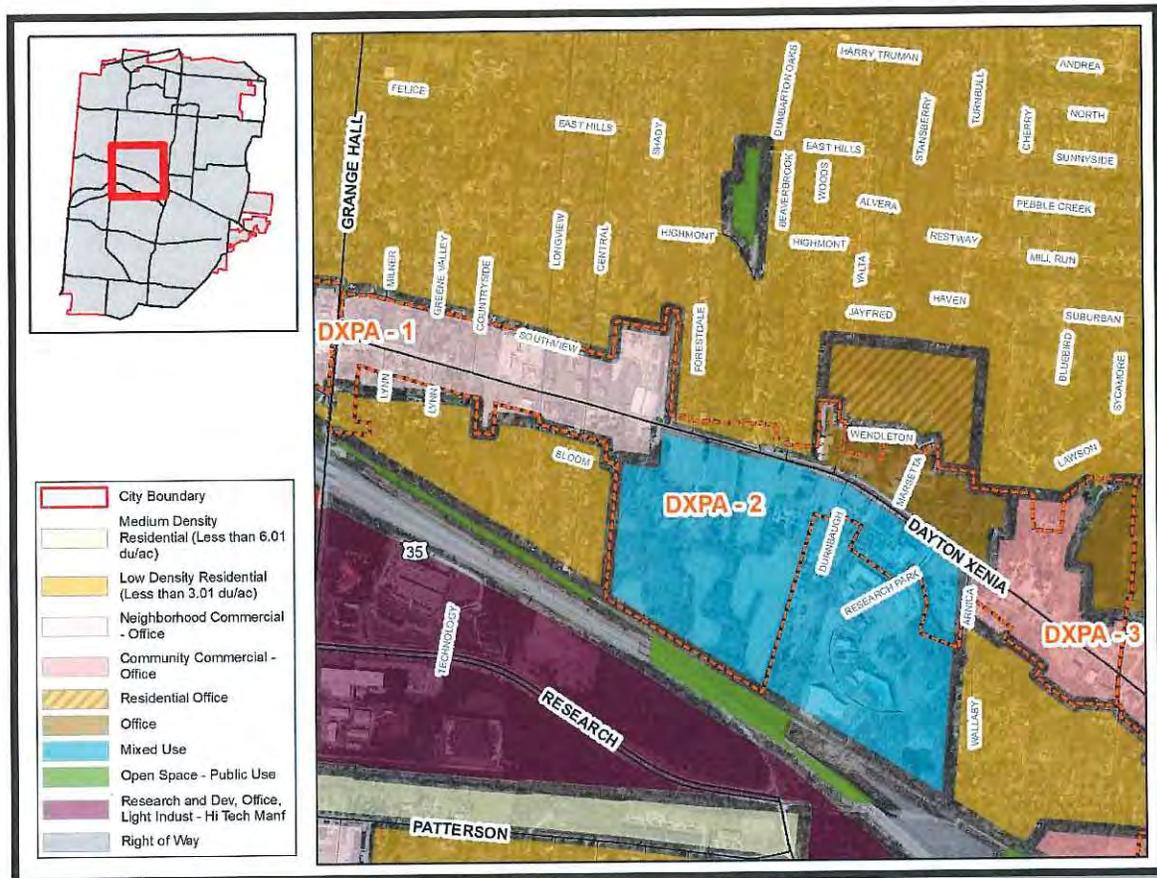
Dayton Xenia Planning Area 1 (DXPA-1) extends from the western boundary of Beavercreek at the county line to the west side of Grange Hall Road. The thoroughfare within this area of the corridor was recently has been improved to a four-lane road, containing sidewalks and side paths. This area is made 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.

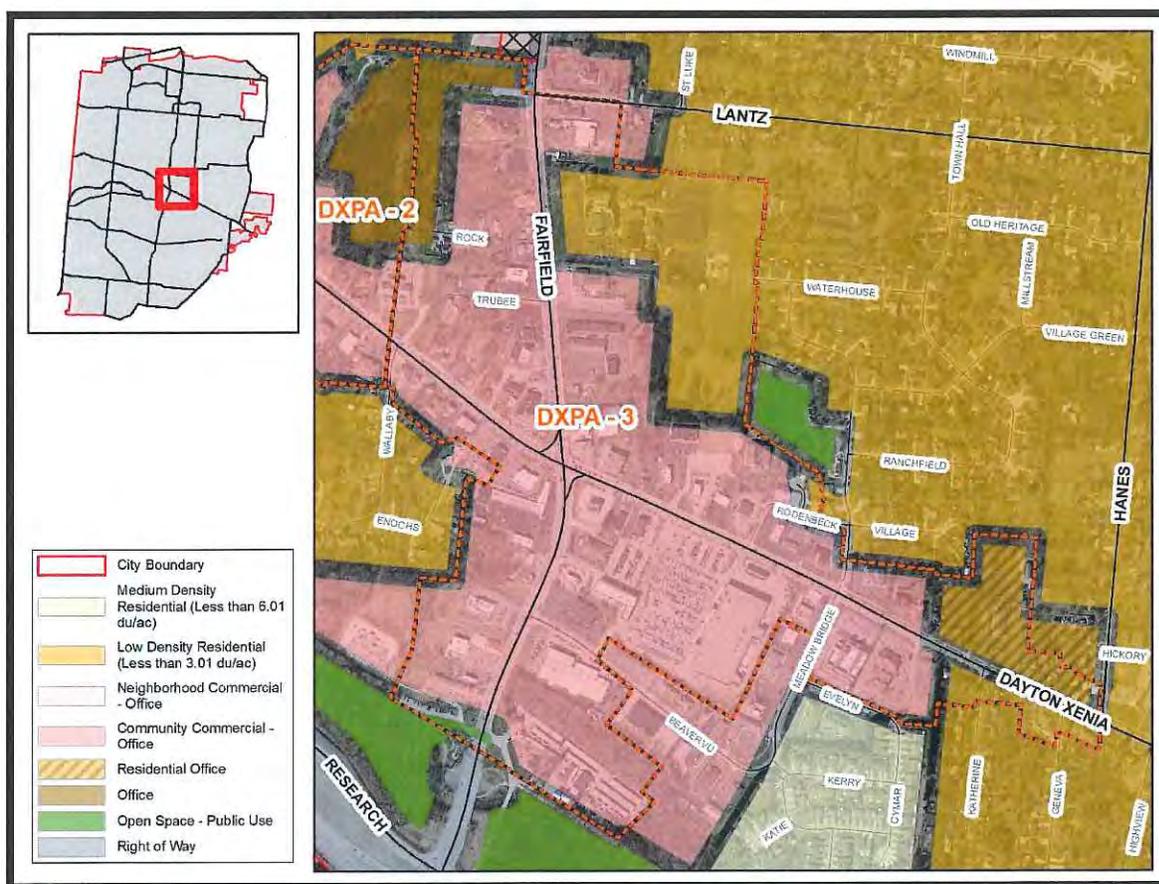
DXPA-2 is a collection of several different land use classifications. Commercial and Office-Mixed Use designations make up the bulk of the area, with some-a small amount of Low Density Residential designations scattered throughout.



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.

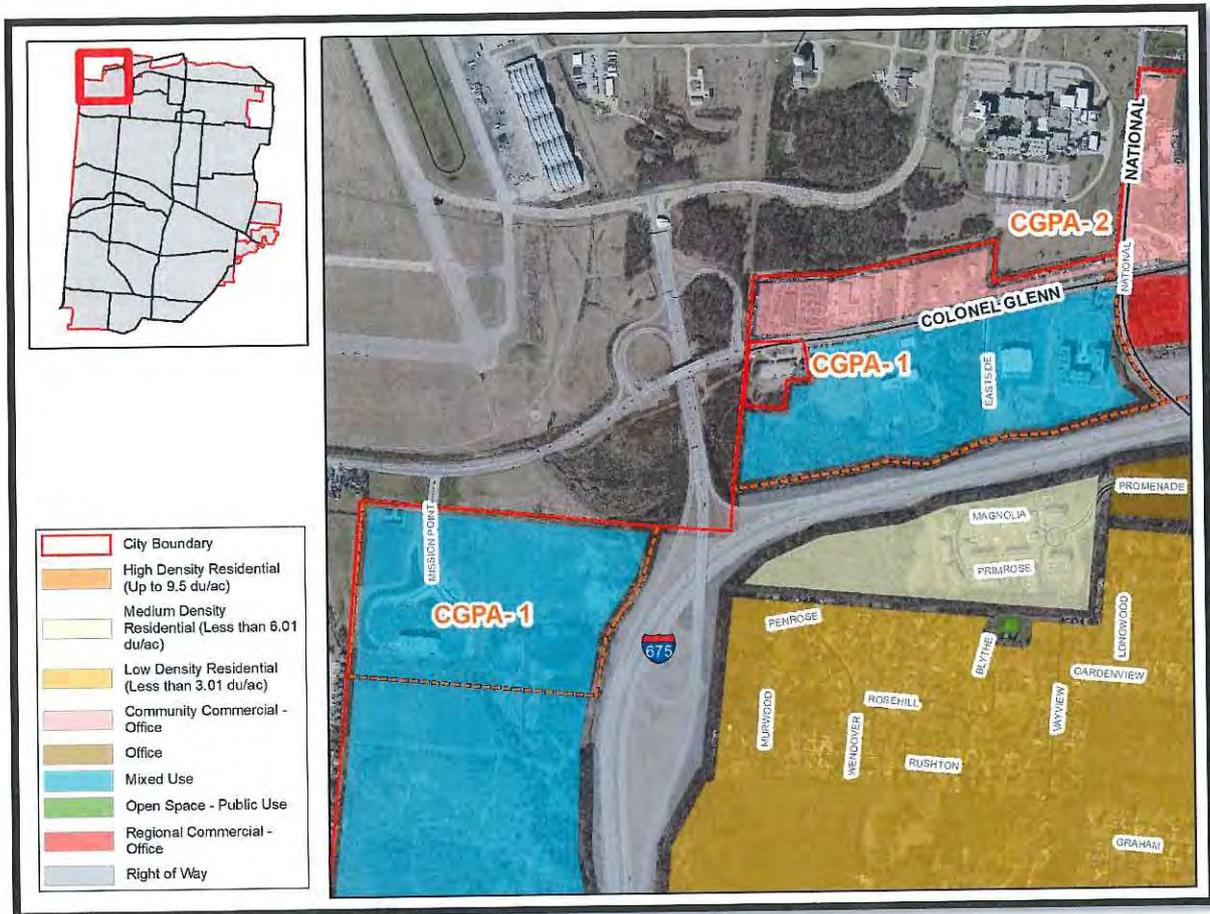


Colonel Glenn Planning Area 1

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.

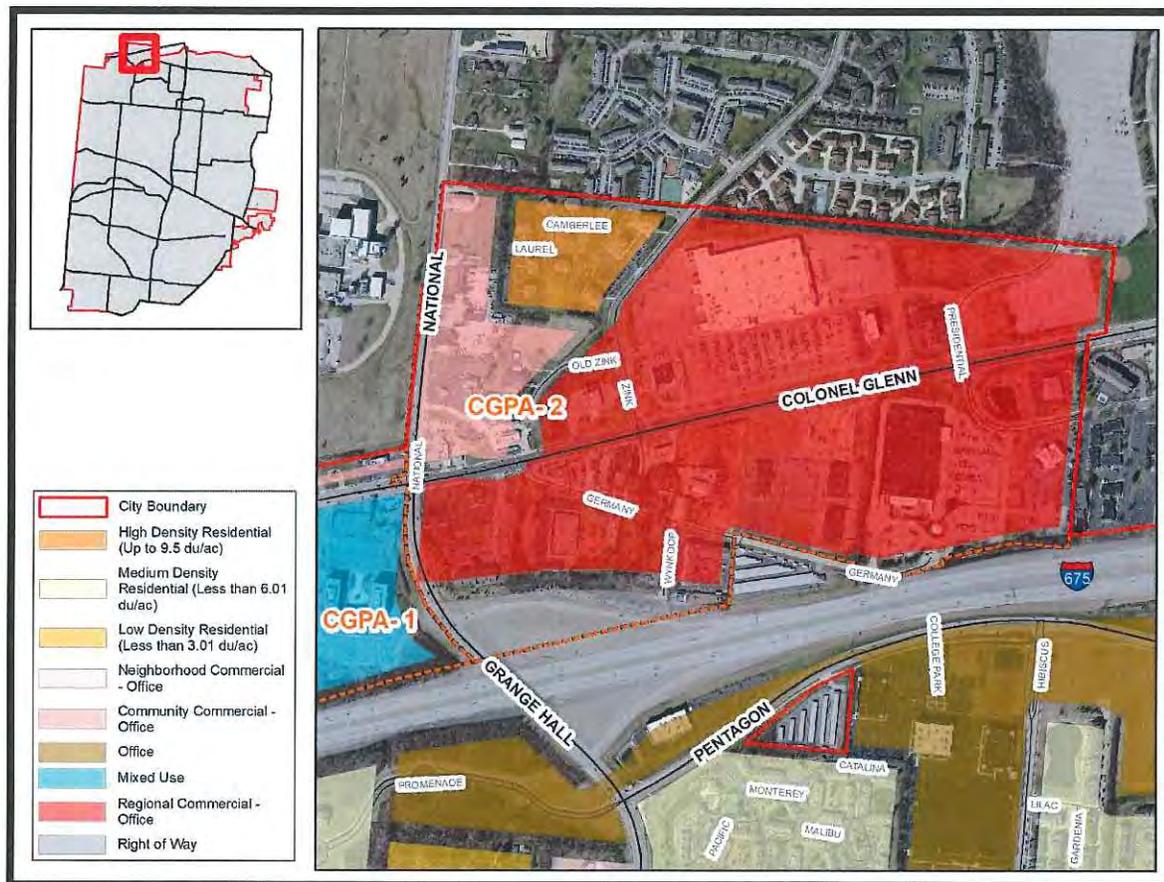


Colonel Glenn Planning Area 2

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.

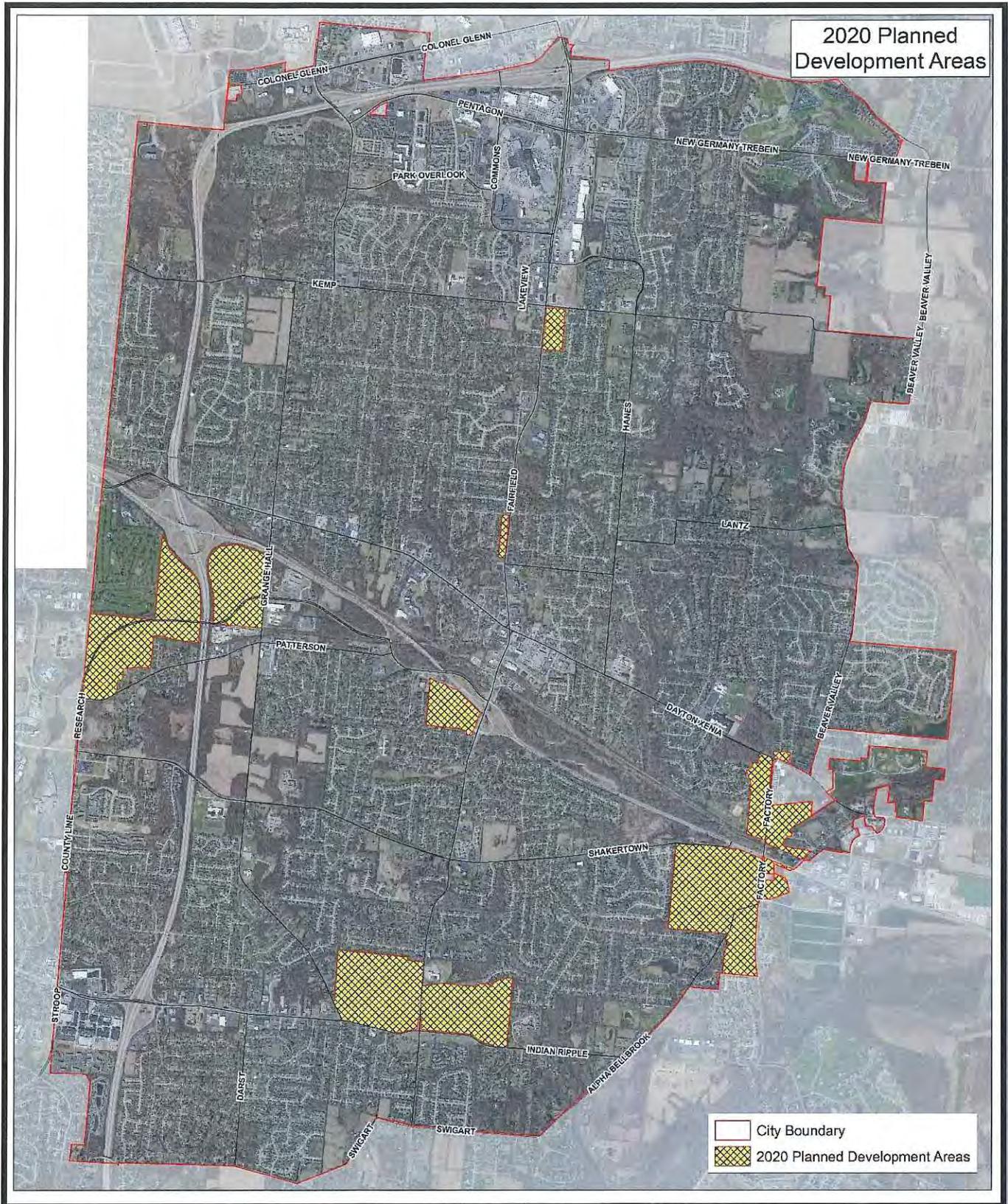


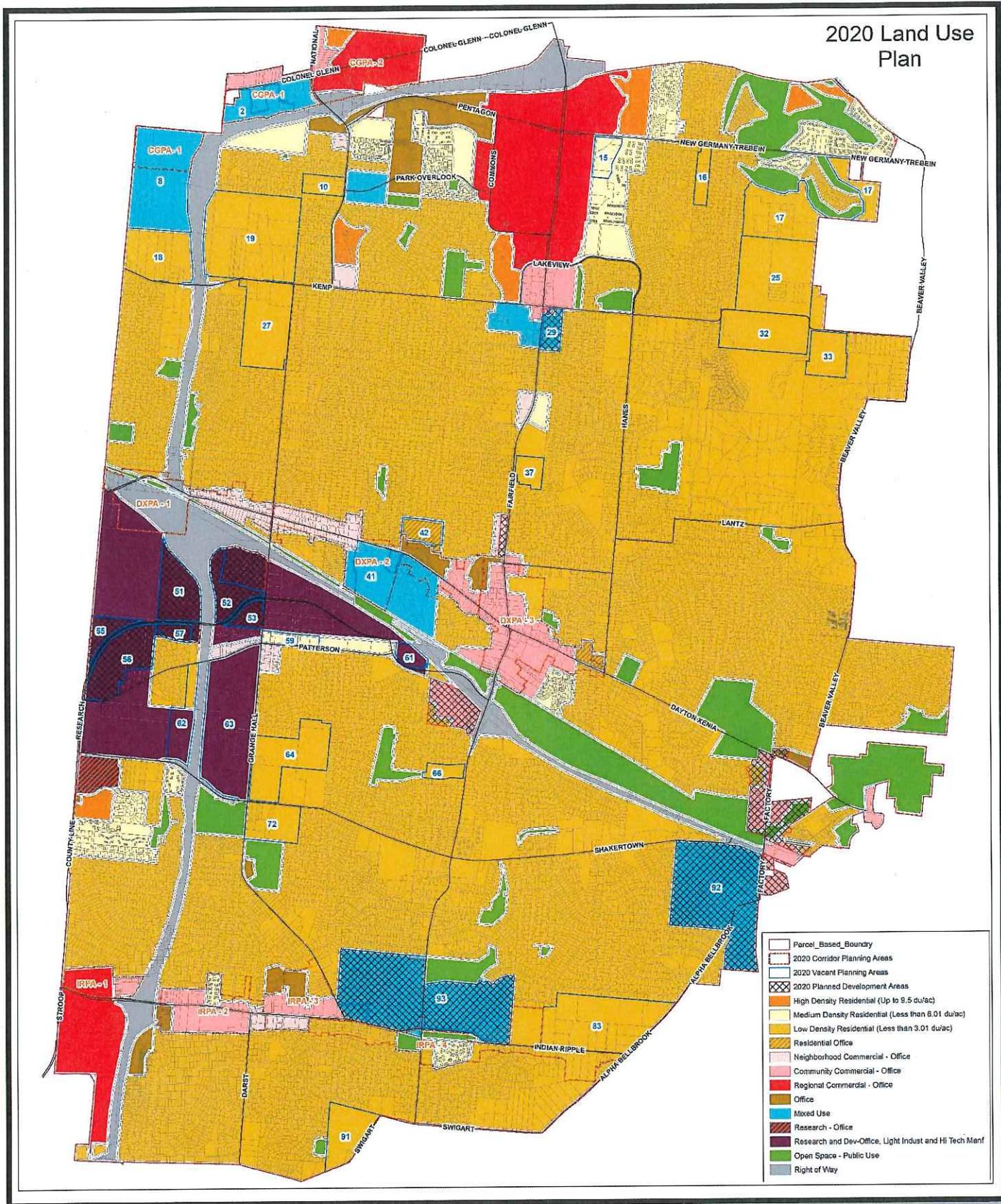
Exhibit A - The City of Beavercreek Land Use Map

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.

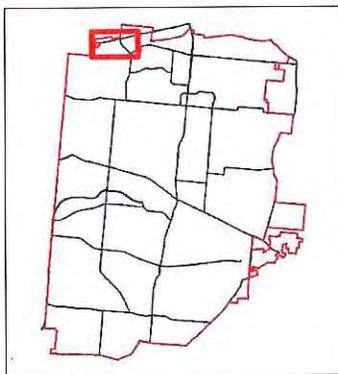
As noted on the map on the next page, the vast majority of the City is classified as Low Density Residential, and all residential (Low, Medium, High and Residential office) comprises of more than 68 percent of the City. Commercial classification (Neighborhood, Community, and Regional) makes up 8 percent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

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

2020 Land Use Plan



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 Significant 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

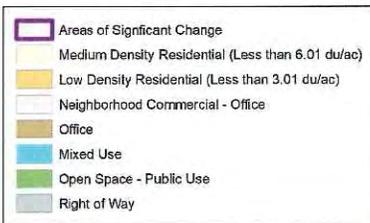
Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/Recreation/Public were eliminated.

2020 Land Use Plan



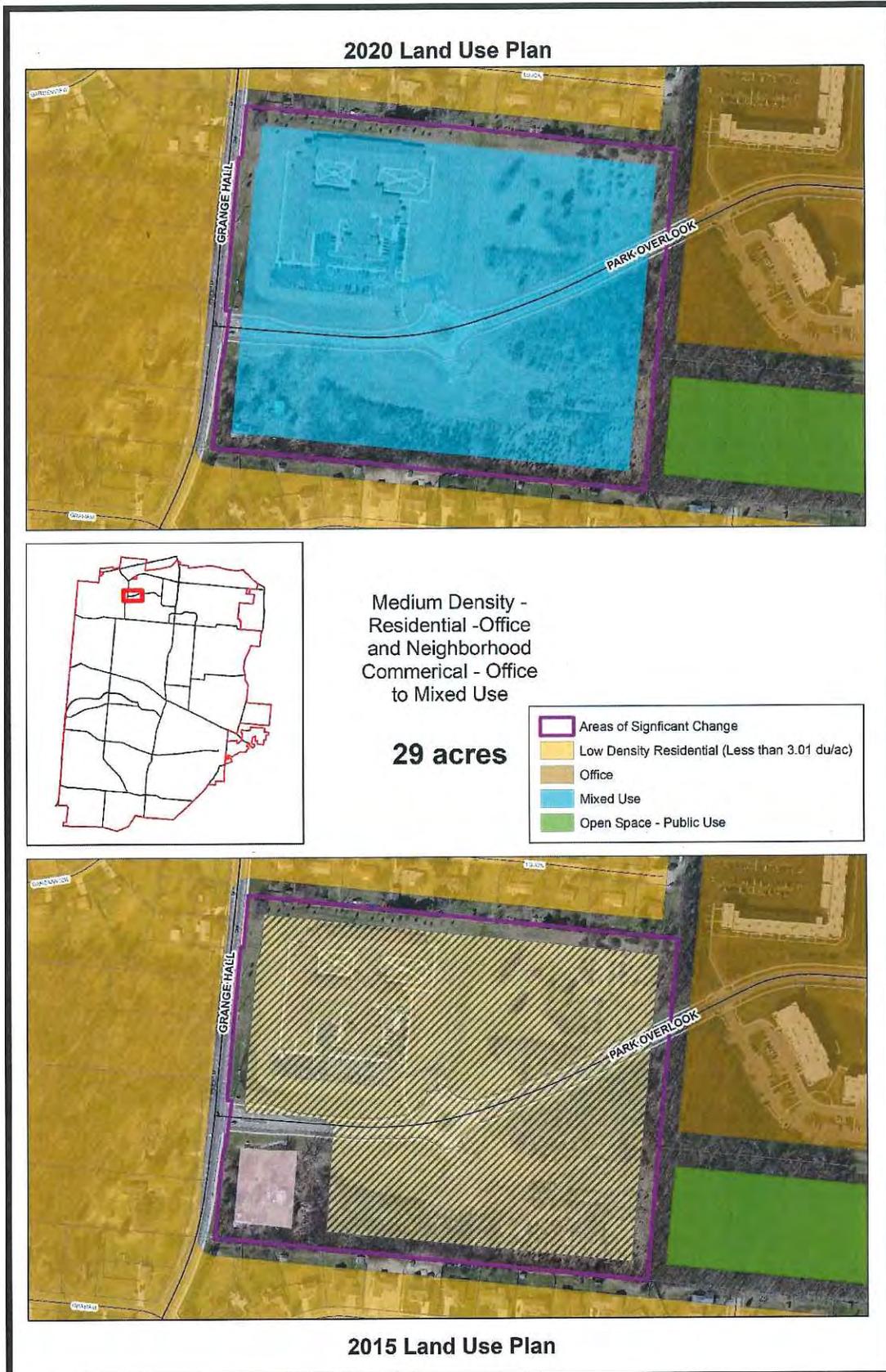
Medium Density - Residential -Office to Medium Density Residential and Office

53 acres



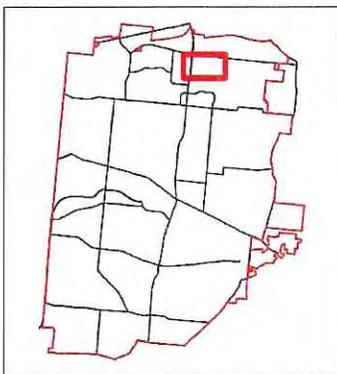
2015 Land Use Plan

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.



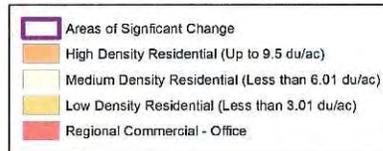
Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/Recreation/Public were eliminated.

2020 Land Use Plan



From Office to
Medium Density
Residential

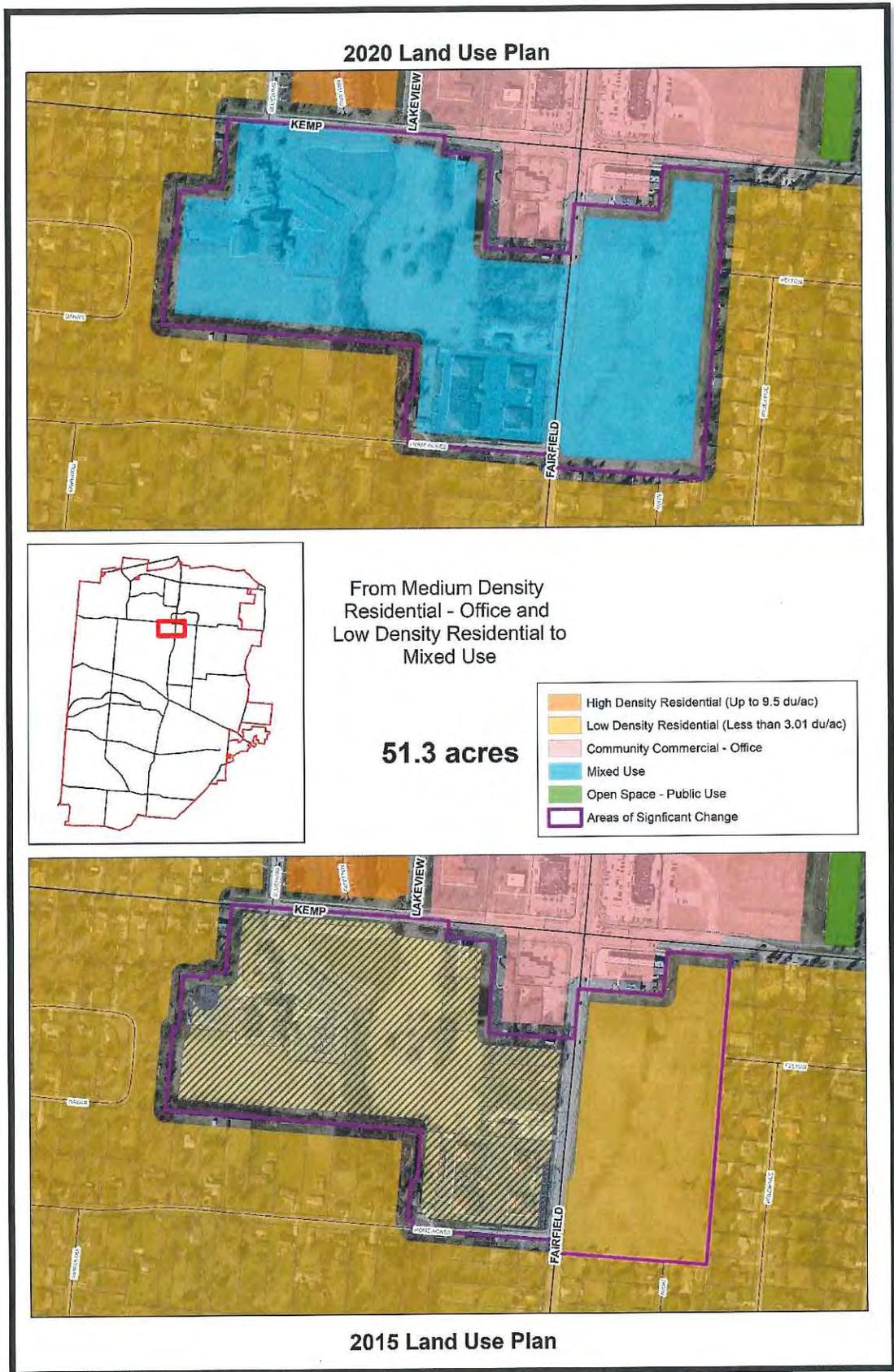
32.8 acres



2015 Land Use Plan

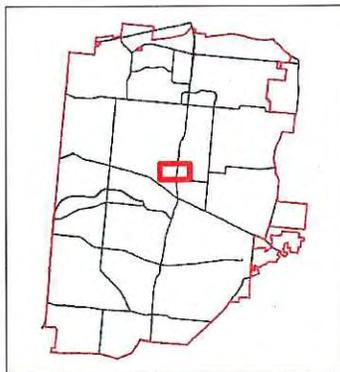


Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/Recreation/Public were eliminated.



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

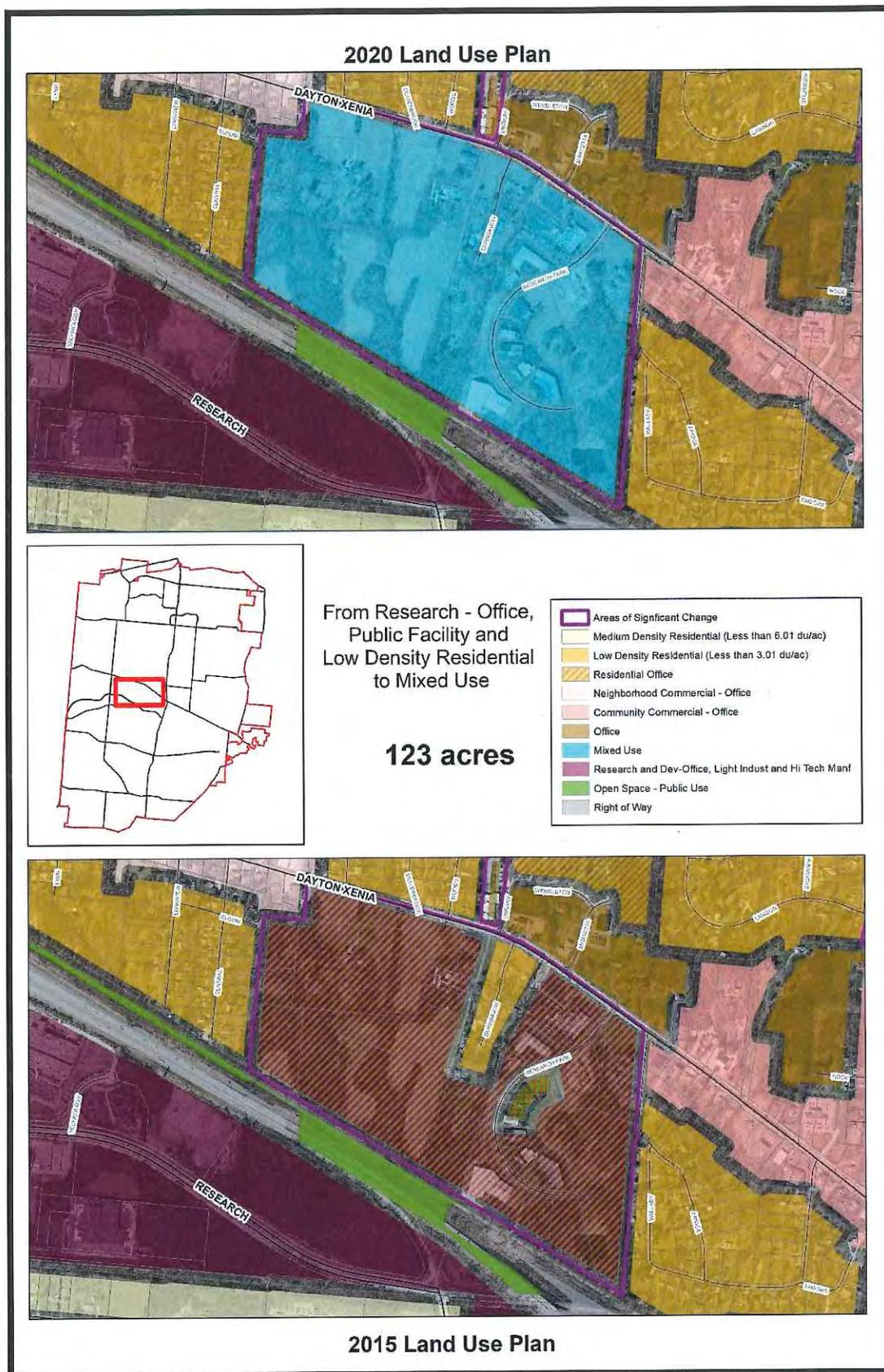
12 acres

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

2015 Land Use Plan

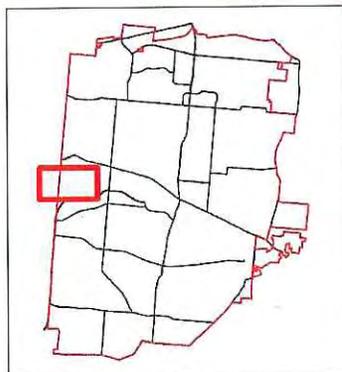


Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated



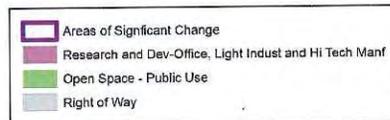
Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

2020 Land Use Plan



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

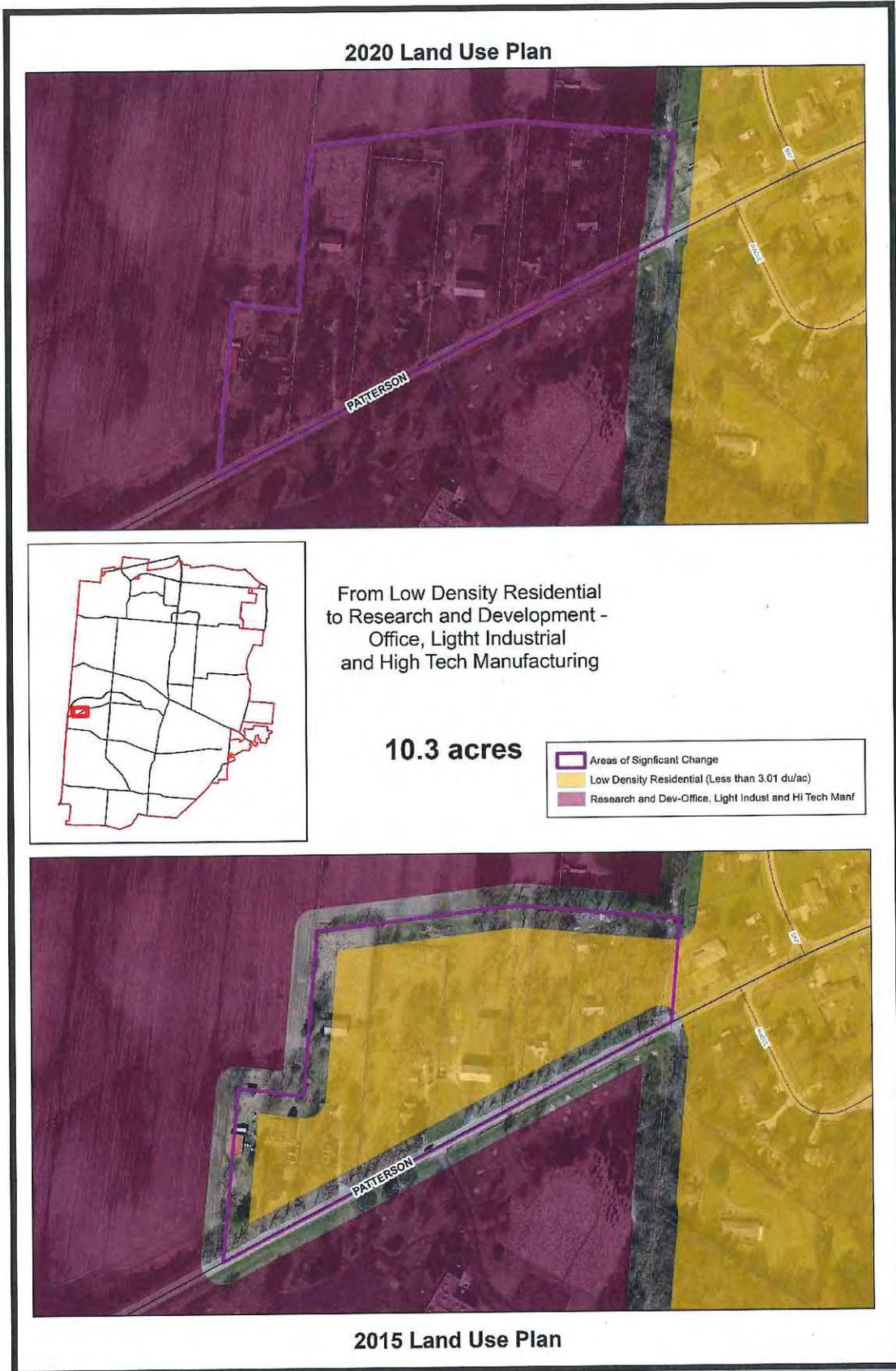
125.4 acres



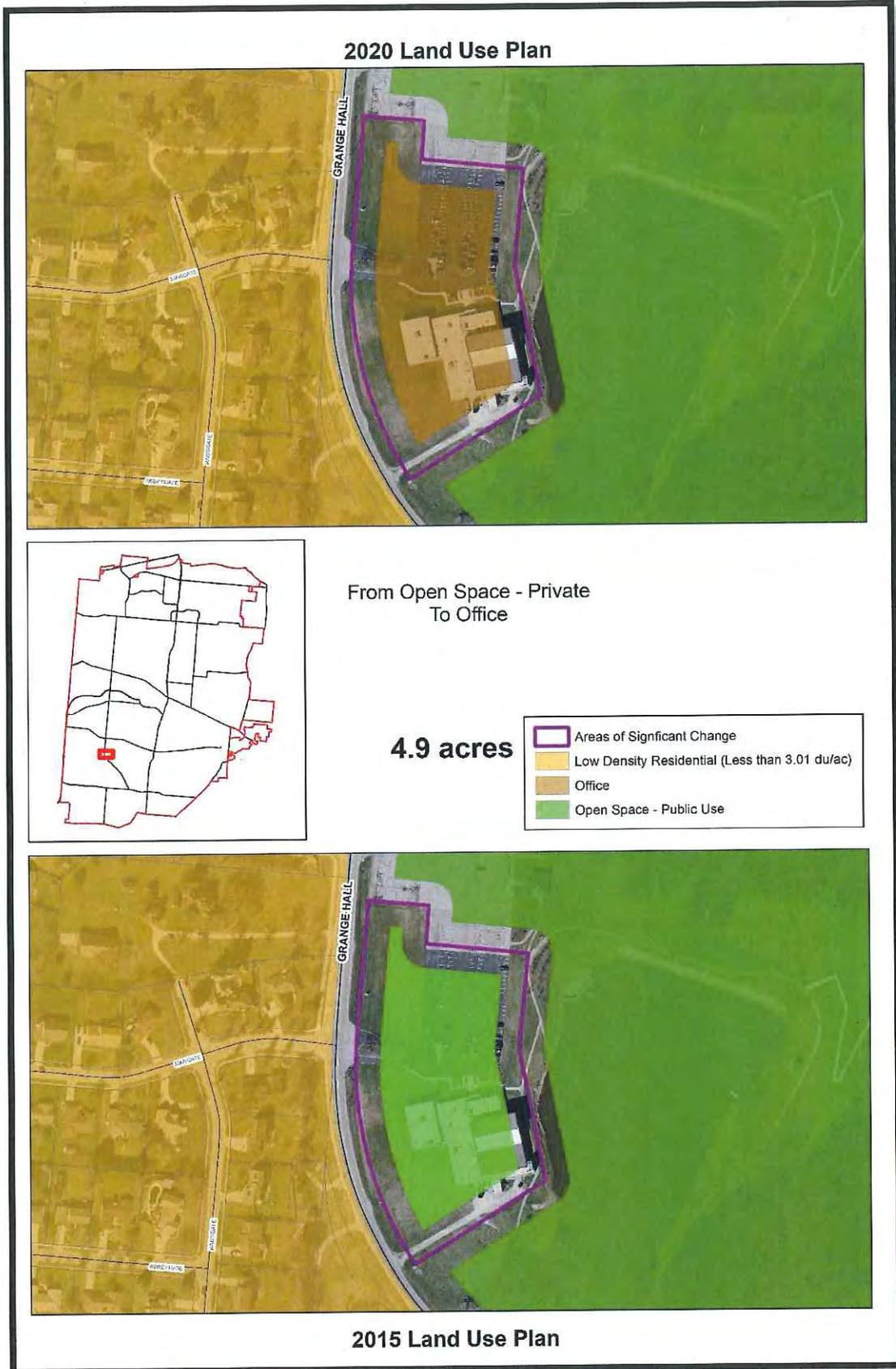
2015 Land Use Plan



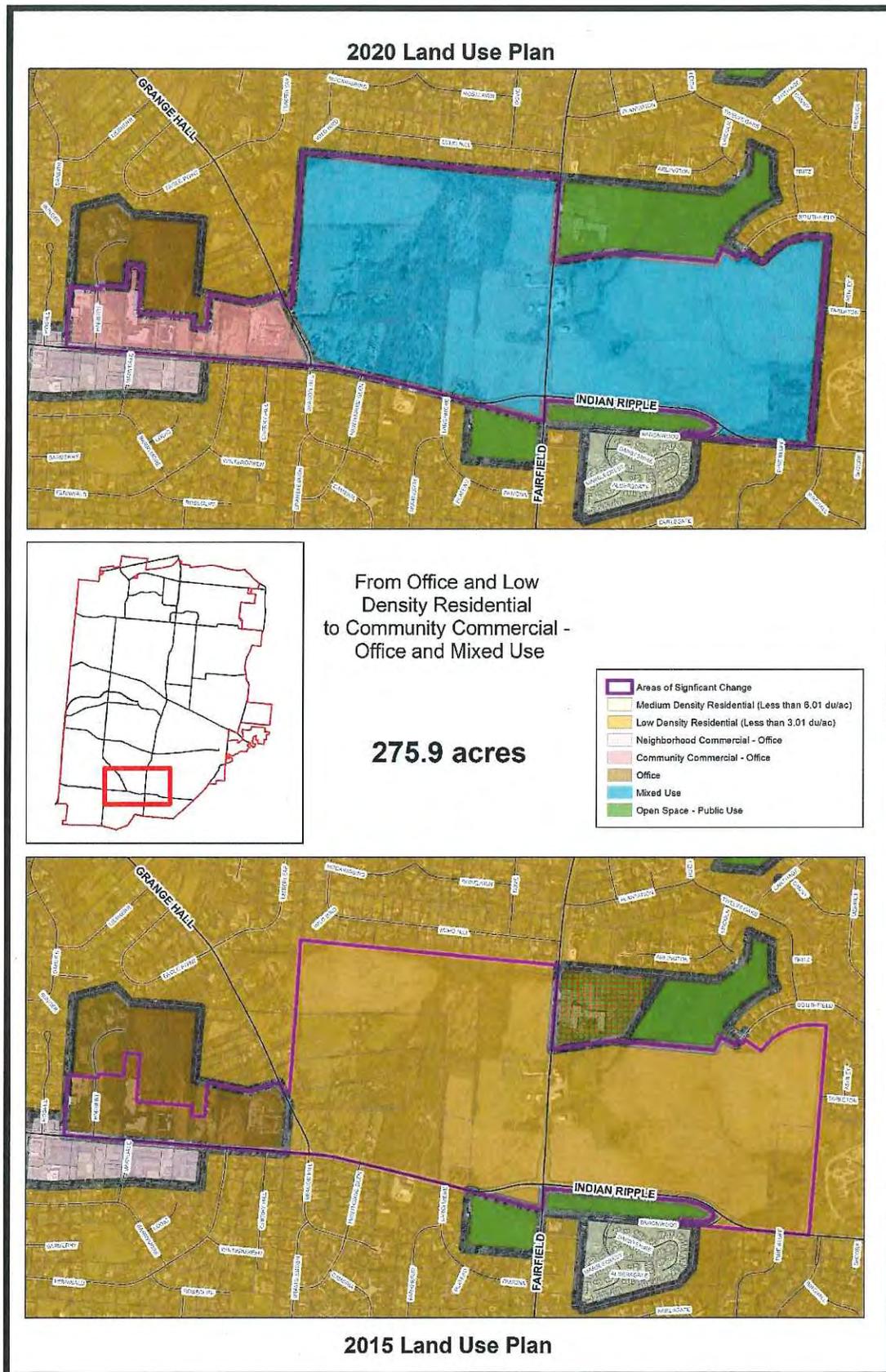
Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated



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

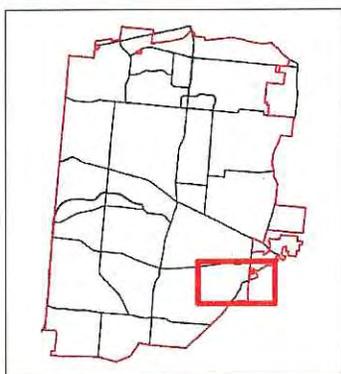


Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated



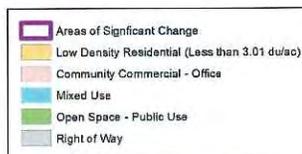
Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated

2020 Land Use Plan



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

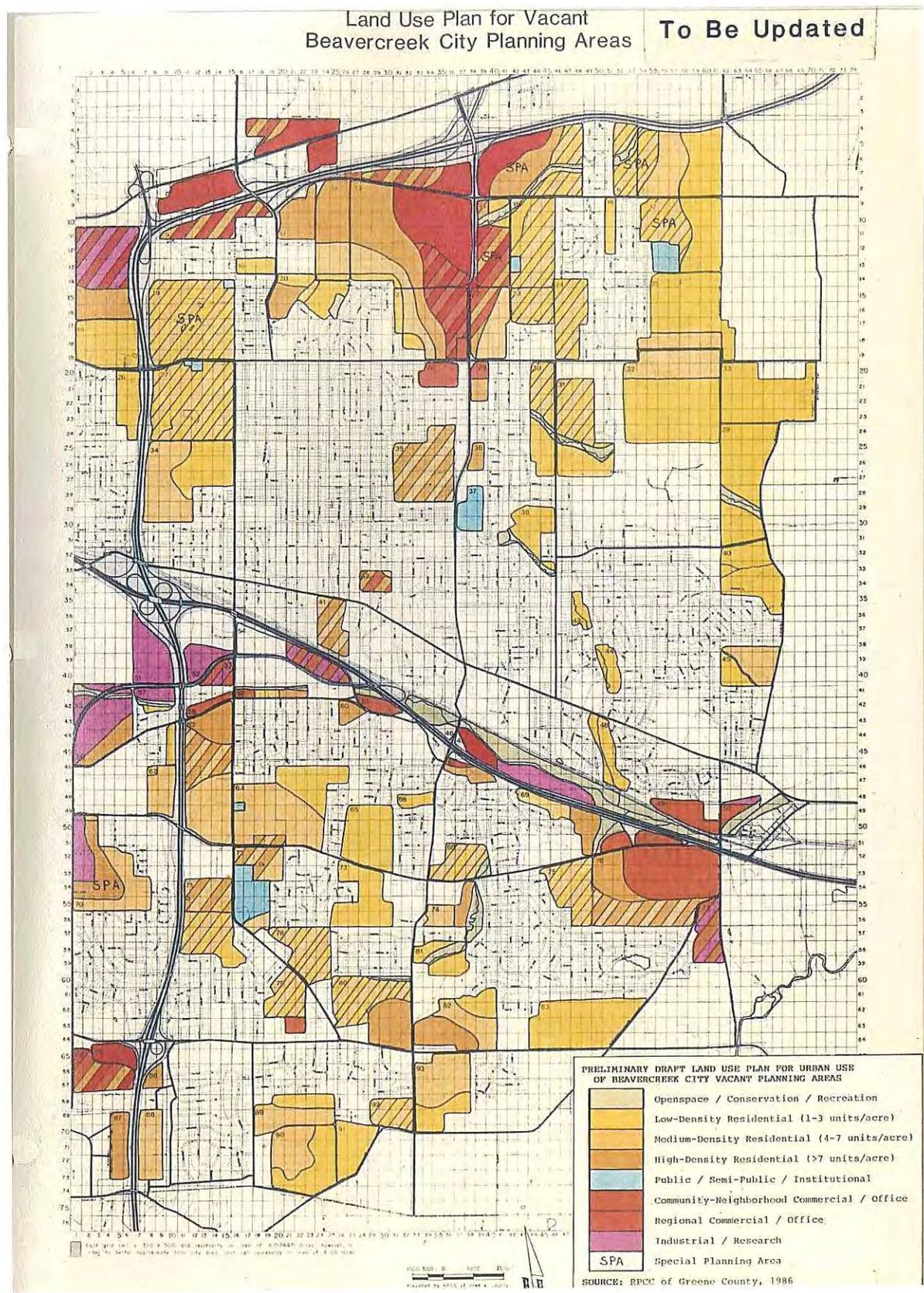
185.1 acres

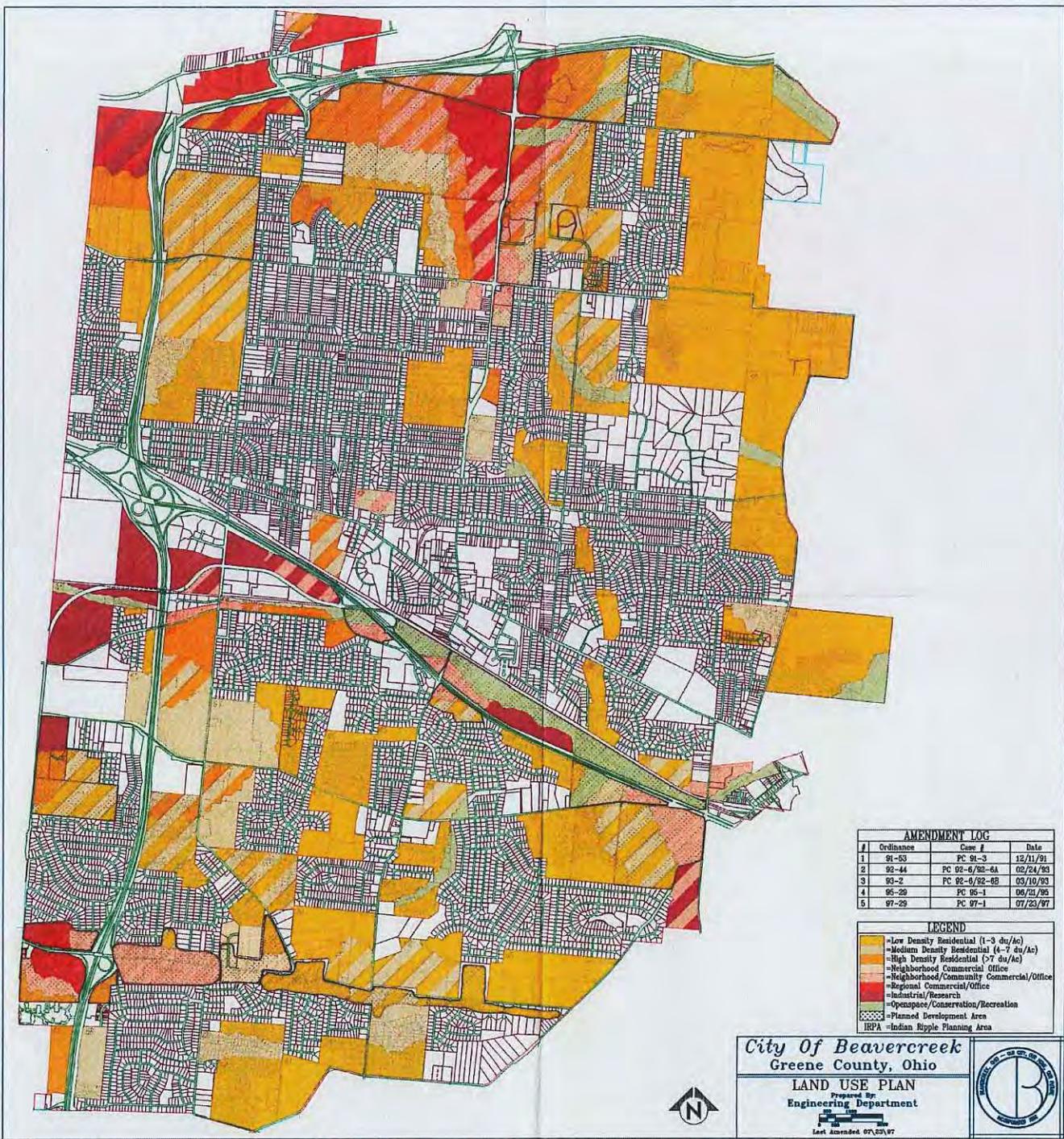


2015 Land Use Plan

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	06/23/95
5	97-29	PC 97-1	07/23/97

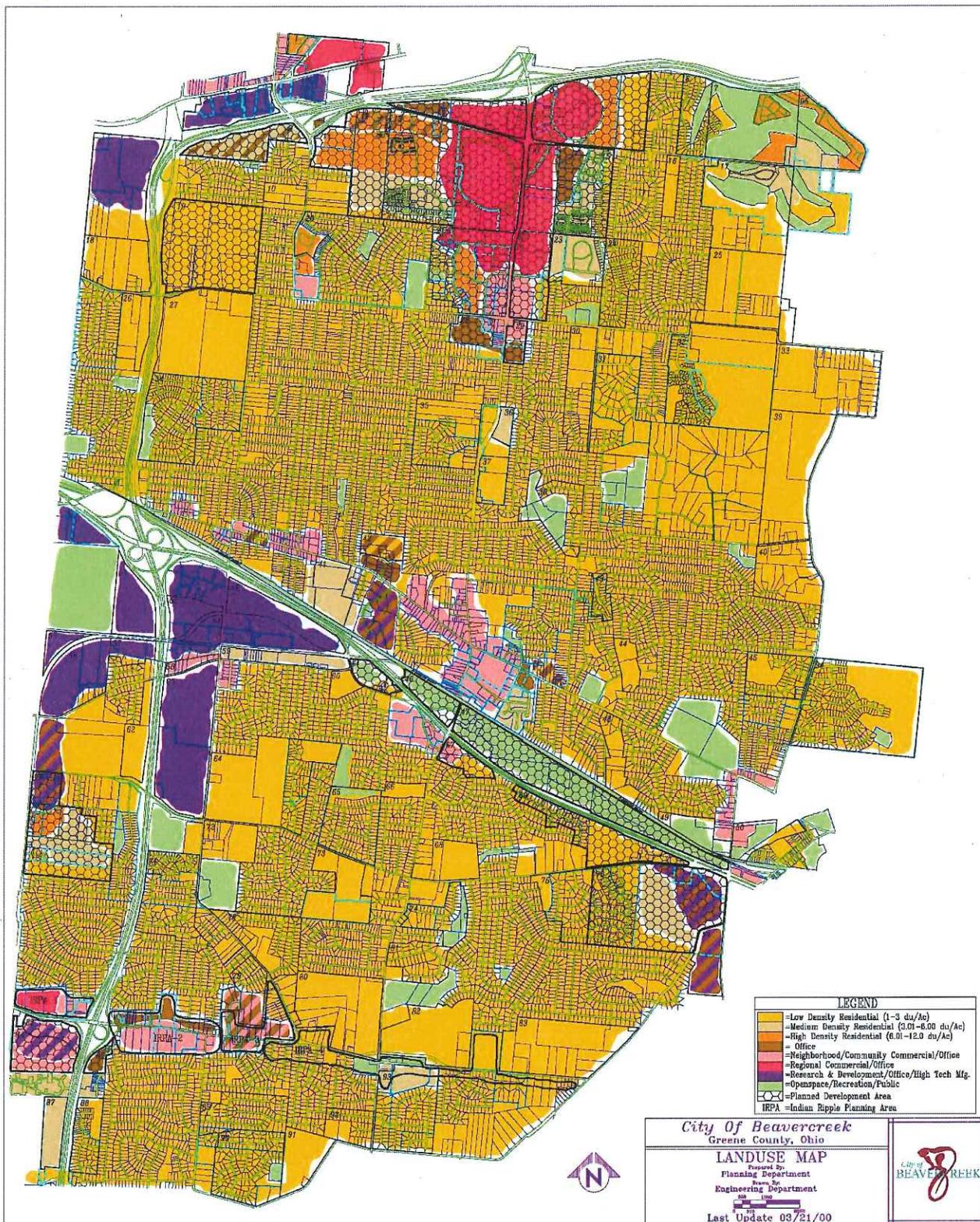
LEGEND	
[Light Yellow Box]	=Low Density Residential (1-3 du/ac)
[Orange Box]	=Medium Density Residential (4-7 du/ac)
[Dark Orange Box]	=High Density Residential (>7 du/ac)
[Light Orange Box]	=Neighborhood Commercial/Office
[Red Box]	=Regional Commercial/Office
[Dark Red Box]	=Industrial/Research
[Green Box]	=OpenSpace/Conservation/Recreation
[Hatched Box]	=Planned Development Area
[Dotted Box]	IRPA =Indian Ripple Planning Area

City of Beaver Creek
Greene County, Ohio

LAND USE PLAN
Prepared By
Engineering Department

Last Amended 07/23/97





City of Beaver Creek Land Use Map 2009 Amendment

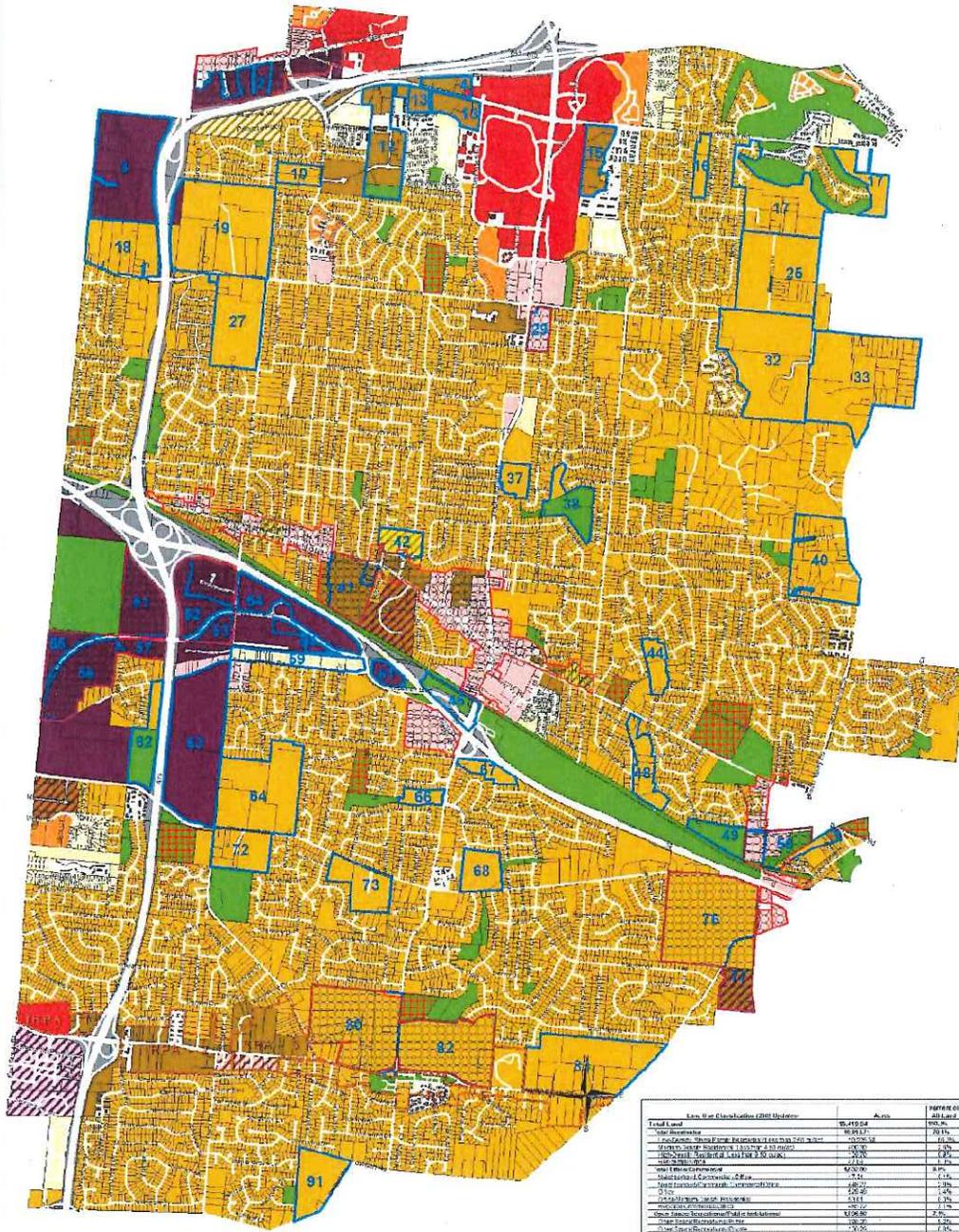
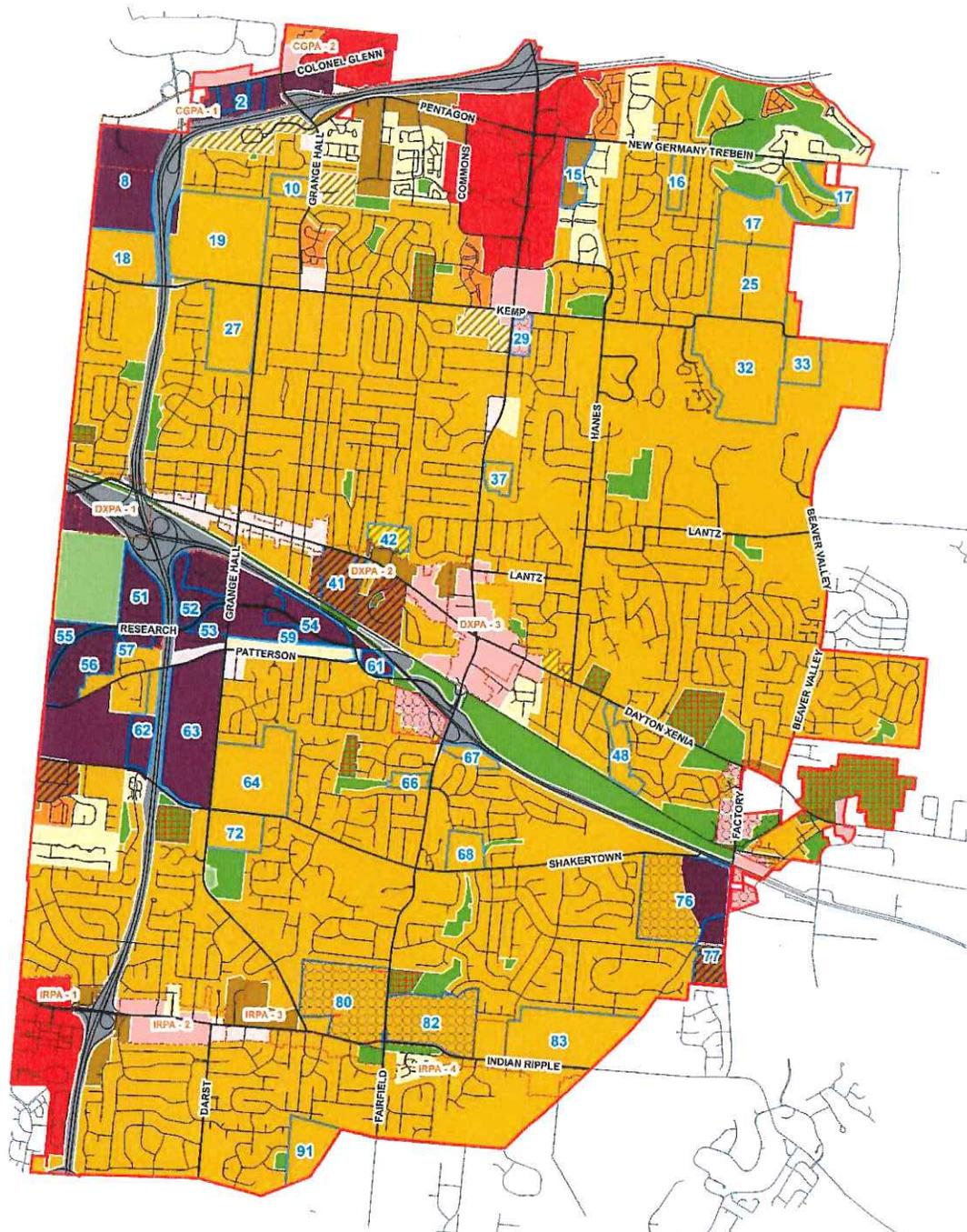


Exhibit A

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

Map Created:
March 23, 2009

2015 Land Use Map



Legend			
	City Boundary		Regional Commercial - Regional Office
	2015 Corridor Planning Areas		Research and Development - High Tech Mfg
	2015 Vacant Planning Areas		Research and/or Commercial
	2015 Planned Development Areas		Research and/or Office
	High-Density Residential (Up to 9.50 du/Ac)		Residential Office
	Medium-Density Residential (Less than 5.51 du/Ac)		Roads
	Low Density Residential (Less than 3.01 du/Ac)		Open Space - Recreation (Public)
			Open Space - Recreation (Private)
			Public Facility
			Community Commercial - Community Office
			Neighborhood Commercial - Neighborhood Office
			Office
			Office - Medium Density Residential

January 10, 2020

**STAFF REPORT
REPLAT APPROVAL REQUEST
Cottages of Beaver creek
CASE NO. S 20-1**

I. APPLICANT: Charles H. Simms
2785 Orchard Run Rd.
Dayton OH 45449

**ENGINEER/
SURVEYOR:** Woolpert
4454 Idea Center Blvd.
Dayton OH 45430

II. NATURE OF REQUEST

The applicant is requesting approval of replat of Lot 48 of the Cottages of Beaver creek containing approximately 7.58 acres of land, which was re-zoned in 2016 to a Residential Planned Unit Development.

III. DISCUSSION

Phase 1 of the Cottages of Beaver creek was recorded in early 2017 and was comprised of Lots 1 through 47. Lot 48 was designated as future Phase 2 and Lot 49 was dedicated to the City as parkland. That existing Lot 48 is now being replatted to become Phase 2 and shall be made up of 38 separate lots. Lots 50 through 87 will consist of each of the separate condominium units. Lot 88 is 5.2166 acres of common area.



Comment sheets were routed to the area agencies, including City and County departments commonly included in reviewing proposed plans during the review process. All agencies recommended approval or approval with conditions.

IV. RECOMMENDATION

Staff recommends approval of this final subdivision request subject to the following conditions, which must be addressed prior to release of the record plan:

1. The approved record plan shall be the plan stamped "Received January 10, 2020", except as modified below.
2. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineer, and Greene County Auditor shall be addressed and satisfied prior to release of the record plan for recording.

OWNER'S DEDICATION:
 WE THE UNDERSIGNED BEING THE OWNERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR ACCESS AND THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING ACCESS TO EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WE ALSO DEDICATE TO GREENE COUNTY, OHIO, THE SANITARY SEWER LINES AND WATER LINES UPON COMPLETION OF CONSTRUCTION OF SAID ITEMS; WE ALSO DEDICATE AN EASEMENT OVER THE LANDS UPON WHICH THE SAID SANITARY LINES AND WATER MAINS ARE INSTALLED TO THE PUBLIC USE FOREVER.

BY: CHARLES V. SIMMS, PRESIDENT
 ITS SOLE MEMBER
 SIMMS COTTAGES OF BEAVERCREEK,
 AN OHIO LIMITED LIABILITY COMPANY

BY: CHARLES H. SIMMS, PRESIDENT
 STATE OF OHIO }
 COUNTY OF MONTGOMERY } SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME CHARLES H. SIMMS, PRESIDENT OF CHARLES V. SIMMS DEVELOPMENT CORPORATION, THE SOLE MEMBER OF SIMMS COTTAGES OF BEAVERCREEK, LTD., WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF THE COMPANY.

IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO

MY COMMISSION EXPIRES: _____
 FIRST FINANCIAL BANK

BY: _____ (NAME) (TITLE)
 STATE OF OHIO }
 COUNTY OF _____ } SS:
 BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF THE COMPANY.

IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO

MY COMMISSION EXPIRES: _____

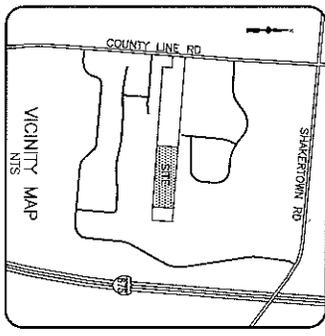
CERTIFICATION:
 THIS PLAT REPRESENTS A SURVEY MADE BY ME AND THAT THE MONUMENTS SHOWN THEREON EXIST OR WILL BE SET AS SHOWN AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT. THAT THE PLAT WAS COMPLETED WITH THE REQUIREMENTS OF THE CITY OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

CODY SQUANDER
 OHIO REGISTERED SURVEYOR NO. 8670

DATE

RECORD PLAN
SIMMS COTTAGES OF
BEAVERCREEK PHASE 2

BEING A REPLAT OF LOT 48 OF SIMMS COTTAGES OF BEAVERCREEK - PLAT BOOK 38 PAGE 216B SECTION 7, TOWN 2, RANGE 7, MRS. CITY OF BEAVERCREEK GREENE COUNTY STATE OF OHIO CONTAINING 7.5882 ACRES MAY, 2019



DEED REFERENCE:

SITUATE IN THE CITY OF BEAVERCREEK, COUNTY OF GREENE, STATE OF OHIO AND BEING IN SECTION 7, TOWN 2, RANGE 7, MRS. AND BEING ALL OF THAT LAND CONVEYED TO SIMMS COTTAGES OF BEAVERCREEK, AN OHIO LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 3768, PAGE 381 OF THE RECORDS OF GREENE COUNTY, OHIO.

BASIS OF BEARINGS:
 THIS DRAWING WAS PREPARED BASED ON A SURVEY CONDUCTED BY _____ MOORE SURVEYING, INC. BEARINGS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (CONG). SAID COORDINATE SYSTEM ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONALLY OPERATING SURVEYING CONTROL SYSTEM (NAD83) NETWORK.

- LEGEND**
- IRON PIN FOUND
 - IRON PIPE FOUND
 - 5/8" IRON PIN SET WITH
 - 1/2" CAP STAMPED "WOOLPERT"

OWNER'S STATEMENT:
 CHARLES H. SIMMS, PRESIDENT CHARLES V. SIMMS DEVELOPMENT CORPORATION, THE SOLE MEMBER OF SIMMS COTTAGES OF BEAVERCREEK LTD., BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIEHOLDERS, HAVE UNITED IN ITS EXECUTION.

CHARLES H. SIMMS, PRESIDENT
 IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO
 MY COMMISSION EXPIRES: _____

APPROVALS:
 FOR WATER MAIN:
 THE BOARD OF COUNTY COMMISSIONERS OF GREENE COUNTY, OHIO HEREBY APPROVES AND ACCEPTS EASEMENTS AS SHOWN HEREON, SIGNED THIS _____ DAY OF _____, 20____.

COMMISSIONER _____ COMMISSIONER _____
 COMMISSIONER _____ COMMISSIONER _____

FOR DEDICATION OF THE LAND SHOWN ON THIS PLAT FOR ROADWAY PURPOSES IN THE WITHIN PLAT AS HEREBY ACCEPTED BY THE CITY OF BEAVERCREEK, THIS _____ DAY OF _____, 20____.

THIS PLAT APPROVED BY THE CITY OF BEAVERCREEK, OHIO THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____ CHAIRMAN
 TRANSFERRED THIS _____ DAY OF _____, 20____.

GREENE COUNTY AUDITOR _____

FILE NO.: _____ PLAT CABINET VOL.: _____
 FEE: _____ PAGES: _____
 RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____.
 AT _____ RECORDED THIS _____ DAY OF _____, 20____.

GREENE COUNTY RECORDER _____

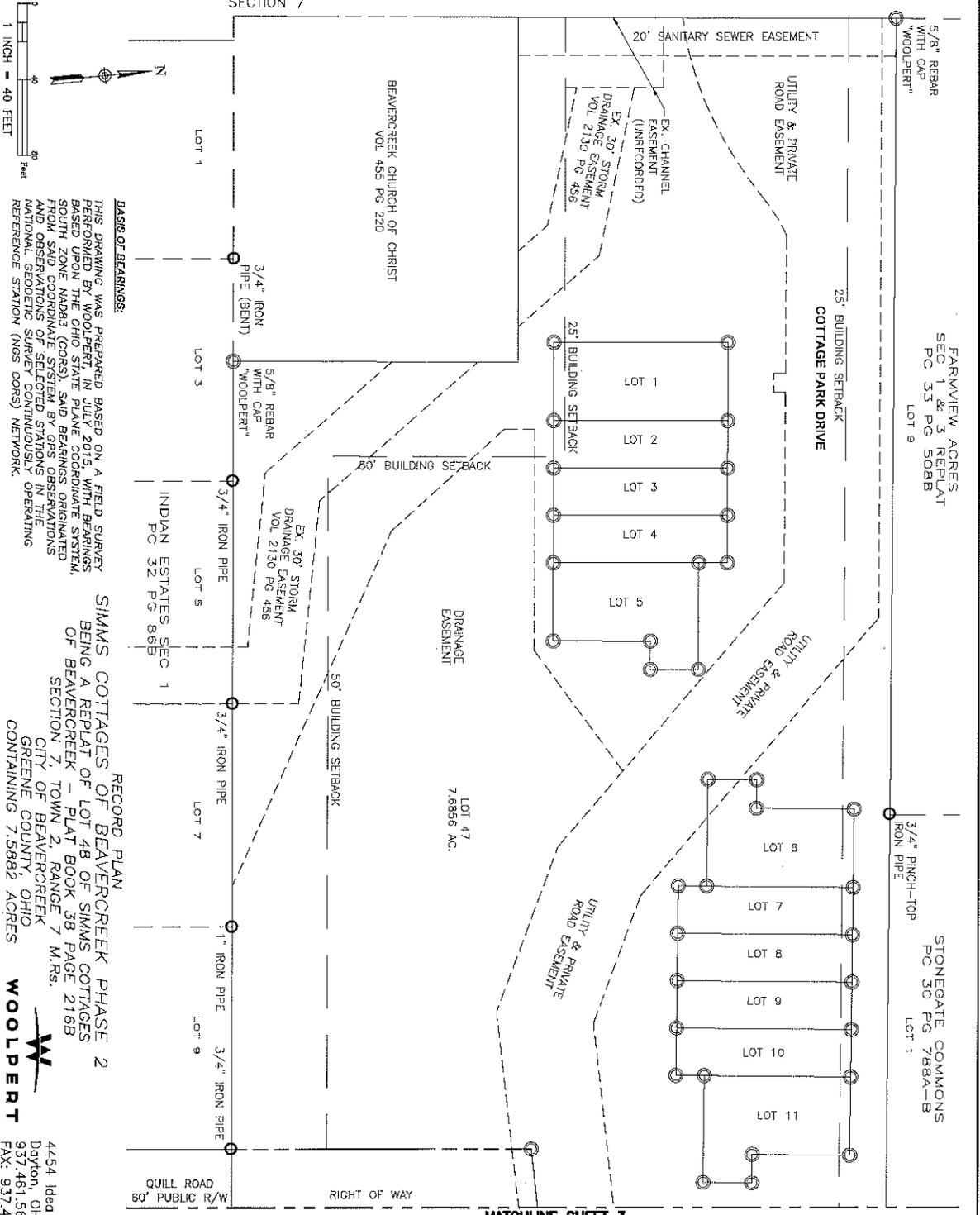
THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COTTAGES OF BEAVERCREEK HOMEOWNERS' ASSOCIATION, INC. BY DEED RECORDED IN DEED 2017018086 IN THE GREENE COUNTY RECORDER'S OFFICE ON OCTOBER 24, 2017.

W
WOOLPERT
 4454 Idea Center Blvd
 Dayton, OH 45430
 937.461.5660
 FAX: 937.461.0743

SECTION 13
CITY OF KETTERING
MONTGOMERY COUNTY
CITY OF BEAVERCREEK
GREENE COUNTY
SECTION 7

COUNTY LINE ROAD
PUBLIC R/W WIDTH VARIES

VOL 1032 PG 237
R/W PARCEL 61WD



BASIS OF BEARINGS:
THIS DRAWING WAS PREPARED BASED ON A FIELD SURVEY PERFORMED BY WOOLPERT, IN JULY 2015, WITH BEARINGS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (GORS). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODESIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

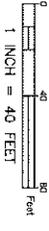
RECORD PLAN
SIMMS COTTAGES OF BEAVERCREEK PHASE 2
BEING A REPLAT OF LOT 48 OF SIMMS COTTAGES
OF BEAVERCREEK - PLAT BOOK 38 PAGE 216B
SECTION 7, TOWN 2, RANGE 7 M.R.S.
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO
CONTAINING 7.5882 ACRES

WOOLPERT
4454 Idea Center Blvd
Doyton, OH 45430
937.481.5660
FAX: 937.481.0743

FARMVIEW ACRES
SEC 1 & 3 REPLAT
PC 33 PG 508B
LOT 9

STONEGATE COMMONS
PC 30 PG 788A-B
LOT 1

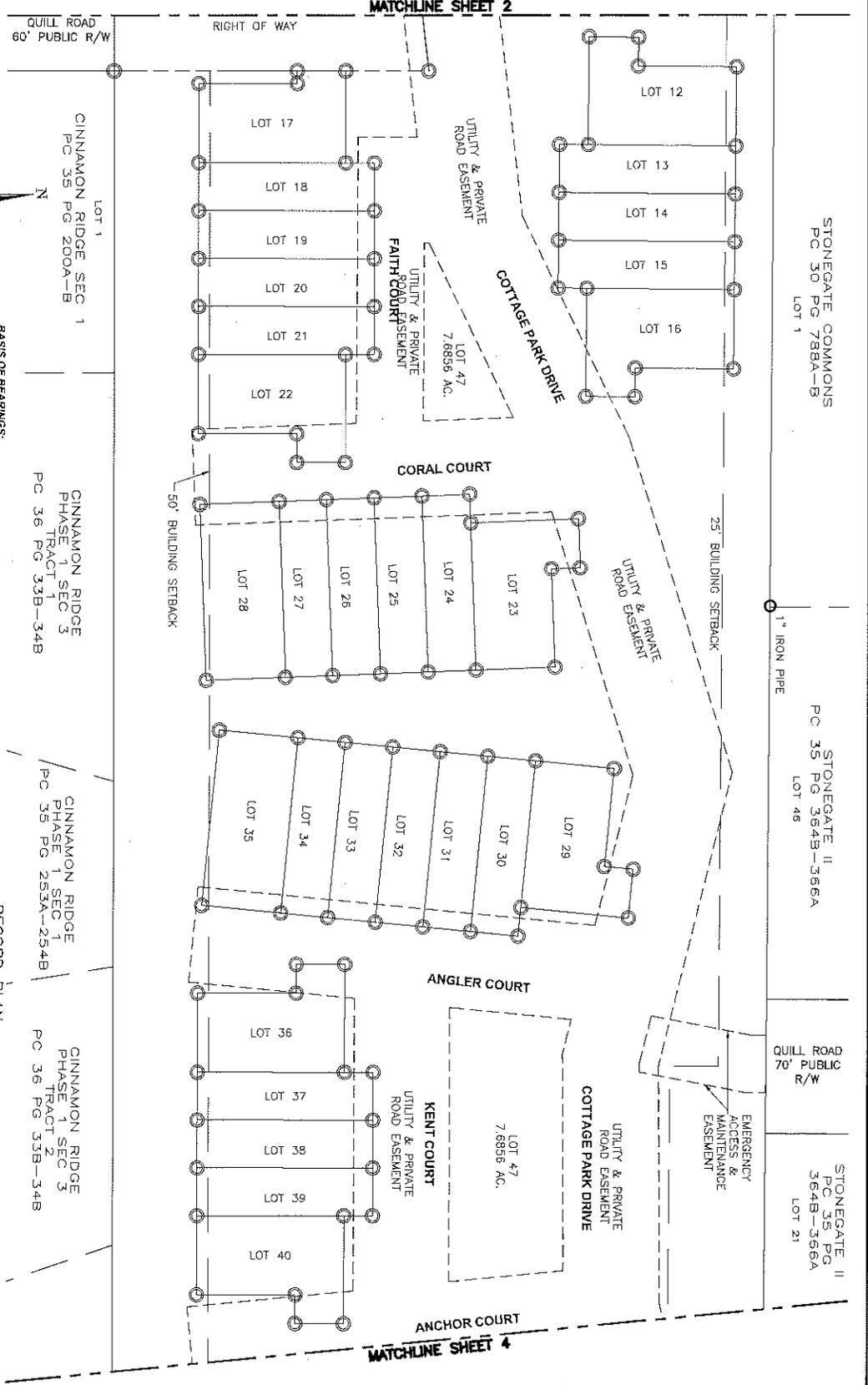
MATCHLINE SHEET 3



BASIS OF BEARINGS:
 THIS DRAWING WAS PREPARED BASED ON A FIELD SURVEY PERFORMED BY WOOLPERT, IN JULY 2015, WITH BEARINGS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (GORS). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE AREA AND OBSERVATIONS OF SELECTED INDIVIDUALS OF BEARING REFERENCE STATION (MNS GORS) NETWORK.

RECORD PLAN
 SIMMS COTTAGES OF BEAVERCREEK PHASE 2
 BEING A REPLAT OF LOT 48 OF SIMMS COTTAGES
 OF BEAVERCREEK - PLAT BOOK 38 PAGE 216B
 SECTION 7, TOWN 2, RANGE 7 M.Rs.
 CITY OF BEAVERCREEK
 GREENE COUNTY, OHIO
 CONTAINING 7.5882 ACRES

WOOLPERT
 4434 Idea Center Blvd
 Dayton, OH 45430
 937.461.5660
 FAX: 937.461.0743



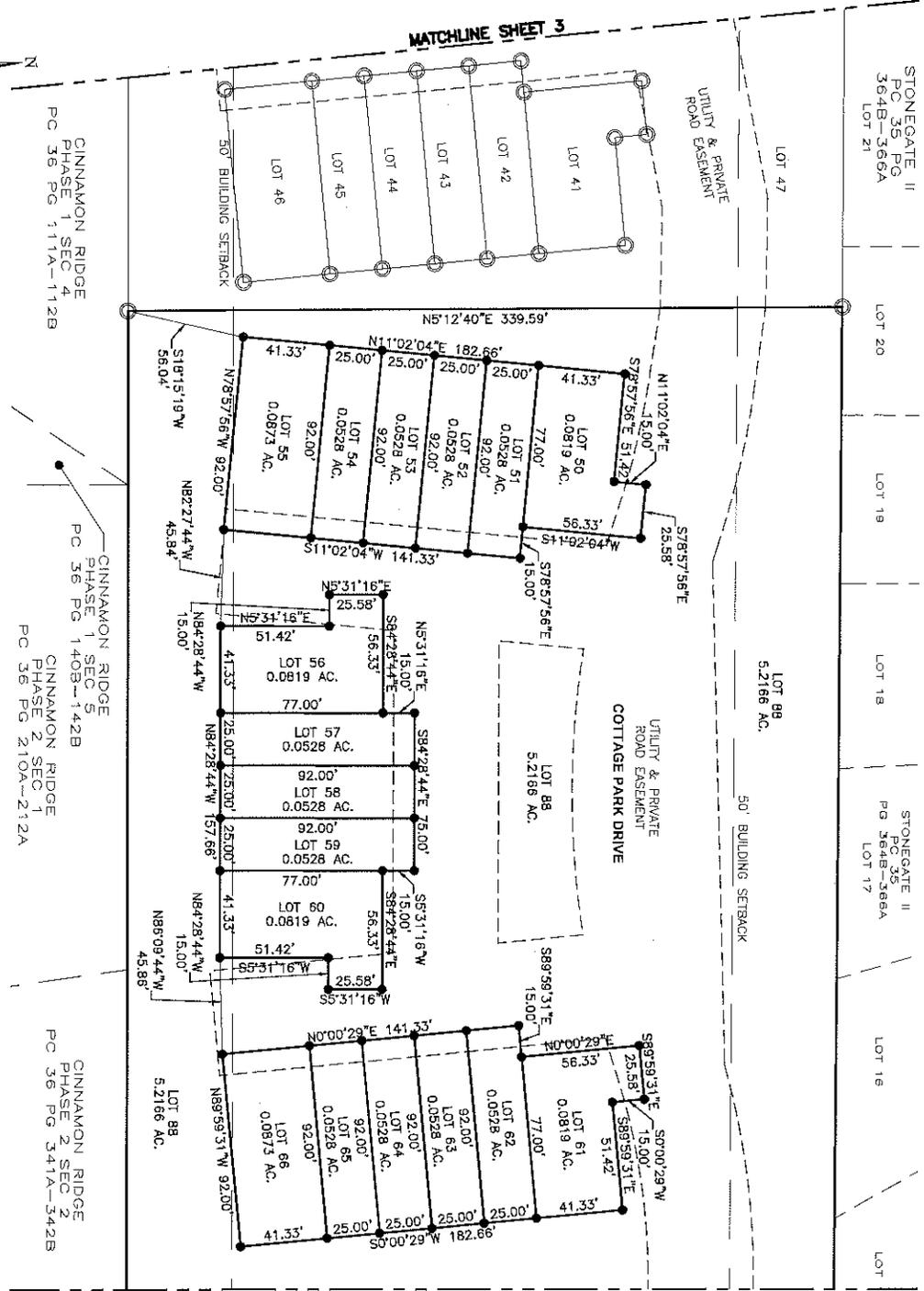
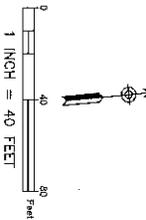
STONEGATE COMMONS
 PC 30 PG 788A-B
 LOT 1

STONEGATE II
 PC 35 PG 364B-366A
 LOT 48

STONEGATE II
 PC 35 PG 364B-366A
 LOT 21

MATCHLINE SHEET 2

MATCHLINE SHEET 4



BASIS OF BEARINGS:

THIS DRAWING WAS PREPARED BASED ON A FIELD SURVEY CONDUCTED BY THE OHIO STATE PLANNING COMMISSION, SOUTH ZONE NAD83 (CONS). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NOS CONS) NETWORK.

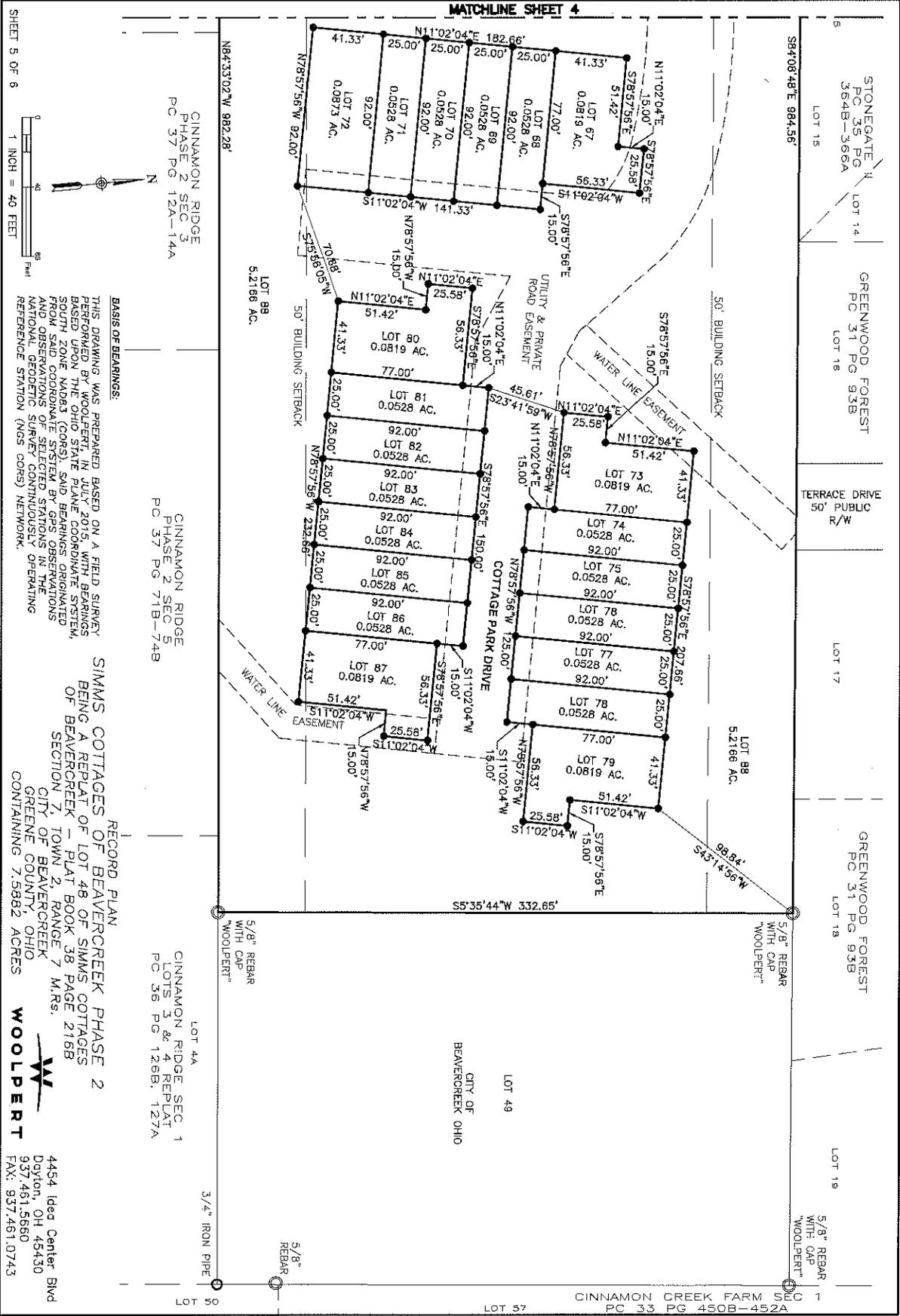
RECORD PLAN

SIMMS COTTAGES OF BEAVERCREEK PHASE 2
 BEING A REPLAT OF LOT 48 OF SIMMS COTTAGES
 OF BEAVERCREEK - PLAT BOOK 38 PAGE 216B
 SECTION 7, TOWN 2, RANGE 7 M.Rs.
 CITY OF BEAVERCREEK
 GREENE COUNTY, OHIO
 CONTAINING 7.5882 ACRES



4454 Idea Center Blvd
 Dayton, OH 45430
 937.461.5660
 FAX: 937.461.0743

MATCHLINE SHEET 4



SHEET 5 OF 8
1 INCH = 40 FEET

THIS DRAWING WAS PREPARED BASED ON A FIELD SURVEY PERFORMED BY WOOLPERT IN JULY 2015, WITH BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

RECORD PLAN
SIMMS COTTAGES OF BEAVERCREEK PHASE 2
BEING A REPLAT OF LOT 48 OF SIMMS COTTAGES OF BEAVERCREEK - PLAT BOOK 38 PAGE 216B SECTION 7, TOWN 2, RANGE 7 M.R.s. CITY OF BEAVERCREEK GREENE COUNTY OHIO CONTAINING 7.5882 ACRES

WOOLPERT
4454 Idea Center Blvd
Dayton, OH 45450
937.451.5650
FAX: 937.451.0743

CINNAMON RIDGE
PHASE 2 SEC 3
PC 37 PG 12A-14A

CINNAMON RIDGE
PHASE 2 SEC 5
PC 37 PG 71B-74B

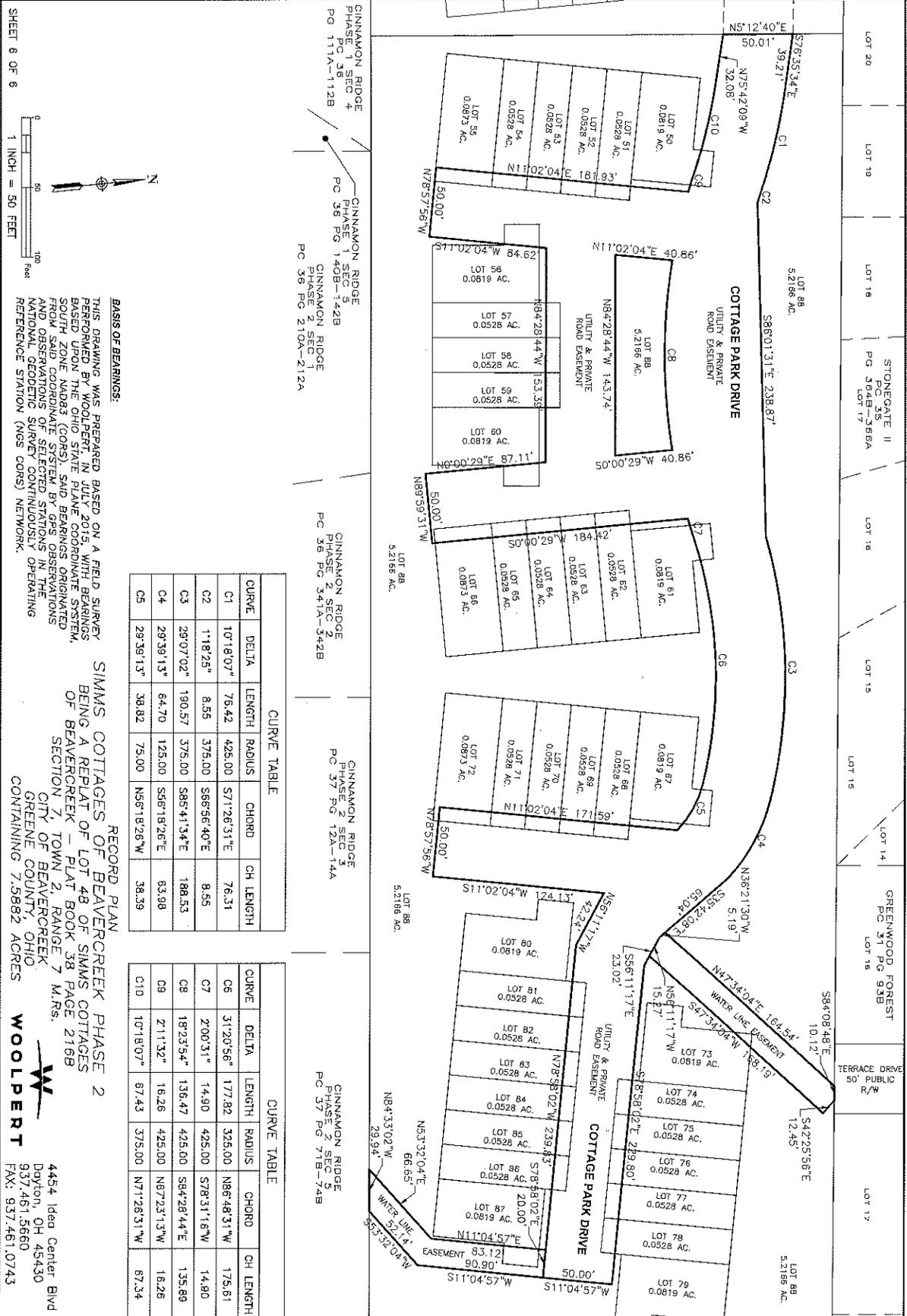
CINNAMON RIDGE SEC 1
LOTS 3 & 4 REPLAT
PC 36 PG 126B, 127A

LOT 4A
3/4" IRON PIPE

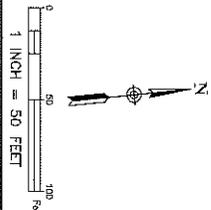
CITY OF
BEAVERCREEK OHIO

LOT 49

CINNAMON CREEK FARM SMC
PC 33 PG 450B-452A



SHEET 6 OF 6



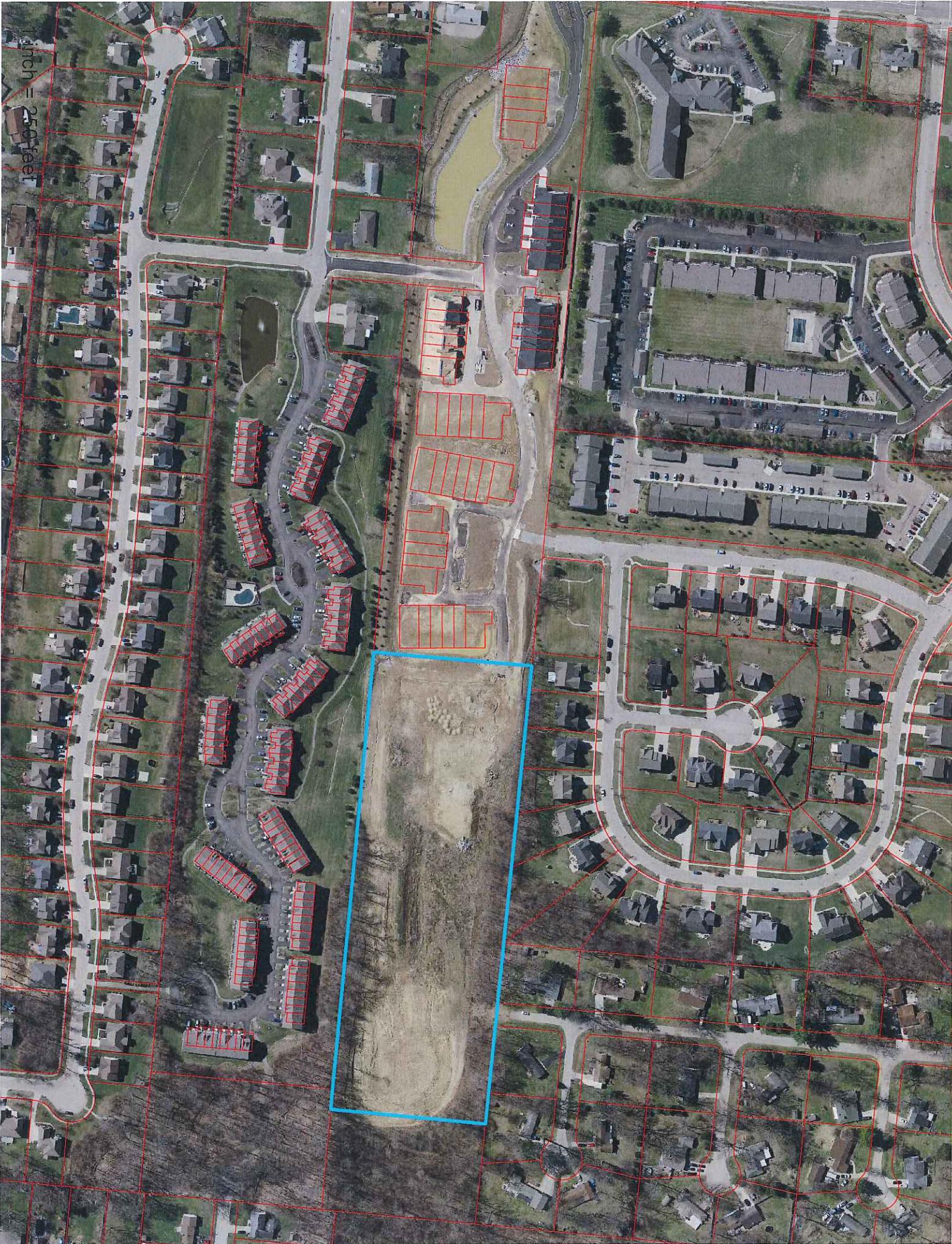
BASIS OF BEARINGS:
 THIS DRAWING WAS PREPARED BASED ON A FIELD SURVEY PERFORMED BY WOOLPERT, IN JULY 2015, WITH BEARINGS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (GORS). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NCS CORS) NETWORK.

RECORD PLAN
 SIMMS COTTAGES OF BEAVERCREEK PHASE 2
 BEING A REPLAT OF LOT 48 OF SIMMS COTTAGES
 OF BEAVERCREEK - PLAT BOOK 38 PAGE 218B
 SECTION 7, TOWN 2, RANGE 7 M.R.s.
 CITY OF BEAVERCREEK,
 GREENE COUNTY, OHIO
 CONTAINING 7.5882 ACRES

WOOLPERT
 4454 Idea Center Blvd
 Dayton, OH 45430
 937.461.5660
 FAX: 937.461.0743

CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	10°18'07"	76.42	425.00	S71°26'31"E	76.31
C2	1°18'25"	8.55	375.00	S66°56'40"E	8.55
C3	29°07'02"	190.57	375.00	S85°41'34"E	188.53
C4	29°39'13"	64.70	125.00	S56°18'26"E	63.99
C5	29°39'13"	38.82	75.00	N55°18'26"W	38.39

CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C6	31°20'56"	177.82	325.00	N86°48'31"W	175.61
C7	2°00'31"	14.90	425.00	S78°31'16"W	14.90
C8	18°23'54"	136.47	425.00	S84°28'44"E	135.89
C9	2°11'32"	16.26	425.00	N67°23'13"W	16.26
C10	10°18'07"	67.43	375.00	N71°26'31"W	67.34



1 inch = 250 feet