



*1368 Research Park Dr
Beavercreek, Ohio*

BEAVERCREEK PLANNING COMMISSION
Regular Meeting – February 4, 2026, 6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
 - A. January 7, 2026
- V. DECISION ITEMS
 - A. PC 24-2 MOD 2/26, Minor, Project X ASRA
- VI. PUBLIC HEARINGS
 - A. PC 26-2, Land Use Plan Update
- VII. ADJOURNMENT

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, January 7, 2026

PRESENT: Mr. Fountain, Mr. Jones, Mr. Meyer, Ms. Palumbo, Mr. Self

ABSENT: None

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

APPROVAL OF AGENDA

Mr. Meyer MOVED approval of the agenda. Motion was seconded by Mr. Jones and PASSED by majority voice vote.

APPROVAL OF MINUTES

Mr. Meyer MOVED approval of the December 3, 2025 minutes. Motion was seconded by Mr. Fountain and PASSED by majority voice vote.

PUBLIC HEARINGS

PUD 26-1, Raider Row Rezoning

Clerk Gillaugh read the public hearing on an application filed by Woodard Development LLC, 505 S. Jefferson Street, Dayton, OH 45402. The applicant requests approval to rezone 8.916 acres from A-1 Agricultural District to C-PUD Commercial Planned Unit Development. The property is located at 3676 Colonel Glenn Highway further described as Book 1, Page 10, Parcel 1 on the Greene County Property Tax Atlas.

Jason Woodard, Woodard Development, stated he was requesting the rezoning of Raider Row in conjunction with Wright State University. He said he was assisting them in the development of under-utilized land along Colonel Glenn Highway between Presidential Drive and University Boulevard. He explained the university was seeking to add retail amenities to their campus to aid in the attraction and retention of students, faculty, and staff. Mr. Woodard said the retail businesses would primarily be food and beverage options as well as some retail services that they are not able to support through their on-campus food service operations. He stated the development concept is similar to what peer universities are doing across the region to boost their recruitment and retention efforts.

Mr. Woodard explained the university would have ongoing control points approving each initial user and then providing over site as the controlling body of a reciprocal agreement easement that outlines things like maintenance obligation and the uses the university deems beneficial to their goals. He stated all the traffic would enter the site from Presidential Drive, which is a private drive maintained by the university, so there is no direct access off Colonel Glenn Highway. Mr. Woodard said the site sits in two jurisdictions, partially in Beavercreek and partially in Fairborn. He stated they have had discussions with staff from both jurisdictions to coordinate and have consistency with the zoning process with allowable uses.

Mr. Burkett summarized the staff report dated December 30, 2025, which stated said the applicant is requesting rezoning to permit future development of commercial retail and restaurant uses. He discussed the stages of a PUD and what phase they are reviewing tonight, the location of the property, the surrounding properties' zoning districts, the Land Use Plan designation, the proposed permitted uses, and the access, circulation, and transportation improvements. Mr. Burkett reviewed several conditions listed in the resolution, and recommended approval of the case with six conditions.

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

Mr. Jones said with this being a multi-juridical lot, he questioned if Fairborn had similar business restrictions as Beavercreek. Mr. Burkett explained they cannot control what Fairborn's City Council approves, but they have worked together and it sounded like their conditions would be similar.

Mr. Fountain said this is a joint application with Mr. Woodard and Wright State University, and questioned if staff had been in contact with Wright State. Mr. Burkett explained they had a joint meeting at Wright State with representatives from City of Fairborn, Woodard Development, and Wright State to all be on the same page. Mr. Fountain asked what Fairborn and Wright State saw with the mixed used development for this site. Mr. Burkett explained what was discussed at that meeting was what was being presented tonight. Mr. Fountain referred to the Land Use Plan change that should be done later this year, and questioned if it could trigger another rezoning to this property if they want to incorporate residential uses. Mr. Burkett stated they would have to request for a rezoning to change it from a C-PUD to a MX-PUD, but at this time there have been no discussions to have residential units on the site. Mr. Fountain questioned if Presidential Drive was going to be able to handle the amount of traffic going to the retail site and to the university. Mr. Burkett stated there was discussion on traffic, but it was a little premature to go into specifics about the roadway. He said they talked about where they thought an intersection would be located and how Presidential Drive would align with it. He explained that was reviewed at the specific site plan stage.

Mr. Self asked if the property was owned by Wright State. Mr. Burkett confirmed that was correct. Mr. Self questioned what would happen if the building crossed the jurisdictional line. Mr. Burkett stated it would be interesting, and said it would probably be handled by a written contract between the two cities.

Mr. Fountain MOVED to approve PUD 26-1 with six conditions:

1. The concept plan dated "December 9, 2025" shall be adopted as the approved concept plan for this C-PUD, except as modified herein.

2. The permitted and conditionally permitted uses within this PUD shall be those uses that are conditional and permitted in B-4 zoning districts, with the exception of those uses crossed out on Exhibit A.
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. All building setbacks shall be established and subject to the approval of the Planning Department, Planning Commission, and City Council at the specific site plan stage.
5. All stormwater and detention issues related to this development shall be reviewed and approved by the City Engineer, Planning Commission and the City Council at the specific site plan stage.
6. 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.
 - a. No direct access from Colonel Glen Highway will be permitted.

Motion was seconded by Mr. Jones. Motion PASSED by a roll call vote of 5-0.

PUD 25-1 SSP #1, Creekwood Preserve

Clerk Gillaugh read the public hearing on an application filed by Maronda Homes, 4710 Interstate Drive, Suite T, Cincinnati, OH 45246. The applicant requests specific site plan approval to allow the development of 53 single-family residential homes on 25.195 acres. The property is located at 4040 Graham Drive further described as Book 1, Page 6, Parcel 9 on the Greene County Property Tax Atlas.

Brian Hoesl, Land Acquisition Manager for Maronda Homes, gave a brief overview of Maronda Homes and the closest communities they have to Beavercreek. He discussed the location of the property, and said it would connect to Graham and Vayview Drives. Mr. Hoesl stated the site was surrounded by residential properties, and they are requesting a maximum density of 2.25 units/acre with over 40% of the site being open space. He showed the proposed site plan, and discussed the square footage range of the homes. He reviewed the interior features of the homes, the past two year average sale price of homes to the north and east, the projected sale prices for the proposed homes. Mr. Hoesl stated they have been working with Greene County Sanitary Engineering on the water and sewer connections, and they

would be removing the lift station on Vayview Drive because they have a connection to the gravity fed sewer system. He said they have been working with the cell tower company on the access point, and have refined the stormwater management plan. Mr. Hoesl explained they had a traffic study completed, and it was deemed no turn lanes or a street light was necessary and it would not significantly increase the traffic in the area. He displayed several home elevations of the ranch and two-story homes they build.

Mr. Carville summarized the staff report dated December 31, 2025, which stated the applicant is requesting approval of a specific site plan to construct 53 single-family residential homes. He stated they are in the second phase of the PUD process, and discussed the location of the site, the site plan, the density requirements, the phasing plan, the building design, the building materials, the lot size requirements, the stormwater management, the removal of the lift station, the traffic analysis/access, the landscaping requirements, and the City's role in development. Staff recommended approval of the case with 29 conditions.

In public input, Josh McClanahan, 2311 El Cid Drive, stated any study that says 53 homes isn't going to affect any traffic was ridiculous. He said he works for Danis Building Company, and anyone with any kind of rational logic knows that cars affect traffic. Mr. McClanahan said some of his concerns was EMS services and the overcrowding of the schools. He was worried about the cost of the homes, and felt putting these homes in would significantly raise the property tax of the homes in the area. Mr. McClanahan understood every city wanted to grow their city, but questioned when they say this was enough. He believed they needed a new high school before building 200 or 300 more homes. Mr. McClanahan said he had attended several of these meetings, and asked if staff ever recommends denial of a project. He requested they think about the citizens and everyone here.

Dinesh Shah, 2179 Crystal Marie Drive, stated the houses are proposed to be around \$450,000 and questioned if there is a limit to where the City would say no it does not fit in the City's plan.

Clayton Nyp, 2379 Grange Hall Road, referred to the 50-foot buffer requirement and stated they would like to see the lots match wherever it abuts to existing residential properties. He said the main reason was so it shuts this project down. Mr. Nyp believed they are putting postage stamp size homes in an area where two neighborhoods are anywhere between 0.4 and 0.6 acres on average. He stated their homes are modestly priced, and they have experienced a little bit of a boom the past couple of years. Mr. Nyp said building \$450,000 to \$500,000 homes was going to force him out as well as a lot of other people because they are not going to be able to pay their property taxes. He explained he got off the military train here because Beavercreek was rural enough but city enough. Mr. Nyp said that was going away, and he was going to have to leave.

David Dempsey, 2451 Rollingview Drive, said they are going to have so much traffic on their street. He stated 700 cars a day going down the two lane road of Graham Drive to Grange Hall Road. Mr. Dempsey did not feel that all the traffic and construction traffic going up and down their street was going to help their plat, but instead would make it worse. He was very concerned if the gravity fed sewer system was going to work. Mr. Dempsey said they are putting 50 houses in on a dead end street, and he did not believe anyone would go through Gardenview Plat but would instead use Graham Drive.

Rosie Dempsey, 2451 Rollingview Drive, stated the kids from the neighborhood play on Graham Drive. She enjoyed watching them out playing, and felt if the neighborhood was built it was going to force the kids inside.

Jill Badders, 4083 Rushton Drive, hoped the City of Beavercreek was going to do their own traffic study. She explained getting into and out of her neighborhood has become terrifying because of people speeding and not willing to merge with each other. Ms. Badders understood new development compared to existing residential homes, but as a 17 year resident on Rushton Drive she found it offensive that it keeps getting pointed out that there was going to be no vinyl siding on the new homes. She stated her house has a little bit of vinyl siding, and was proud of it because it looked nice. Ms. Badders explained she was still climbing out of major debt from the tornado. She was concerned with the data that was collected to do the price comparison of homes. Ms. Badders wanted to know if these homes were built, why they would have to raise her property tax significantly. She said her property taxes went up an additional \$600 last year on top of the increase she already got since the tornado happened. Ms. Badders thought something needed to be done because it was about to push all those existing residents to move. She stated it was too much, and questioned when it would stop.

James Williams, 2511 Vayview Drive, said he was the resident that has the bare spot in his back yard. He explained he had some concerns with planting some trees in that area, and would like to get more specific plans on what would be installed to cover the bare spot. Mr. Williams stated as a 40-year law enforcement officer and a senior crash reconstructionist, he had serious questions about how 700 vehicles was not going to affect the traffic flow in that area. He said he would like to see the City do their own unbiased traffic engineering study.

In written input, four emails were received from Shannon Hughes, 2469 Rollingview Drive, Pat Hoff, 4081 Rosehill Drive, James Williams, 2511 Vayview Drive, and Laura Holiga, 3951 Graham Drive. The Commissioners were given copies of each.

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

Mr. Meyer asked what simulated wood was. Mr. Carville explained it is a newer material they see that is similar to fiber cement. Mr. Meyer questioned where they anticipate the construction traffic coming in and out of the site. Mr. Carville believed they would use Graham Drive. Mr. Meyer asked if they needed a condition regarding the lift station but assumed not because the County would handle all of it. Mr. Carville said that was correct. Mr. Meyer questioned if they were anticipating disruptions. Mr. Carville said it is impossible to predict, but Greene County was confident that it would be a smooth transition. Mr. Meyer referred to the 50-foot buffer, and questioned what could be done in that area. Mr. Carville explained staff asked that they maintain it as much as they can, and they are not able to grade in that area.

Mr. Meyer asked if the Commission was allowed to consider schools. Counsel Lounsbury advised it is very unwise to consider traffic or schools in a zoning decision. He said he also heard several citizens talk about increase property value, and he had never seen a case where someone complained that the value of their home increased before. Counsel Lounsbury had seen where courts have considered whether zoning decisions decrease the value of someone's home, but that cannot be the only factor. He believed the court would find it very difficult to uphold a zoning decision that's based upon the neighbors making more money from their property than before the zoning decision was made and seemed counterintuitive to the case law he had read.

Mr. Meyer questioned what the reason was to give an estimated price range on the cost of the homes. Mr. Carville explained there was no intention of being offensive at all, and was showing what was being proposed and surrounding to it. Mr. Meyer referred to Condition #29, and asked if they could have more details on what would be required to be planted. Mr. Carville said that condition was drawing attention to that specific lot, and then the Planning Director would be reviewing and approving the final landscape plan which is a separate condition.

Mr. Meyer asked if there were any plans to try to mitigate the construction traffic. Mr. Hoesl said the City sets the hours they are allowed to build in. Mr. Meyer questioned if they anticipate most of that traffic going in through Graham Drive. Mr. Hoesl stated it was the quickest way into the site, so he thought that would be what they would use. He said there would be a second way through on Vayview Drive, but if that was the way the City prefers the traffic to come through then they could do that as well. Mr. Meyer requested they try to minimize construction traffic during peak traffic times. Mr. Meyer questioned why the ponds would not be constructed at the same time. Mr. Hoesl explained there was a possibility they might be done at the same time, but it depends when the development starts and if they have to grade the site all at one time. Mr. Meyer believed it would be better to construct them all at the same time. Mr. Hoesl stated that was also their preference, but it comes down to timing.

Mr. Meyer questioned if the City Engineer had any concerns if they built the ponds in two phases. Mr. Smith said they would look at it more when the construction drawings came in to make sure they are able to meet the requirements. Mr. Meyer requested Mr. Smith give an overview of the traffic study, and said there was an accusation of a bias in it and asked for him to explain the process. Mr. Smith explained the traffic study was done by Choice One Engineering, and he reviewed the total trips the new homes would generate per day by using the Traffic Generation Manual. He said the level of service of the roadways is dictated by the delay at intersections. Mr. Smith reviewed the intersections that were reviewed, and it was determined the level of service did not change with the proposed development. He stated the study also addressed the signal warrants, and the City did their own traffic study about five years ago. Mr. Smith stated a light was not warranted at Gardenview Drive then, and the new study does not warrant it now. Mr. Meyer questioned if the traffic study looked at how much traffic was going to be on Graham Drive versus Vayview Drive. Adam Gill, Choice One Engineering, stated 90% of the traffic would utilize Graham Drive and 10% of the traffic would utilize Vayview Drive.

Mr. Jones asked if a gravity fed sewer system was common in residential areas throughout the City. Mr. Carville said they widely outnumber lift stations within Greene County as a whole. Mr. Jones questioned if the 7am to 7pm exterior construction hours were standard. Mr. Carville said yes. Mr. Jones asked if they could adjust those if need be. Mr. Carville stated they could. Mr. Jones asked if they did not need direct access to Kemp Road. Mr. Carville said with the size development compared to the VPA in the Land Use Plan it does not call for it. Mr. Jones questioned if there were any concerns with emergency services getting back into the development. Mr. Carville said no, and this development would actually provide the subdivision to the north a second access point.

Mr. Fountain referred to the directional distribution in the traffic study, and questioned why they believe 90% of the traffic from the site would use Graham Drive. Mr. Gill explained it was based on what percentage of the cars were coming from the north or south on Grange Hall Road. Mr. Fountain explained he was concerned because there were only two proposed access points to the site, but the 693 trips per day all dealt with Grange Hall Road. Mr. Gill said of the 693 trips per day into the site, they expect 60% to come from the north on Grange Hall Road and 40% to come from the south on Grange Hall Road. Mr. Fountain asked what the reason was for the 90/10 split. Mr. Gill said mainly driver expectation by taking the easiest route out or into the neighborhood. Mr. Fountain questioned what the projection was of traffic and construction traffic during phase one of the project. Mr. Gill explained the standard traffic study procedure looks at the 2026 opening year build and it assumes all 53 lots would be built during that year. Mr. Fountain asked what the realistic view of how many homes would be built in this calendar year. Mr. Hoesl said no homes would

be built on that site this year. He thought they would start building homes in 2027 with a two year build out hitting the 53 homes in 2029.

Mr. Fountain questioned if the lift station would have any bearing on the development of the first retention pond. Mr. Hoesl said it would not, but explained the first thing that would be done was the sewer would be ran from Vayview Drive to the gravity connection point. He said once that was done, then the lift station would be removed. Mr. Fountain questioned if Vayview Drive would be an open street once the lift station was removed. Mr. Hoesl explained it was up to the City on when it gets opened, but it would be a connection point that would be physically made. Mr. Fountain stated the construction traffic would have to come through Graham Drive until the lift station was removed, but thought once it opened it would be another way for construction traffic to get to the site. Mr. Hoesl said the construction equipment that digs the sewer would have to enter from Graham Drive, but after the sewer goes in and the lift station is removed, there would be two access points. Mr. Fountain questioned when they would anticipate the lift station would be gone assuming they received all necessary approvals. Mr. Hoesl believed it would be a matter of months from the time they received all their approvals. Mr. Fountain questioned if any staff member had had discussions with Greene County on when it could be removed. Mr. Carville said they do not have an estimated date yet because there are numerous approvals that would have to be done before.

Mr. Fountain stated in one of the letters they received from a citizen it talked about Chapter 158.066, which discusses what the procedures are for a site plan. He specifically mentioned 3, 4, and 6, which talked about the impact to the present residents of that area, the detrimental impact if possible to the residents in that community, and what could be imposed by the development on the existing residents. Mr. Fountain explained he was very focused on Graham Drive, but the impact on Graham Drive would not be felt until the lift station was removed and a second access would become available on Vayview Drive. He said this would unfortunately put some more impact on Vayview Drive, but would give two points of access to the site before they get heavy into construction of the homes. Mr. Fountain stated he was looking at the impact on Graham and Vayview Drives, and he did not want everything loaded onto the residents of Graham Drive. He believed the lift station was the lynch pin in minimizing the impact of residents in the area especially on Graham Drive. He wanted to propose a condition when it was time regarding the lift station timing and the construction traffic on Graham and Vayview Drives.

Ms. Palumbo questioned if there was a maximum square footage for the houses being proposed. Mr. Hoesl explained the largest with a sunroom would be 3,200 square feet. Ms. Palumbo said a citizen stated children play on Graham Drive and asked if a park or play area could be installed in one of the open green space areas on the proposed site plan. Mr. Hoesl explained the area they are not using either had the stream or cell tower on it, and was not flat enough for any sort of

playground. He said their residents want amenities like that and they try to include them where possible, but it was not feasible on this site. Ms. Palumbo questioned if they knew how many trees they would be planting in what was referenced as the bare spot by the citizen. Mr. Hoesl said they want a robust buffer, and most of the time the City dictates what kind and how many trees need to be planted in bare spots. Mr. Burkett explained he was the one who reviews and approves the landscaping plan, and what he typically looks for when they are trying to fill in a bald spot was for them to plant six foot evergreen trees about 15 feet apart on center.

Mr. Self asked if the perimeter buffers would be maintained by the HOA. Mr. Carville said it is common area and would be maintained by the HOA. Mr. Self questioned if there were sub streets to the south and west. Mr. Carville said yes. Mr. Self explained the plat he lived in had a stub street from 1954 to 2021, and they were very happy to get a second outlet because if there was an emergency it was a lot easier to get in and out. Mr. Self asked if Park Fees would be paid in lieu of park land. Mr. Carville said they would pay Park and Impact Fees. Mr. Self questioned if the creek that runs through the property is seasonal or full time. Kristi Marchal, Choice One Engineering, stated they had an environmental study done and it was determined that was a regulated stream that flows towards Riverside.

Mr. Self questioned if they would be putting in a bridge or a culvert on Graham Drive. Ms. Marchal said it was not fully designed yet, but thought it would be some type of a culvert. Mr. Self asked if the ponds were retention or detention. Ms. Marchal said they would be retention. Mr. Self stated when they grade the site, he questioned how they would protect any trees of existing size. Ms. Marchal explained how they grade the site to minimize the impact on the 50 foot buffer, they do not plan to remove trees in that area. Mr. Self asked if there were any other significant trees on the property along the west boundary. Ms. Marchal stated she was not sure exactly where the wooded area extends to, but if there were some on the outer boundaries they would try to minimize the impact of those as well.

Mr. Self referred to the existing cell tower and questioned if the leasing company would be responsible for maintaining the stub street that goes to it. Mr. Hoesl stated they are working through that with the cell tower company, but most likely there would be an easement over the asphalt driveway that would be maintained by the HOA. Mr. Self wondered how tall the tower was, and if it would clear the nearest house if it fell. Mr. Hoesl stated he was not sure.

Mr. Self stated one thing that got brought up a couple times was construction hours, and he thought they may also want to look at construction traffic. He believed that was going to be more pervasive since it would have to go through existing streets. Mr. Burkett said if the Commission modifies the construction hours too much, the shorter the time frame the longer the construction extends

on the site. Mr. Fountain stated he wished they had the language they added to the development near the Northrop Grumman facility on Colonel Glenn Highway in regard to the large construction traffic. Mr. Jones believed they worded it that the developer would have to reach out to the City, but thought here certain hours was more appropriate.

Mr. Meyer questioned how many houses were in the plat off Gardenview Drive. Mr. Hoesl stated approximately 130 homes. Mr. Meyer asked how many there were off Graham Drive. Mr. Carville said around 20 homes. Mr. Meyer stated Graham Drive would still be well under what Gardenview Drive was today and asked if it was operating sufficiently. Mr. Carville said according to our engineers, it was. Mr. Meyer referred to an email that was submitted as part of the written input, and asked for Mr. Carville to explain who receives the public hearing notices. Mr. Carville explained the Code requires any property that is within 500 feet of the boundary of the site would be notified, and it is also posted on the City's website. Mr. Meyer asked what "T turnaround" meant on the plan. Mr. Carville said it was the sub street.

Mr. Fountain MOVED to amend Condition #2, to add a second sentence that would prohibit heavy or tandem vehicle traffic entering or exiting the site from 7am to 9am and 3pm to 5pm. Motion was seconded by Mr. Jones. Motion PASSED by majority voice vote.

Mr. Fountain proposed Condition #30, stating the lift station at the end of Vayview Drive must be fully removed so as to allow Vayview Drive as a secondary entrance. This shall be done prior to the commencement of any home construction. Motion was seconded by Ms. Palumbo. Motion PASSED by majority voice vote.

Mr. Meyer MOVED to approve PUD 25-1 SSP #1 with 30 conditions as amended:

1. The approved site shall be the plans dated "Received December 29, 2025" except as modified herein.
2. Hours of construction for any grading and exterior work associated with this development shall be limited to Monday through Saturday from 7 a.m. to 7 p.m. Heavy or tandem vehicles entering or exiting the site shall be prohibited between the hours of 7 a.m. to 9 a.m. and 3 p.m. to 5 p.m.
3. Prior to the commencement of any grading activities, the applicant shall post a street sweeping bond in an amount approved by the City. The applicant shall be responsible for ensuring that all residential streets utilized to access the development remain free of mud, dirt, and construction-related debris for the duration of construction activities.

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4. Prior to issuance of any zoning permits for the project, other than the model home, the applicant shall have a subdivision record plan recorded with the Greene County Auditor.
5. Prior to the release of the subdivision record plan for recording, the applicant shall sign a Subdivider's Contract on forms provided by the City and provide a bond or letter of credit for the required public improvements.
6. Prior to the release of the record plan for each section, park and impact fees for that section shall be paid in-lieu of dedication of parkland for said section as determined at the subdivision stage.
7. Final landscape plans are subject to final review and approval by the Planning Department prior to the release of a subdivision record plan for recording. All landscaping (unless otherwise authorized by the City Engineer) shall be kept out of the right-of-way.
8. There shall be one tree, a minimum 2.5" caliper at the time of planting, provided for each individual buildable lot, which shall be planted between the sidewalk and the front of the house. These trees shall be maintained by the respective property owner, and replaced if dead or dying. Corner lots shall have one minimum 2.5" caliper at the time of planting on each frontage.
9. A PUD Agreement, acceptable to the City, must be signed by the owner and a bond or letter of credit 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.
10. Perpetual maintenance of landscaping planted in all common areas shall be provided and any dead or diseased materials shall be removed and replaced by the homeowner's associations with similar types, species and sizes, as originally planted, within three months of their removal, weather permitting.
11. Prior to the release of the subdivision, the applicant shall submit a copy of the covenants, restrictions, and homeowner's association documents to the City of Beavercreek for this subdivision, which shall, among other stipulations, provide requirements for maintenance and landscaping of common areas, communal mail facilities and the storm water ponds. The covenants, restrictions and homeowner's association documents, shall be reviewed and approved by the City Attorney and be recorded with Greene County prior to the release of any zoning permit for the site. Said maintenance and landscaping shall be provided by the homeowners association in perpetuity.
12. The homes constructed within this development must consist of brick, stone or cement board siding on all four sides of the building. The use of metal or vinyl sidings, including aluminum siding shall not be permitted except on fascia and soffit areas or as accent features.

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13. The approved homes constructed within this development shall be generally consistent with the example homes attached. If needed, any disagreement between the Planning Department and the home builder as to what is considered “generally consistent” shall be decided by the Planning Commission.
14. Architectural elevations that are comprised completely of cement board siding must have a brick or stone base on the front elevation. Said base shall be at least 2 feet tall from adjacent grade.
15. Should any of the homes have exposed partial subterranean walls (such as a walk-out basement), the same materials used to construct the rest of the house must be extended to within 18” of the adjacent grade on that wall or walls.
16. The same home layout, or color scheme on a house shall not be permitted on either side of a house, or directly across the street from a house.
17. Any home builder other than Maronda Homes must provide the Planning Department with samples of past construction, to ensure consistency with architectural requirements, prior to issuance of a zoning permit. If needed, any disagreement between the Planning Department and the home builder as to what is considered architecturally consistent shall be decided by the Planning Commission.
18. Minimum Building Setbacks for this PUD are as follows:
 - a. 30-foot minimum front yard.
 - b. 35-foot minimum rear yard, except lots that abut existing R-1A lots, which shall have a minimum of 50-foot rear yard setback, and lots that abut existing R-PUD lots which shall have a minimum of 40-foot rear yard setback.
 - c. 5-foot minimum side yard. No principal structures shall be closer than 15 feet to each other.
 - d. On lots that share a side yard with the side yard of an existing R-PUD or R-1A lot, the side yard setback shall be 10 feet on each side.
19. The minimum square footage for residential units shall be as follows:
 - a. One-story principal structures shall be a minimum 1,250 square feet excluding garages and porches.
 - b. Two-story principal structures shall be a minimum 1,750 square feet excluding garages and porches.
20. Final entrance signs and the landscape plans for the entry features shall be approved by the Planning Department staff prior to any zoning permits being issued for the signs. The maximum height of entrance signs, including sign structure shall be 8 feet. In no instance shall the sign or its structure create a line of sight hazard for vehicles and/or pedestrians (including all forms of non-motorized transportation) from any direction.

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21. One photoelectric light fixture shall be required for every lot with a residential structure.
22. All concerns of the Beavercreek Fire Department and Sanitary Engineer must be addressed prior to the release of a subdivision record plan. All concerns of the City Engineer including but not limited to road improvements, land dedication, grading, storm water management, and erosion control must be addressed prior to the release of a record plat.
23. Aeration and water circulation devices and/or fountains are required to be installed into any retention pond and shall be maintained by the homeowner's association in perpetuity. The first two feet of embankment above the waterline and two feet below the waterline shall be permanently covered in #2 stone so as to prevent erosion and weeds growing at the waterline.
24. Any existing wells on site that will be closed off, shall be closed under appropriate ODNR methods.
25. The final design and placement of any common mailbox(es) shall be reviewed and approved by the Planning Department prior to their placement.
26. All residential style trash totes shall be stored within or immediately adjacent to a primary structure, and shall be out of ordinary public view on days when trash collection is not occurring (except the night before scheduled pick-up is to occur).
27. Street lights shall be installed at the intersection of Pennycreek Lane and Graham Drive and the intersection of Vayview Drive and Graham Drive.
28. The use of chain-linked fencing shall be prohibited in this development.
29. Additional trees shall be planted within the 50-foot buffer area north of Lot 3, as shown on the proposed landscape plan.
30. The lift station at the end of Vayview Drive must be fully removed so as to allow Vayview Drive as a secondary entrance. This shall be done prior to the commencement of any home construction.

Motion was seconded by Mr. Jones. Motion PASSED by a roll call vote of 5-0.

PUD 97-1 AMEND 1/26, Hampton Inn/Homewood Suites

Clerk Gillaugh read the public hearing on an application filed by HiFive Development Services, 202 W. Main Street, Mason, OH 45040. The applicant requests approval to amend PUD 97-1 to accept multiple court changes that were made to the judicially approved PUD. The property is located on the north of Kemp Road approximately 500 feet east of the intersection of Kemp Road and North Fairfield Road further described as Book 4, Page 6, Parcel 123 on the Greene County Property Tax Atlas.

Mr. Carville summarized the staff report dated December 31, 2025, which stated this request was to incorporate multiple court approved changes to the judicially approved PUD. He discussed the location of the property, and stated the initial rezoning and the voter referendum that overturned the rezoning was done in 1997. He explained there was a Federal Court Settlement that spanned from 1998 to 2000 where the property owner filed a lawsuit to reinstate the commercial PUD, the case was resolved through mediation, the City was required to rezone the property to a commercial PUD, and City Council adopted the Ordinance in July 2000. Mr. Carville stated in 2015, an assisted living facility was proposed on the site and the rezoning was approved by City Council, however, the development did not proceed and no federal court modification was requested. He said in 2018, an office building modification was proposed, and the case received all necessary approvals needed from the City. Mr. Carville stated the federal court approved the modification to the 2000 Agreed Order in November 2018, but it was never adopted by Beavercreek to guide the future development within the PUD. He explained this case was specifically about adopting the 2018 court order so the PUD accurately reflects it. Mr. Carville explained there was a condition in the 2018 court order that required the City to take all necessary actions to implement the agreement.

Mr. Carville discussed an addition to the proposed resolution that came through the courts today and was prepared by the City's legal counsel. He explained the second case still would have went forward tonight, and are just adding this on to the resolution so it would be one less case that would have to adopted in the future. Staff recommended approval of the case with three conditions.

Counsel Lounsbury explained the City had a lot more control over the development when the original plan was approved back in 1997. He stated when it got overturned by referendum and thrown into court, the court now has jurisdiction to approve the changes. He explained there was a mediation where the parties came to an agreement on what to do with some of the area, but that didn't cover the entire development. He said over the years as things have changed in the PUD instead of going through the normal process the City ends up going to court. Counsel Lounsbury believed the newest amendment was supposed to prevent the City from having to go back to court again. He explained all they were reviewing tonight had been approved by the federal judge, the same federal judge that has been overseeing the case since 1998. Counsel Lounsbury stated the City's hands are really tied, and the City had to rely on what the court was making them do. He said this case was to make sure the City matches what the court has ordered.

Mr. Self and Mr. Burkett discussed which properties were included in the PUD.

In public input, Monica MacFarland, 3122 Don Quixote Drive, stated she wanted to discuss this from a citizen's perspective. Ms. MacFarland explained Lofino had

asked in 1995 to have the property rezoned to a C-PUD, and staff recommended disapproval because it did not comply with the Land Use Plan. She said in 1997, Lofino wanted to rezone it to C-PUD and again staff said it didn't comply with the Land Use Plan. Ms. MacFarland read the main idea of the Land Use Plan and the first sentence in the Zoning Code. She referred to the PUD requirements in the Code, and read the standards and criteria that have to be met for a PUD rezoning to be approved.

Laureene Bollinger, 2286 El Cid Drive, donated her three minutes to Monica MacFarland.

Ms. MacFarland explained the C-PUD was passed, but there were restrictions that were put on the height and size of the buildings. She said they took it to referendum, and won, however Lofino sued the City and it ended up going to mediation. Ms. MacFarland stated during the mediation they had recommendations for the height of the building and the size of the buildings. She said then in 2018 they get a new lawsuit, and in the decree Paragraph 2 was completely considered null and void. Ms. MacFarland questioned what it meant when the citizens take something to referendum, and everything they fought for disappeared. She stated she felt a great sense of betrayal.

Josh McClanahan, 2311 El Cid Drive, questioned if the City had appealed the federal decision and did not understand why it was a federal decision for a local municipality. Counsel Lounsbury said this case has been pending since 1998 in the lower district court and because there had been agreed entries with the judge and all the parties, there has been no need to appeal to a further higher court. He stated he was not sure how that would happen at this point. Mr. McClanahan stated the appeal would be for the Beavercreek residents to decide what they want to do with their own property instead of people just suing and putting in whatever they want to put there. Counsel Lounsbury stated at this point there is nothing to appeal because they would be appealing something that all the parties have agreed to.

Mr. McClanahan asked who at the City of Beavercreek agreed to it. Counsel Lounsbury said he did not remember the exact person who was involved in the negotiations with the judge and the other parties, but it would also have to be approved by City Council. Mr. McClanahan questioned why are they not fighting this. Counsel Lounsbury said the City fought it as best as they could and that the case was mediated back in 1998. He explained once a case is mediated an agreement was made, which was why there was no appeal possible. Counsel Lounsbury said that allows for modifications to be made to the agreement thereafter because once it was in federal court it would always be tied to the court order. Mr. McClanahan asked what made it a federal case. Counsel Lounsbury explained it was the appeal to the federal court, and the type of appeal was a federal appeal regarding land use. Mr. McClanahan questioned Ohio's own state legislator does not govern Beavercreek. Counsel Lounsbury

said in this particular case, the South District of Ohio had jurisdiction over this case.

Mr. McClanahan said he would like to know what the City was doing to support the residents and deny any kind of changes in this area because it went to referendum in 1997 and they plan on doing it again. He believed it would pass because everyone in this area he had talked to does not want a hotel in this area. Mr. McClanahan stated when they get to that stage, he hoped they would be supporting them in their decisions. Counsel Lounsbury was not sure this could be overturned by referendum if it had already been approved by a district court. He assumed there would be another court appeal to Judge Murz, who would have jurisdiction over the same exact issue. Counsel Lounsbury did not believe that was a possibility under these circumstances where there was an agreed entry from the court regarding these issues. He said they are just rubber stamping what the court has already told them to do.

John Jones, 2236 Crab Tree Drive, questioned if Counsel Lounsbury was stating there cannot be an appeal on the modification because in the original court order the judge, in his opinion, allowed Lofino to build his Cub Food. He said the judge did stipulate that it had to be at the north end of the property giving a buffer zone trailing down from regional commercial to neighborhood community commercial which is what that end of the property should be. Mr. Jones thought just because it got modified to say C-PUD, he believed it was now City Council allowing them to go 40 feet high because the assistant living facility wanted to go three stories and that got turned down because they restricted them to two stories. He said the applicant could not make money with it only being two stories. Mr. Jones stated now things having changed and they are going to allow a regional commercial building to go up to almost 40 feet high. Counsel Lounsbury explained Judge Merz agreed to raise the height. Mr. Jones thought they needed to appeal that modification then because it was the judge's intent originally in 2000 to shield the residents by restricted Cub Foods to be built at the north end of the facility. He alleged that was the reason Lofino did not build the facility. Counsel Lounsbury explained the City is bound by the decision of Judge Merz. Mr. Jones thought they should appeal the modification and have another referendum.

In written input, two emails were received from Pam Lewis, 2312 El Cid Drive; and Andy McFarland, 3122 Don Quixote Drive. The Commissioners received a copy of both.

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

Mr. Fountain referred to the 2018 agreement talking about vacating Paragraph 2. He said then Mr. Carville showed a slide tonight where they were supposed to put 200,000 square feet back in. Counsel Lounsbury explained the slide presented tonight was to increase the total square footage to 200,000 so that

the other vacant outlots can be developed otherwise they would remain vacant. Mr. Fountain agreed it clearly said that in the 2000 agreement in Paragraph 2(a), but then it was struck from the 2018 agreement. Mr. Burkett said to him it sounded like the new order reinstates Paragraph 2(a), which Counsel Lounsbury believed that was the intent of the court to bring that square footage up to 200,000. Mr. Fountain referred to the Number 12 in the 2018 agreement and said it was the same as the 2000 agreement talking about 6.752 acres of land deeded to the City. He wanted to confirm that is not the five acres they are going to be discussing for the hotel. Counsel Lounsbury explained it was the greenspace buffer that cannot be developed on. Mr. Fountain referenced the analysis in the staff report and said it stated the purpose of this request was to satisfy Condition #14 of the 2018 court order, and questioned why they were just looking at that condition. Mr. Carville explained Condition #14 was the marching orders to bring this into the PUD.

Mr. Meyer said they were not approving a PUD today, but they were amending the existing PUD. Mr. Carville stated the PUD already exists, and they are just updating the language within it. Mr. Self questioned it was the language that was put forth by the court though. Mr. Carville stated that was correct. Mr. Self said that means they don't have a lot of a choice, but they could turn it down. Counsel Lounsbury stated he had thought about what the consequences would be of turning it down. He did not believe it would have any affect because the court's jurisdiction supersedes the Commission, but it would put the City in non-compliance with the requirements of the court. Counsel Lounsbury was not sure if that would be holding the City in contempt or if there would be a motion that would force them to redo it. He explained their hands are tied once the court has ordered this, and thought if it was turned down there could be negative consequences though.

Mr. Meyer questioned how the City could stop development. Counsel Lounsbury explained the only way to stop development was to purchase the land.

Mr. Meyer MOVED to add Condition #3 as presented. Motion was seconded by Mr. Jones. Motion PASSED by majority voice vote.

Mr. Meyer MOVED to approve PUD 97-1 AMEND 1/26 with three conditions as amended:

1. All other conditions of PUD 97-1 and subsequent applicable modifications and amendments shall remain in full force and effect, except as modified herein.
2. All conditions set forth in Case No. 3:98-cv-250 under the 2018 Order shall be incorporated into PUD 97-1.
3. Paragraph Two (2)(a) of the original Agreed Order Modifying Terms, filed November 8, 2018, is hereby amended to increase the total square footage of all

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buildings and structures allowed in the development from 185,000 square feet to 200,000 square feet. The increase required to allow the increase in the total square footage out-lot structured. This amendment shall control over and provisions to the contrary in the Agreed Order Modifying Terms filed November 8, 2018, (Doc #55).

(A) Paragraph 2(a) as modified shall read as follows:

2(a). The total square footage of the buildings and structures allowed to be constructed in the development shall not exceed 200,000 square feet.

(B) Paragraph 2(f) as modified shall read as follows:

2(f). The total square footage of all out-lot structures shall not exceed 45,000 square feet. No structure on any individual out-lot shall exceed 14,500 square feet.

Motion was seconded by Mr. Jones. Motion PASSED by a roll call vote of 5-0.

PUD 97-1 MOD 1/26, Major, Hampton Inn/Homewood Suites

Clerk Gillaugh read the public hearing on an application filed by HiFive Development Services, 202 W. Main Street, Mason, OH 45040. The applicant requests a major modification to the specific site plan to allow for the construction of a 160-room 3-story hotel on 5.068 acres. The property is located on the north of Kemp Road approximately 500 feet east of the intersection of Kemp Road and North Fairfield Road further described as Book 4, Page 6, Parcel 123 on the Greene County Property Tax Atlas.

Michael George, Kleingers Group Design Team, stated they are requesting approval for a 160-room dual brand Hampton Inn/Homewood Suites hotel. He discussed the location of the site and the two access points along the private drive. Mr. George stated staff had been very helpful in the process as they have been working through it over the past year. He explained they have had questions along the way with the PUD and court order regulations, and with the City's help they have put together a compliant plan.

Jason Williams, Phoenix Architecture, stated if they have any questions in regard to the building they can ask him. He thanked staff for helping them decipher the rulings with the PUD. Mr. Williams explained they are proudly presenting a building tonight that does comply to all the court rulings. He explained they had to make some sacrifices with Hilton in order to make this fit because it was a tight sight and the court rulings does have parameters that makes this a tough site to build on. Mr. Williams believed they have produced an aesthetically pleasing building that was going to do well for the community.

Mr. Carville summarized the staff report dated December 31, 2025, which stated the applicant was requesting to allow a 3-story, 160 room hotel to be constructed. He discussed the impervious surface calculations, the permitted

uses for the site, what facilities currently exist around the property under discussion, the proposed site plan showing the two access points, the building design, the setback requirements, a visual depiction of the proposed hotel from the neighbors to the east, the parking requirements, the dumpster enclosure location, the landscaping plan, the lighting requirements, and the signage requirements. Staff recommended approval of the case with 22 conditions.

In public input, Sheila Hollenbaugh, 2260 El Cid Drive, said they have lived in the same house since 1976. She said as much as she would like to have back the two lane roads, the cornfields and the neighborhoods where they felt comfortable letting the kids roam free range, she knew that ship sailed a long time ago. Ms. Hollenbaugh stated she had come to appreciate the community focused businesses that have come in. She said all the businesses in that swath from Kemp Road to I-675 they could walk into and get a good or service they could use. Ms. Hollenbaugh did not feel this application was any of that as it was not a community focused business that adds anything new to the area. She explained she could count seven hotels within shouting distance including a Marriott which was clearly what this was trying to replicate. Ms. Hollenbaugh stated the building would tower over everything in the strip north of Kemp Road and east of North Fairfield Road going all the way up to I-675. She believed it was incompatible with the Land Use Plan which specified community business. She requested the case be denied.

Monica MacFarland, 3122 Don Quixote Drive, stated the development was supposed to taper according to the Land Use Plan from I-675 to Kemp Road. She said even the property has a more dense commercial part of it and it was supposed to taper to a community development. She said as the previous speaker said the businesses around there are really community based. Ms. MacFarland referred to the 2018 agreement, and explained it said the maximum height of the buildings within this PUD shall be 40 feet. She did not believe they had to be 40 feet, so they don't have to have a three story building there. Ms. MacFarland read Number 6 of the agreement that said building plan designs and elevations shall be subject to final review and approval by the Beavercreek Planning Commission and Beavercreek City Council at the specific site plan stage. She believed they had a lot of options here to deny this request because according to this lawsuit, which is a moot point, they still have some choices and she hoped they made ones that would be beneficial to the citizens of Beavercreek.

Josh McClanahan, 2311 El Cid Drive, asked for the image to be pulled up from the mound. He said that was literally his house, and wanted the Commission to look at it before they approved the hotel. Mr. McClanahan stated his son plays out in the field as well as other kids from the neighborhood, and that was what they are going to see looking out of their houses. He believed there was a lot of consequences based on the decision the Commission makes, and there were a lot of areas in Beavercreek where a hotel could be built. Mr. McClanahan did not

feel they needed to shove one right outside of their neighborhood as there was no reason for it. He expressed concern with safety as Premier has a lot of emergency vehicles that enter/exit the area and there would be hotel traffic in the way. Mr. McClanahan said they need to look into FFA because they fly helicopters through there, and questioned if they could have a 40 foot hotel that close to a hospital that uses helicopters. He said it was one thing to have an emergency center behind his house with the sirens that wake them up at night, but people in the hotel would be able to see inside of his house. He explained there were pine trees out in the field, but if someone is 40 feet high, they would be able to see in his back door which is why he was passionate about this. Mr. McClanahan stated he did not want to look out every morning and see that, and that was not why he moved to Beavercreek. He asked the Commission to think if that was outside their house if they would want to see it.

Roger Richey, 3144 Kemp Road, stated that view would be his view looking out his driveway and backyard. He expressed concern with security because of having a hotel right there with transients coming through all the time. He was glad to hear they were planning on leaving the berm there, but they would still be able to see straight to the houses and backyards. Mr. Richey questioned where the access points were going to be located, and what that was going to do to traffic on Kemp Road. He said he did hear they were going to put more trees in. Mr. Richey questioned what this proposal would do to the value of his home and the taxes.

Annette Beatty, 3101 Don Quixote Drive, stated they did not need a hotel on this site and there was plenty on Colonel Glenn Highway that did not impact residential areas. She said there are hotels near the Mall at Fairfield Commons, and the parking lots are never full when she drives by so they do not need more hotel. Ms. Beatty explained this is a residential area and by putting a hotel there it was ruining that residential feel. She said they walk the neighborhood, and by having a hotel there they are going to have transient people. She said the hotels further down the strip, have indigents that live in and around there. Ms. Beatty thought the little park area they have behind the mound would be a perfect place for indigents to start living. She explained she has seen people come from Red Roof Inn, and stand on the streets begging for money and they have made it as far south as Aldi now. Ms. Beatty knew that was all speculations, but she has seen it happen in many different areas.

Ms. Beatty did not believe a hotel was beneficial to any of the residents in the area. She said it is a nice quiet area where they know everyone, and now they are going to have strangers that would be walking on the sidewalks that lead right to Wartinger Park. She explained there are problems already at night in the park, and could see it happening more often. Ms. Beatty stated there was a preschool just down on Kemp Road, and she worried about the security and safety of it. She expressed concerns with the safety of the neighborhood children who ride their bikes around and now they are going to have people

who aren't from Beavercreek just passing through. Ms. Beatty stated she was also worried about her safety and her property's safety. She said in regard to the 40 foot height, it didn't matter if there were trees there, it was still going to tower over it.

Roger Smith, 2321 El Cid Drive, donated his time.

Ms. Beatty stated there was going to be traffic 24/7 because the hotel was open 24/7. She understood where the access points were going to be located on the private street, but then they would be turning onto Kemp Road. Ms. Beatty stated it was very busy, and during rush hour sometimes trying to get into El Cid Drive the traffic is backed up to North Fairfield Road. She thought it was going to be impossible to turn left into El Cid Drive or to turn right onto Crab Tree Drive. Ms. Beatty explained she moved here because of the quietness, the quaintness, the location of the little park there, the school and the churches. She stated they have access to all the things like a previous person said that benefit them as residents. Ms. Beatty explained she did not care about hotel patrons because they are not from Beavercreek, and they are going to be invading. She did not feel it was needed, and there were plenty of other hotels that people could go to. Ms. Beatty stated it destroys the neighborhood feel, and the atmosphere of Beavercreek which was why they all live in Beavercreek. She questioned if the Commissioners would like to look at that if they looked out their window. Ms. Beatty said right now they see the sunset, the hill with trees, but now they are going to see the hill, with trees, and the building with people standing at the windows staring at them. She stated she did not want it.

John Jones, 2236 Crab Tree Drive, said what he said previously applies to this case as well. He explained he was located on the southeast corner of Kemp Road and Crabtree Drive, and he likes to go out in his front yard with a cold beverage and watch the sunset. Mr. Jones stated if this hotel was there not only would he to be looking at the east side of the building but he would also be seeing the south side of the building. He said the last thing he wanted to look at was a three story building. Mr. Jones commended the City Council so far because they have been able to keep the regional commercial north of Lakeview Drive and that was where it needs to stay. He stated just because the land may all be taken north of Lakeview Drive, that does not mean they should allow regional commercial to be south of Lakeview Drive. Mr. Jones said as the original judge's intent, he allowed the Cub Food building on the north end of that lot so it would create the transition to the residential area. He believed just because the building fits the land does not mean the building fits the neighborhood.

Jean Eyink, 2335 El Cid Drive, said she was one of three residents the City allowed to participate in the mediation in 2000. She explained they have lived at their residence for 37 years, so she had been involved since 1995. Ms. Eyink stated for 28 years they have been told that the Land Use Plan required a tapering of commercial activity from I-675 to Kemp Road. She felt that a 3-story,

160 room hotel was regional not community commercial and does not follow the Land Use Plan that calls for a tapering of business activity. She asked that the Commission deny this application. Ms. Eyink stated in 1997, her husband provided staff with data on noise pollution. She saw they did a study on light pollution, and questioned if they had done one on noise pollution. She requested they would questioned look at the data her husband provided if a study had not been done, and stated it would not have changed in 25 years.

In written input, two emails were received from Pam Lewis, 2312 El Cid Drive; and Andy McFarland, 3122 Don Quixote Drive. The Commissioners received a copy of both.

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

Mr. Jones asked with the proposed plan if staff foresaw any lighting issues with the neighborhood to the east. Mr. Carville did not believe so since the photometric plan was reading 0.0 at the property lines. Mr. Jones questioned if there was lighting along the top of the building. Mr. Carville explained that was all calculated in the photometric plan so even if there was it was showing 0.0 on the borders. Mr. Jones asked if there were any EMS concerns with Careflight since it lands in that vicinity and ambulances are going in and out close to the site. Mr. Carville stated that was a very good point that he would have to look at prior to issuing a zoning permit. He said that was something they have to review with projects near Wright Patt.

Mr. Jones questioned if they could consider privacy concerns. Counsel Lounsbury thought they could consider privacy concerns, but there is a giant mound along the property separating them. He said it was up to the Commission to weigh that issue though. Mr. Jones asked if they were able to consider the number of hotels in the area as justification for disapproving the case. Mr. Carville said they cannot. Mr. Jones stated one of the residents brought up the tapering agreement, and questioned if that was in the 2018 agreement. Mr. Carville believed they were referencing the Land Use Plan, and the Land Use Plan was determined in zoning issues. He explained once the zoning was established, it was done with that in mind. Mr. Carville said since it had the O-1 component so the tapering did not apply here. Counsel Lounsbury stated the Land Use Plan would be considered in zoning, and was not sure if the court considered it or not. He explained the court has told the City what the zoning was.

Mr. Fountain asked if there was roof mounted equipment, and if so, how was it screened. Mr. Carville said it was screened by the parapet wall which was the architectural features on the building. Mr. Fountain said the site was going to be increasing the solid state of the ground, and questioned if the drainage was going to be adequate. Mr. Burkett explained on the City owned land, there was a storm water pond that was created with the original development keeping in

mind it would be sized for full buildout. Mr. Fountain said one of the residents brought up traffic on Kemp Road during rush hour, and questioned if staff thought a traffic or signal study needed to be done for Kemp Road. Mr. Burkett stated this property was located within the Impact Fee District, so prior to release of the zoning permit, they would be required to pay those fees. Mr. Burkett stated if something was warranted in the future or with this development, that is the intent of the impact fees to construct those improvements.

Ms. Palumbo stated with the resident's concern of privacy or loitering in the green spaces area, she questioned if it would be possible to put up fencing at the back of the hotel. Mr. George said there is a line of evergreen trees proposed to screen that. Ms. Palumbo questioned if there was flat space between the mound and the parking area. Mr. George said there would be a lower mound along Kemp Road with a row of evergreen trees too. Ms. Palumbo explained if it was possible, she would like to see if a fence could be construction between the hotel and the green space to prevent loitering. Mark Davis, Hi Five Development, said this is a Hilton hotel, and they would not get transients in this hotel. He explained they have developed a number of other hotels in Beavercreek, and they have not found fences to be very helpful for those kinds of things. Mr. Davis said the hotel ownership and staff that work there police the parking lots fairly regularly. He stated the parking lots are required to be lit. He explained they are the largest hotel developer in Ohio, and he did not believe they have ever had a problem with any transients in their parking lots. Ms. Palumbo asked if they have a policy where they would discourage loitering if it occurred in the parking lot. Mr. Davis stated if they are not a guest and don't have a key fob, they would most likely be asked to leave.

Mr. Meyer referred to Condition #11, and asked if the business closes. Mr. Carville stated that condition should be removed as it would not apply. Mr. Meyer asked if the dumpster location could be moved to a location as far away from the residential properties as possible. Mr. Carville said it could possibly be moved to the southwest corner. Mr. Meyer asked what the square was on the top right corner of the site. Mr. Carville stated it was the water meter pit. Mr. Meyer questioned if they had really any grounds to deny this application. Counsel Lounsbury said they could not stop a hotel because it is a permitted use in the PUD. Mr. Meyer said the maximum height says 40 feet, and asked if they were allowed to limit it to 30 or 35 feet high. Counsel Lounsbury believed when that was contemplated it was so the building could go up to 40 feet. He said it would be contrary to the zoning requirements unless there was some good reason why aesthetically the City would not want it. Counsel Lounsbury stated they raised it for a reason, and said using the specific site plan process to undermine the zoning would not be allowed.

Mr. Jones said he asked about Careflight earlier, and questioned if it was premature to approve the application tonight without staff looking into it first.

Mr. Carville felt they could approve the case tonight, and the concerns would be addressed before a zoning permit would be issued.

Mr. Self stated he was one that goes back to 1997 with the site, and explained once of the reasons the mound was build was because the line of sight from people's backyards should not have been able to see anything of the Cub Foods store that was proposed. He said his main heartburn with this whole thing is that doesn't apply anymore. Mr. Self said he was not sure how to mitigate it, but thought they could require the developer to plant those trees as one of the very first things they do. He stated another concern was light pollution, and suggested adding a condition that would prohibit lights mounted on the east side of the building. Mr. Self said they do want a lit parking lot, but there was no reason to light up the building. Mr. Carville stated they may have entrances on that side that they would want to light up, but thought maybe making it specific that no lights could be mounted at the top of the building.

Mr. Self referred to the 200,000 square foot maximum, and questioned if that was footprint or number of floors. He said it was the total square footage of the building. Mr. Self asked with the proposed building and the existing medical building, if they were still under the 200,000 square feet. Mr. Carville said yes. Mr. Self questioned if they planned on having a restaurant. Mr. George stated they would have food available for the guests staying only. Mr. Self referred to the C600 Grading Plan, and questioned if there would be a lower mound installed along Kemp Road. Mr. Carville said yes. Mr. Self questioned if there was landscaping proposed along that area. Mr. Carville stated they were proposing evergreens in that area.

Mr. Meyer asked if there was anything that would prevent the Commissioners from adding or limiting the hours of construction. Counsel Lounsbury thought that could be added.

Mr. Self thought they should add conditions regarding the construction hours, the timing of planting trees, the decorative lighting on the east side of the building, and the dumpster location.

Mr. Meyer MOVED to add Condition #23 to read hours of construction for any grading or exterior work associated with this development shall be limited to Monday through Saturday from 7 a.m. to 7 p.m. Motion was seconded by Mr. Fountain. Motion PASSED by majority voice vote.

Mr. Meyer MOVED to modify Condition #7 so the last sentence shall read "The final design of the enclosure shall be located on the western side and shall be reviewed and approved by the Planning and Development Department prior to the issuance of any zoning permits." Motion was seconded by Mr. Fountain. Motion PASSED by majority voice vote.

Mr. Meyer asked when the berm would be extended. Ben Flamer, HiFive Development, said when they did site work they would build the mound early in construction then the trees would be planted. Mr. Self explained the point was to get the trees growing as the building was constructed vertically.

Mr. Jones MOVED to modify Condition #19 so the last sentence shall read, "The applicant shall be responsible for their portion of the mound and shall install the required evergreens at the initiation of building construction." Motion was seconded by Ms. Palumbo. Motion PASSED by majority voice vote.

Mr. Meyer MOVED to add Condition #24 to read no decorative lighting shall be installed on the east side of the building. Motion was seconded by Mr. Fountain. Motion PASSED by majority voice vote.

Mr. Meyer MOVED to approve PUD 97-1 MOD 1/26 with 24 conditions as modified:

1. All conditions and Court Orders contained within PUD 97-1 and all subsequent modifications to PUD 97-1 are incorporated herein by reference to the extent they are not specifically amended or altered by any plans and conditions with this Major Modification.
2. The approved site plan, architectural elevations, and landscape plan for the this development shall be the plans stamped "Received December 22, 2025", 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.
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 consistent with the principal building. The final design of the enclosure shall be reviewed and approved by the Planning and Development Department prior to the issuance of any zoning permits. The final design of the enclosure shall be located on the western side and shall be reviewed and approved by the Planning and Development Department prior to the issuance of any zoning permits.
8. A maximum of one ground sign shall be permitted that can be up to 6 feet tall with 40 square feet per sign face. The design of the ground sign shall include a masonry base and sides that shall be constructed of similar material to those on the proposed building.
9. Wall signage shall be limited to 350 square feet per elevation. Sign height shall be no taller than 7 feet. No signage shall be permitted on the east elevation.
10. 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 Department. No pole mounted fixtures shall be located in the paved area of the parking field. 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 permit 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.

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. Downspouts shall be internally mounted and shall not be visible on the exterior of the building.
18. Temporary signs shall not be permitted within this development with the exception of a construction sign that will be allowed during construction of the project.
19. A final landscape plan including 8 foot tall evergreens on the top of the mound shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit for the building. The landscape plan for the mound shall be reviewed and approved by the Planning Department prior to the release of a zoning permit. The applicant shall be responsible for their portion of the mound and shall install the required evergreens at the initiation of building construction.
20. Impact fees shall be paid prior to the release of the Commercial/Industrial Zoning Permit.
21. Within the confines of the proposed property, the mound shall be adequately maintained, free of noxious weeds and tall grass, in perpetuity.
22. An additional sidewalk along the western boundary of the property, adjacent to the private drive, may be required at the discretion of the Planning Director.
23. Hours of construction for any grading or exterior work associated with this development shall be limited to Monday through Saturday from 7 a.m. to 7 p.m.
24. No decorative lighting shall be installed on the east side of the building.

Motion was seconded by Ms. Palumbo. Motion PASSED by a roll call vote of 5-0.

Mr. Burkett stated Colin Carville, City Planner, accepted a new position as a Planning Director for a suburb city of Dayton so tonight was his last meeting. He

BEAVERCREEK PLANNING COMMISSION, 1/7/26

thanked him for this service for the last two years, and wished him the best in his future endeavors.

ADJOURNMENT

Mr. Meyer MOVED adjournment at 9:46 p.m., seconded by Mr. Jones. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT

Meeting Date: February 4, 2026	Reference Topic: PC 24-2 MOD 2-26 (minor) Project X ASRA
Agenda Reference No.:	

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

OVERVIEW:

The applicant is requesting approval of a Minor Modification of the approved ASRA detailed plan to increase the size of the proposed structure by 3,650 square feet.

STAFF RECOMMENDATION:

Staff is recommending approve the applicant's request, with conditions found in the attached staff report. .

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, approval with conditions, disapproval, or tabling of this application.

Burkett

CITY OF BEAVERCREEK

STAFF REPORT



January 30, 2026

PROJECT: Project X (Resonance Sciences)

CASE NO.: PC 24-2 MOD 1-26 Minor

APPLICANT: Woodard Development
505 S Jefferson Street
Dayton, OH 45402

REQUEST

The applicant is requesting approval of a minor modification to the approved detailed site plan, in order to increase the size of the approved building by 3,650 square feet.

DISCUSSION

The applicant is requesting approval of a minor modification to the previously approved detailed site plan to allow a 3,650 square foot increase to the approved building footprint. The additional square footage is needed to accommodate two autoclaves that are required to support the applicant's expanded operations.

The proposed building expansion is located on the west side of the building approved by City Council in the summer of 2024. The autoclave expansion area is approximately 57 feet wide by 63 feet deep. In addition, a stand-alone walk-in freezer, measuring approximately 35 feet by 25 feet, is proposed on the west side of the site. Because the freezer is a detached structure, it does not count toward the building square footage and is not included in the 3,650 square foot increase.

Although these expansion areas were not shown on the original site plan, they are functionally related to the approved use and support the applicant's planned business growth. Since the approved building has not yet been constructed, and the proposed expansion will utilize the same materials and architectural style, staff does not find the modification to be out of character with the previously approved development. From a practical standpoint, the building will appear as though it was planned this way from the outset.

The expansion is not readily visible from Research Boulevard and will also provide additional screening of the previously approved loading dock area along the north side of the building, resulting in a modest visual benefit.

As part of this minor modification, the applicant is also proposing a change to the entryway architectural feature, which was previously approved in gray and is now proposed to be red. Staff finds this color change to be minor in nature and does not materially alter the overall appearance or character of the building.

Approved Entryway



Proposed Entryway



Overall, staff finds the request to be consistent with the intent of the original approval and appropriate to consider as a minor modification.

RECOMMENDATION

Staff is recommending approval of the modification with the following conditions:

1. All conditions of PC 24-2 shall remain in full force and effect.
2. The approved elevations for this modification shall be those plans stamped "Received January 7, 2026."
3. No scuppers and downspouts shall be visible on the exterior of the building.
4. Any dead or diseased landscaping, or landscaping damaged with this renovation, shall be removed and replaced, once the work is complete.
5. All buildings mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). The final material used as the HVAC roof screening will be reviewed and approved by the Planning Department, prior to the release of a zoning permit for any building.

6. Prior to the installation of the walk-in freezer, a separate zoning permit shall be required.



January 7, 2026

City of Beavercreek
Planning and Zoning
Attn: Randy Burkett
1368 Research Park Drive
Beavercreek, OH 45432

Mr. Burkett:

I respectfully submit the proposed expansion of approximately 3600 s.f. of the facility for Resonant Sciences being constructed at 4100 Research Boulevard. The new facility being constructed fortunately has allowed the tenant to secure additional work that requires new equipment that needs enclosed from the elements. The expansion would be of the same pre-cast material as the base building and be positioned at the rear of the building providing additional screening of the dock and drive area from Research Boulevard. This equipment and associated enclosure is vital to their ability to meet the demands of their current and future contracts. I appreciate your consideration.

Sincerely,

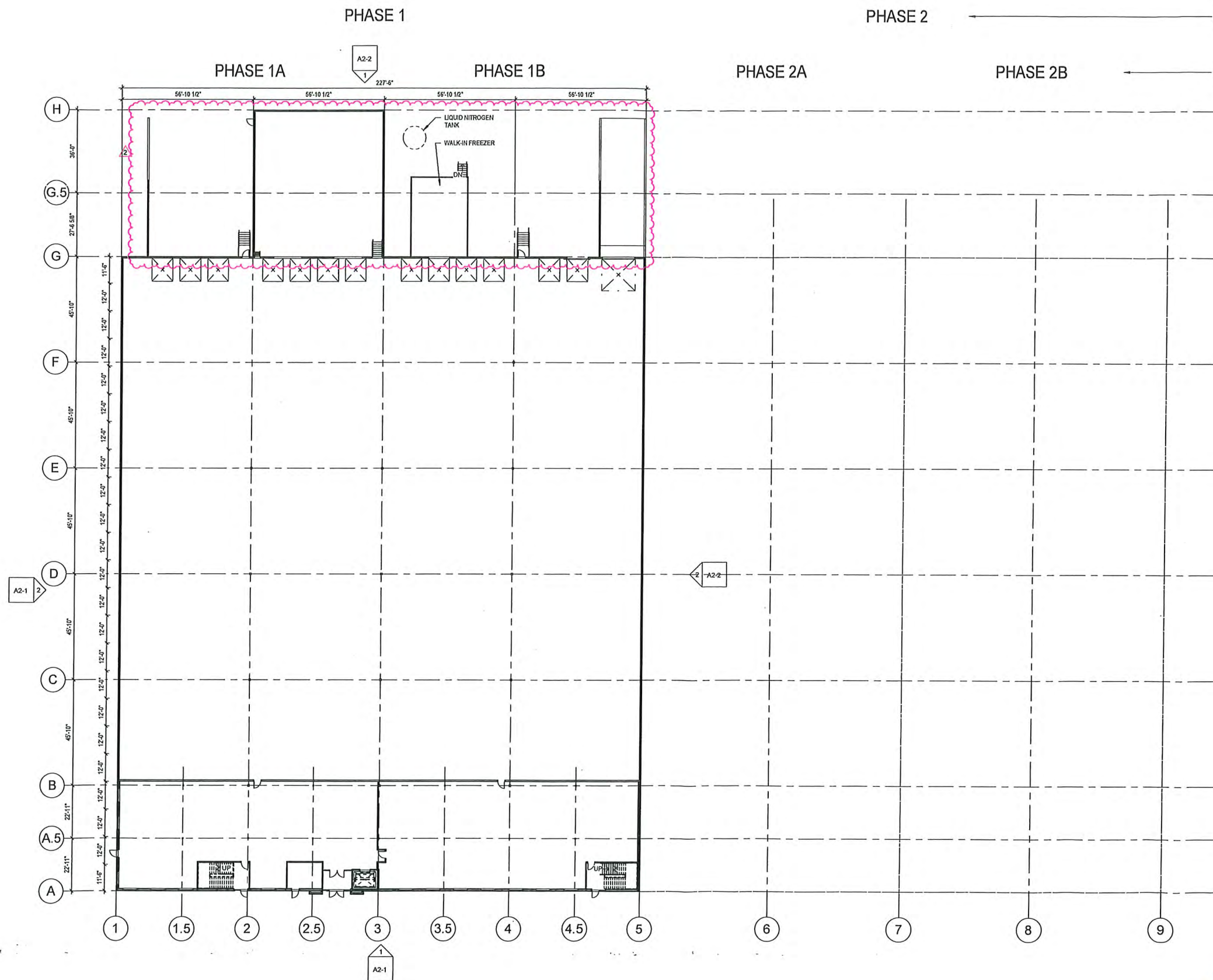
A handwritten signature in blue ink, appearing to read 'Jason R. Woodard'. The signature is stylized with a large initial 'J' and a long, sweeping horizontal line extending to the right.

Jason R. Woodard
Principal

P.O. Box 3836 Dayton, OH 45401

937.232.7330

www.woodardresources.com



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Dayton, OH 45402
T 937.224.4474

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Beavercreek, OH 45430

ISSUANCES

No.	Description	Date
1	ZONING UPDATE	06.28.24
2	ZONING REVISION	10.08.25

Drawn By
Author
Checked By
Checker
Client No.
955

**PRELIMINARY
DRAWING
ONLY**

NOT TO BE
USED FOR
CONSTRUCTION

Project No.
7477

DRAWING TITLE
**ZONING - OVERALL
FLOOR PLAN**

SHEET NO.

A1-1

RECEIVED

JAN 07 2026

**CITY OF BEAVERCREEK
PLANNING DEPARTMENT**

New R&D Facility

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Research Park Blvd.
Beavercreek, OH 45430

ISSUANCES

[illegible]

Drawn By

Author

Checked By

Checker

Client No.

955

Project No.

7477

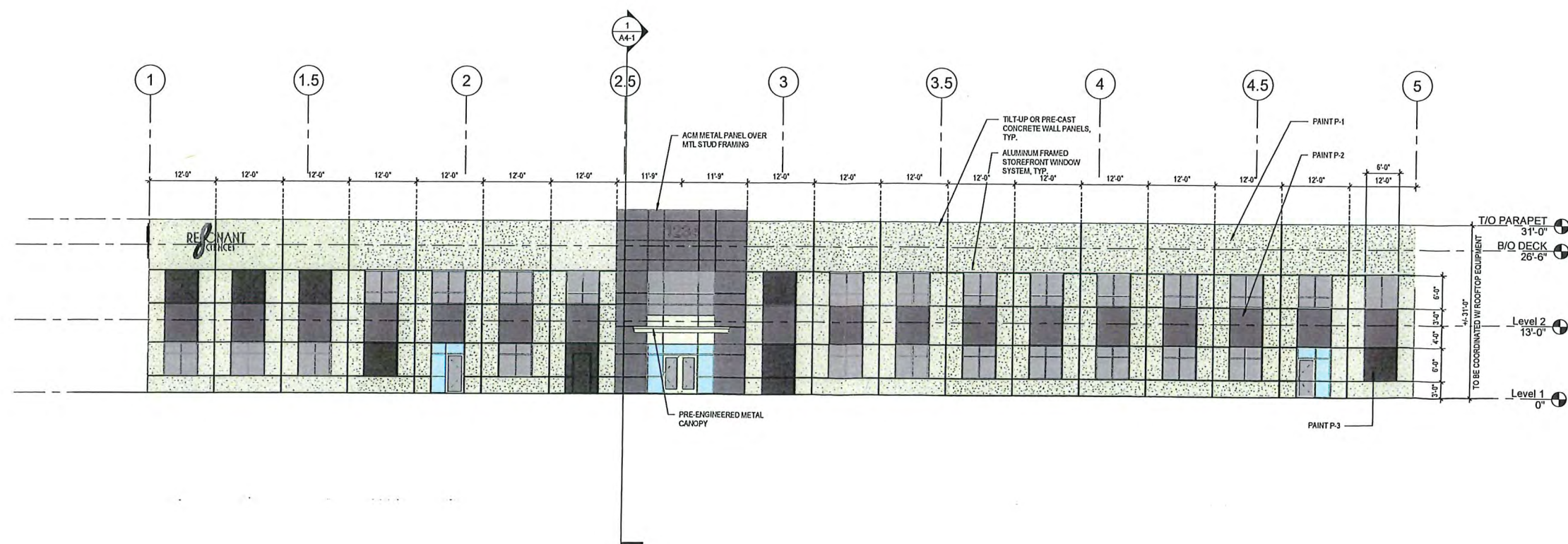
DRAWING TITLE

ZONING EXTERIOR ELEVATIONS

SHEET NO.

A2-1

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2	ZONING EXTERIOR ELEVATION - SOUTH
A2-1	3/32" = 1'-0"

1	ZONING EXTERIOR ELEVATION - EAST
A2-1	3/32" = 1'-0"



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ISSUANCES

No.	Description	Date
1	ZONING UPDATE	06.26.24
2	ZONING REVISION	10.08.25

Drawn By
Author
Checked By
Checker

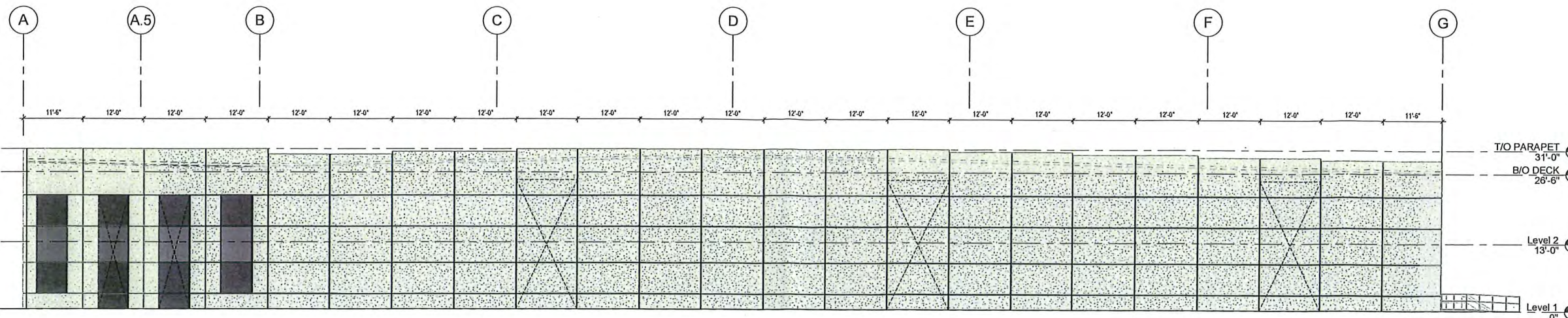
Client No.
955
Project No.
7477

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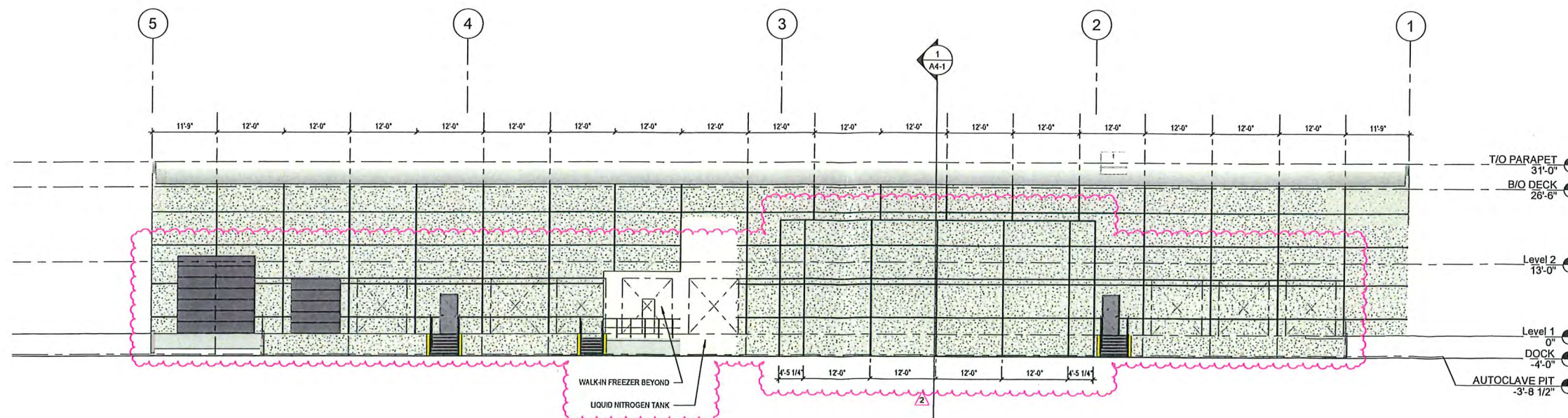
SHEET NO.

A2-2

10/8/2025 2:54:50 PM



2 ZONING EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



1 ZONING EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



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ISSUANCES

No.	Description	Date
1	ZONING REVISION	10.03.25
2	FIT-OUT REVISION	TBD

Drawn By
Author
Checked By
Checker
Client No.
955
Project No.
7477

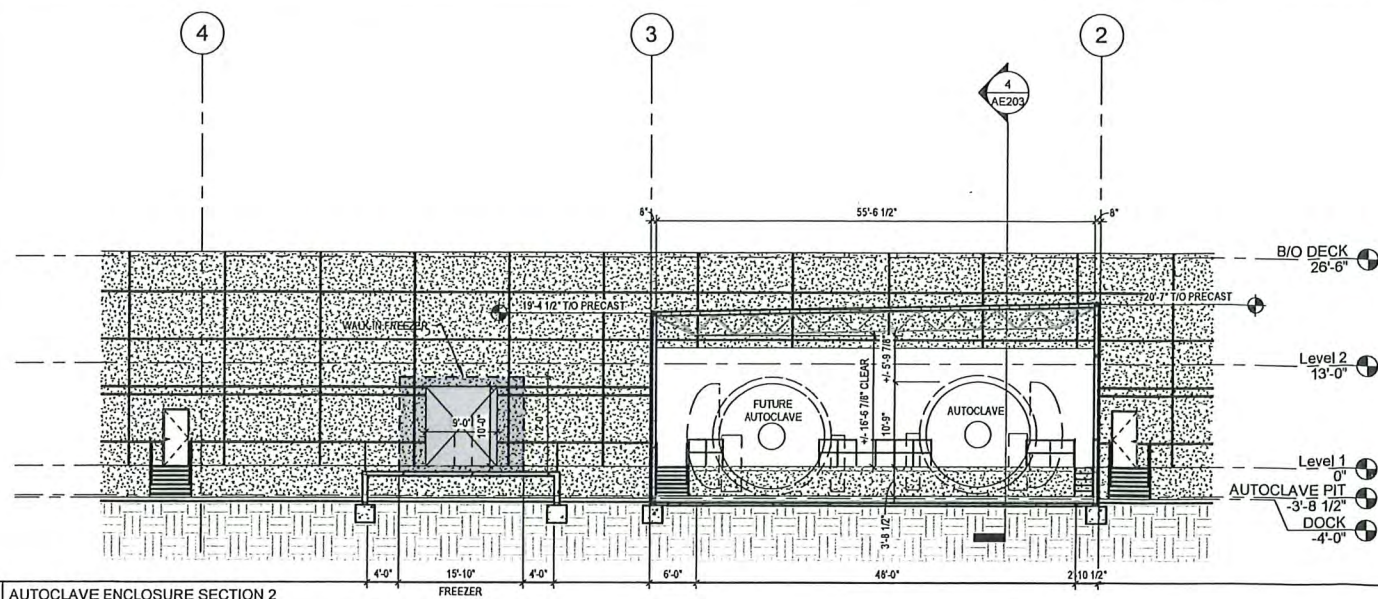
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ONLY**

NOT TO BE
USED FOR
CONSTRUCTION

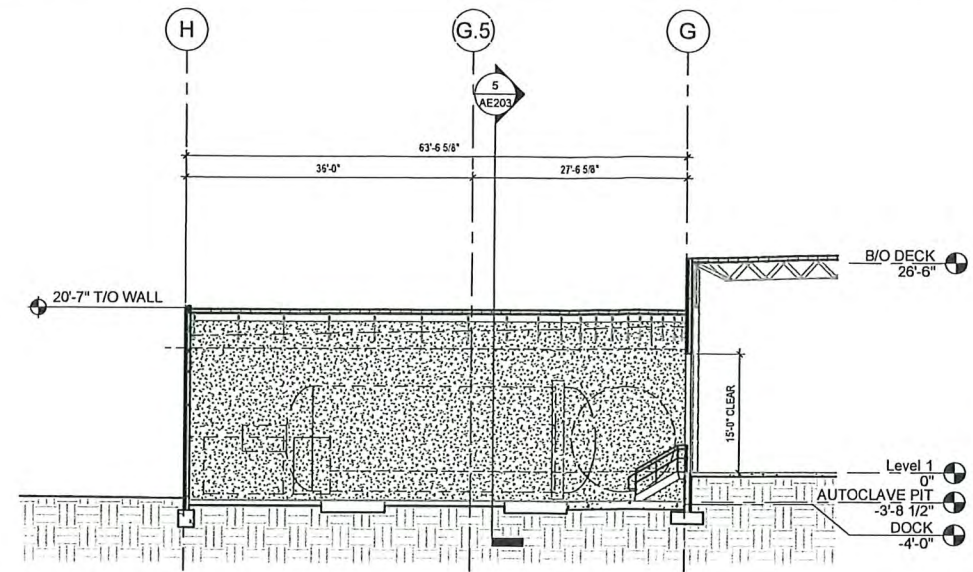
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**AUTOCLAVE
ADDITION SECTIONS
& ELEVATIONS**

SHEET NO.
AE203

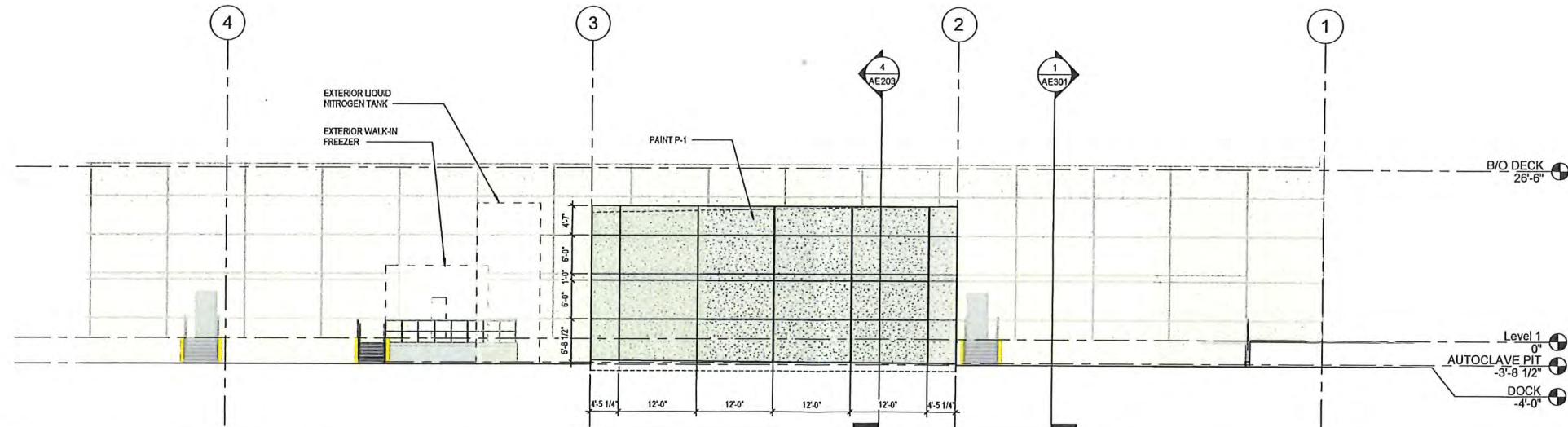
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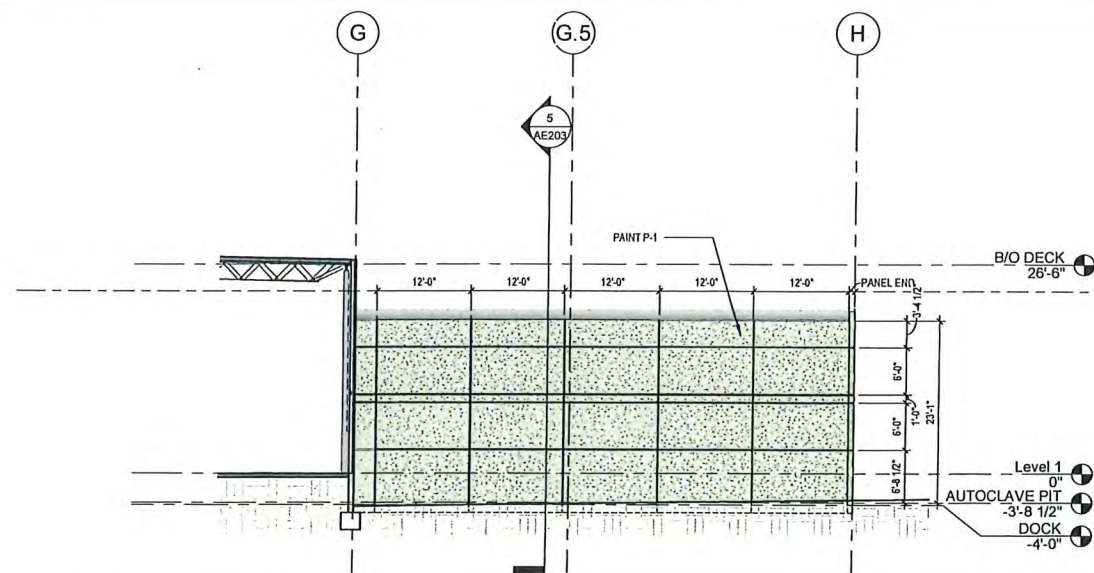
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AUTOCLAVE ENCLOSURE SECTION 2
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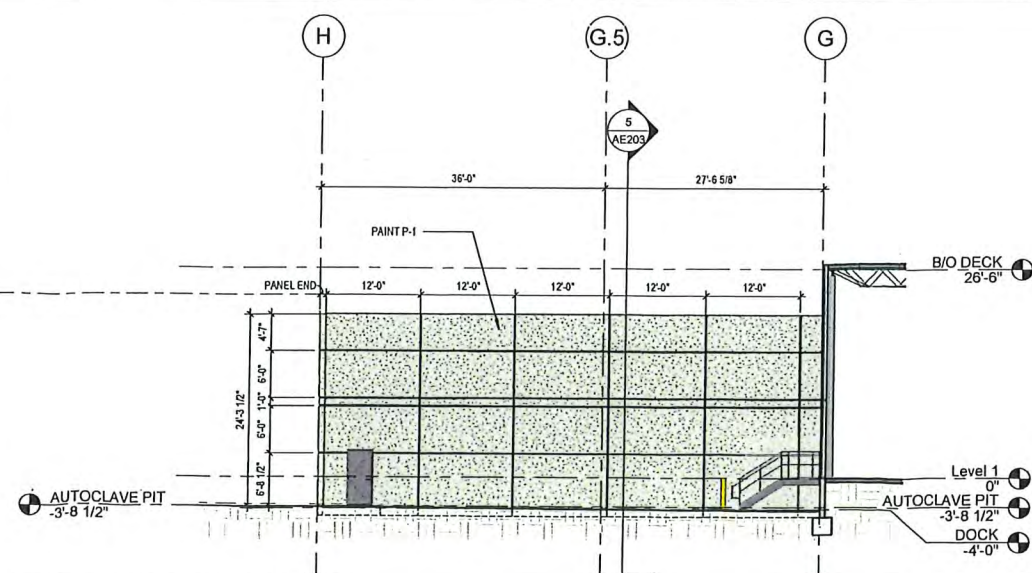
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AUTOCLAVE ENCLOSURE SECTION 1
3/32" = 1'-0"



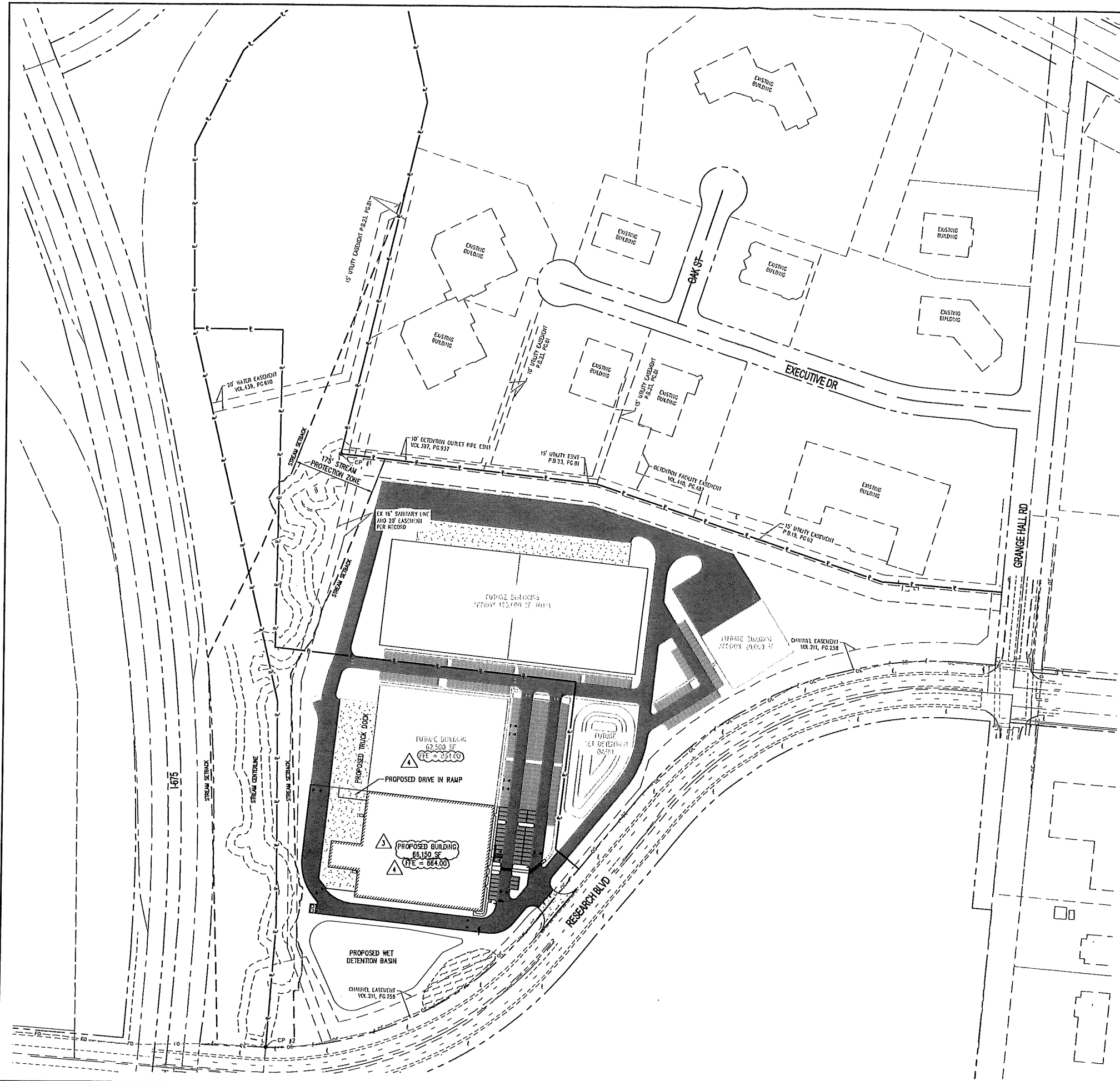
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AUTOCLAVE ENCLOSURE ELEVATION - WEST
3/32" = 1'-0"



2
AE203
AUTOCLAVE ENCLOSURE ELEVATION - NORTH
3/32" = 1'-0"

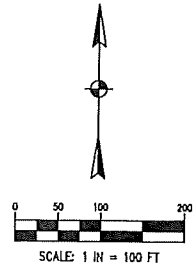


1
AE203
AUTOCLAVE ENCLOSURE ELEVATION - SOUTH
3/32" = 1'-0"



LEGEND	
	PROPERTY LINE
	RIGHT OF WAY LINE
	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT

SITE DATA	
PARCEL ID NUMBER:	B42000200060002800 & B42000200060002700
PROPERTY ADDRESS:	RESEARCH BLVD AND GRANGE HALL RD
PROPERTY OWNER:	EXECUTIVE PROPERTY INVESTMENTS
ZONING:	LIGHT INDUSTRIAL (L-1)
ADJACENT ZONING:	RESEARCH PARK (RP1), RESEARCH PARK (ORP), LIGHT INDUSTRIAL (L-1)
PROPOSED USE:	RESEARCH & DEVELOPMENT FACILITY
OVERALL SITE AREA:	33.75 AC
OVERALL BUILDING AREA:	273,650 SF
OVERALL LOT COVERAGE (BUILDING ONLY):	18.6%
MAX BUILDING HEIGHT:	45'
OVERALL PARKING REQUIRED:	
41,000 SF OFFICE = 1:300SF OFFICE PLUS 2 PER 3 EMPLOYEES	
232,650 SF R&D = 210 EMPLOYEES	
137 (41K SF OFFICE) + 140 (210 EMPLOYEES) = 277	
OVERALL PARKING PROVIDED:	284
OVERALL ADA PARKING PROVIDED:	6



DESCRIPTION		BY	DATE	NO.
RD AND CONSTRUCTION SET		AAE	08/09/2024	0
CONCEPT PLAN SET - REVISED		AAE	01/14/2024	2
REVISION 1 PRELIMINARY SET		AAE	02/28/2024	3
WEST SIDE BUILDING ADDITIONAL STORM SEWER RELOCATION		AAE	01/25/2025	4
LOWEBD FFE		AAE		
PROJECT NO:		080602024		
PROJECT NAME:		240353		
DRAWN BY:		JCCSAS		
CHECKED BY:		AAE		
1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.422.1222 FAX: 614.422.1294				
TECHNICAL SKILL CREATIVE SPIRIT.				
Mannik Smith Group www.MannikSmithGroup.com				
PREPARED FOR: WOODARD DEVELOPMENT				
SITE IMPROVEMENT PLAN FOR BEAVERCREEK RESEARCH & DEVELOPMENT FACILITY RESEARCH BLVD AND GRANGE HALL RD, BEAVERCREEK, OH 45430				
OVERALL CONCEPT PLAN				
C202				

CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT

Meeting Date : February 4, 2026	Reference Topic: PC 26-2 Land Use Plan Update
Agenda Reference No.:	

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

OVERVIEW:

Attached is an update to the 2020 Land Use Plan, as described in the attached Memo.

STAFF RECOMMENDATION:

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

PROCEDURAL OPTIONS FOLLOWING ACTION:

Planning Commission may choose to approve the attached Resolution (which recommends to City Council they approve the detailed site plan), amend the attached Resolution, deny the attached Resolution, or table the matter for additional information.

Burkett



To: Beavercreek Planning Commission

From: Randall Burkett, Planning and Development Director

Re: 2025 Land Use Plan Update

Date: January 30, 2026

Overview and Purpose of the Plan

Plan Beavercreek is the City's long-range land use policy document. The plan is intended to guide future development and redevelopment decisions by establishing a clear framework for land use patterns, compatibility between uses, infrastructure coordination, and long-term growth. While the plan is not regulatory, it serves as the policy foundation for zoning decisions, rezonings, and future development review.

The updated Land Use Plan will also serve as the basis for a comprehensive update to the City's Zoning Code, which is currently in the early stages of development and is anticipated to come before the Planning Commission later this year. Adoption of the plan establishes the policy direction that will inform that regulatory work.

The update was initiated because the City's existing Land Use Plan is outdated and does not fully reflect current development trends, demographic changes, market conditions, or community priorities. The updated plan is intended to provide flexibility while protecting established neighborhoods and supporting reinvestment and economic development.

Work Completed to Date

Work on Plan Beavercreek began in March of 2025 and has included extensive public and stakeholder engagement. Major components completed to date include:

- Establishment of a Steering Committee representing a cross-section of the community
- Multiple public open houses, stakeholder meetings, and workshops
- Ongoing online engagement through PlanBeavercreek.com, including surveys, interactive mapping, and project updates
- Review of existing land use conditions, zoning, infrastructure, and development constraints
- Analysis of population, housing, and economic trends

- Development and refinement of future land use concepts based on public and stakeholder input

The project timeline and engagement history are documented on PlanBeavercreek.com, which provides transparency into the planning process and public input received.

Highlights of the Plan

Focus on reinvestment and redevelopment in established commercial corridors and activity centers, rather than outward expansion

Protection of existing residential neighborhoods through clear land use transitions, buffering, and compatibility guidance

Encouragement of mixed-use and higher-intensity development in appropriate locations to support economic development and fiscal sustainability

Recognition of changing housing needs, including demand for smaller units, aging-in-place options, and a wider range of housing types

Alignment of land use with infrastructure and services, including transportation, utilities, and public facilities

Clear future land use guidance intended to reduce uncertainty for residents, developers, and decision-makers

Policy framework to support future Zoning Code updates, ensuring that regulations are aligned with adopted land use goals

Recommendation

Based on the work completed and public and council input received, staff finds that Plan Beavercreek provides a clear and practical framework for guiding future land use decisions and for informing future regulatory updates. Staff recommends the Planning Commission recommend approval of the Plan Beavercreek Land Use Plan to City Council.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
February 4, 2026

RE: PC 26-1 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. 20-15; and

WHEREAS, public hearing was held on February 4, 2026 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 30, 2026."

SECTION II

1. The approved Land Use Plan shall be the attached document dated "January 30, 2026."

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 30, 2026
VOTING FOR ADOPTION:
VOTING AGAINST ADOPTION:
ABSENT:

Clerk

Chairman

2025

LAND USE PLAN & CODE UPDATE

CITY OF BEAVERCREEK

RECEIVED

JAN 30 2026

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

ACKNOWLEDGMENTS

Thank you to the steering committee members, stakeholders, community members, staff, and officials who invested their time and expertise in the creation of this Land Use Plan for the future of the City of Beavercreek.

Steering Committee

David Litteral, City Council

Tiffany Schwartz, City Council

Johnathon Meyer, Planning Commission

Mike Self, Planning Commission

Wendy Rogers, City Chamber

Martin Kim, MVRPC

Mike Dorston, Local Home Builder

Jared Barnett, Local Developer

Tyler Alexander, Beavercreek City Schools

Susan Marticello, Community Member

Greta Batton, Community Member

Chris Hadley, Community Member

Randy Burkett, City Staff

Nick Smith, City Staff

Colin Carville, City Staff

Matt Funk, City Staff

Prepared for:



Prepared by:



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01	PLAN OVERVIEW	06 pg.
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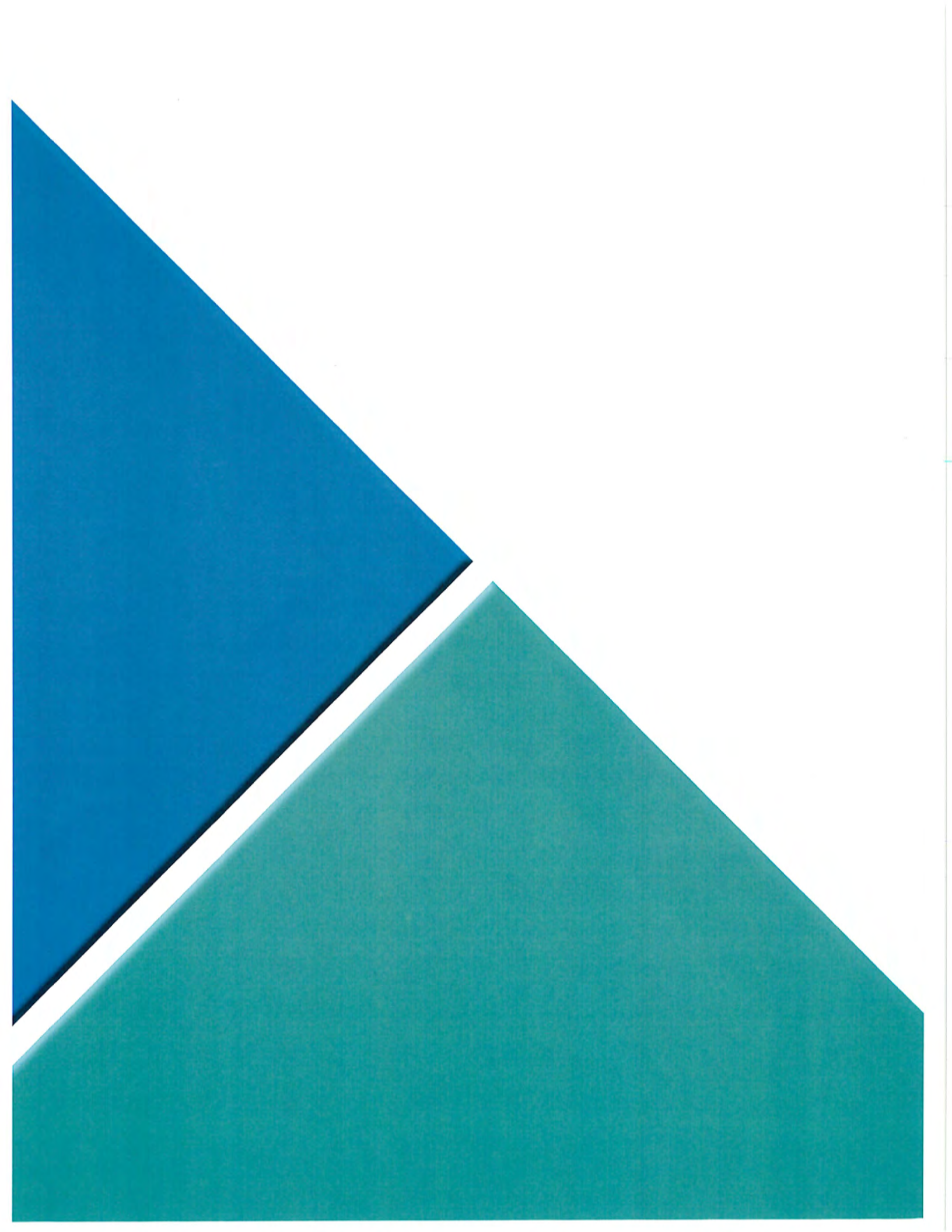
02	EXISTING CONDITIONS	14 pg.
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03	COMMUNITY ENGAGEMENT	50 pg.
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04	FUTURE LAND USE	66 pg.
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05	FOCUS AREAS	84 pg.
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06	IMPLEMENTATION & RECOMMENDATIONS	98 pg.
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01

Plan Overview

01

Plan Overview

ABOUT THE PLAN

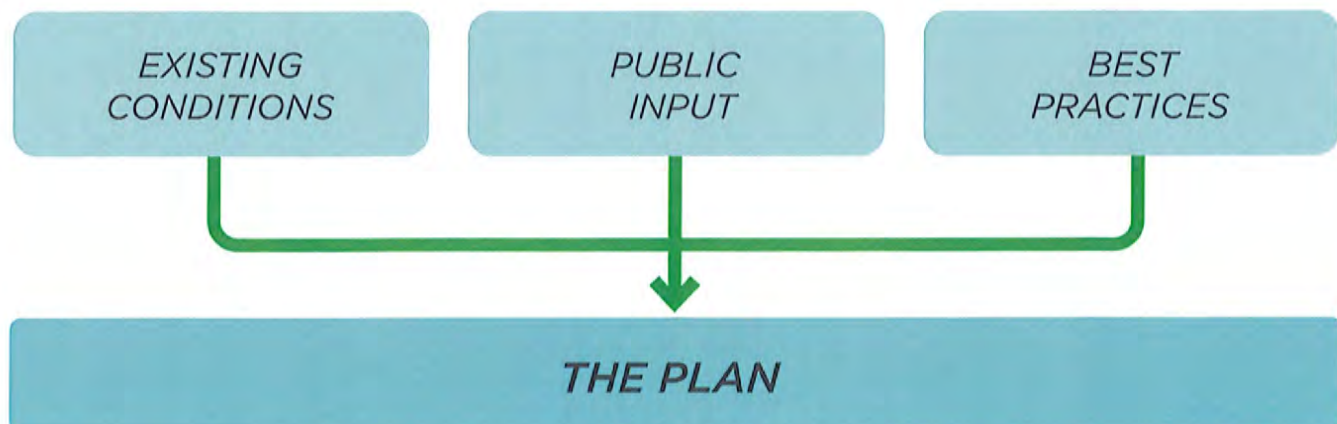
In 2025, the City of Beavercreek partnered with planning consultants ZoneCo and OHM Advisors to develop a new Land Use Plan and Code Update (zoning and maintenance code). **The project aimed to guide the city's approach to land use, zoning, housing, and economic development planning for the next 10 to 15 years.**

The planning effort began in the early spring of 2025 and continued through the summer of 2026. **The planning process took an integrated and strategic approach by ensuring that future growth would be well-planned, cohesive, and aligned with community priorities by establishing a strong foundation for sustainable development and a vibrant future.**

The process started with creating the Land Use Plan, which established a clear vision and strategy for Beavercreek's future growth. The development of the Code Update will follow the completion of the Land Use Plan to ensure that zoning and maintenance regulations matched the community's goals. Together, these tools will provide a framework that balances development, preservation, and community needs.

The following are some specific objectives the Plan helps achieve:

- » Establishes a uniform vision through future land use designations
- » Identifies opportunities for new catalyst projects that are financially viable for private developers while also strengthening the community's character, identity, and long-term brand
- » Creates a plan that has broad public and private sector support



PLAN CONTENTS

The Land Use Plan and Code Update for the City of Beavercreek is **structured around a series of interconnected chapters that together provide a comprehensive framework to guide future land use decisions, zoning updates, and community development efforts.** Each chapter builds upon the other to ensure the plan is grounded in existing conditions, informed by community input, and responsive to the city's evolving needs and opportunities.

The first chapter, *City Context*, **provides a foundational understanding of Beavercreek's current conditions. It examines key social, demographic, economic, and physical trends shaping the city today.** This chapter offers critical context for understanding how the city has developed over time and where it stands now, laying the groundwork for future planning decisions that are responsive to real-world data and conditions.

The *Community Engagement* chapter **details the public involvement process that supported the development of this plan.** Through a variety of outreach strategies—including city council work sessions, steering committee meetings, public open houses, and a survey—the planning team gathered meaningful input from residents, business owners, and community leaders. **This chapter demonstrates how public feedback directly shaped the direction of the plan and reinforced the importance of creating a land use vision that reflects the community's shared values and aspirations.**

The *Future Land Use* chapter introduces the city's future land use map and associated land use descriptions. **This chapter serves as a key planning tool, illustrating how land throughout the city could evolve.** The future land use categories are designed to inform updates to the city's zoning code, support compatible development, and guide public and private investment in a way that promotes a balanced and sustainable growth pattern.

Finally, the *Focus Areas* chapter **identifies five distinct areas within the city that represent strategic opportunities for improvement or transformation.** These areas were selected based on their location, unique characteristics, potential for reinvestment, and the challenges they currently face. For each area, the plan provides a clear vision, design principles, and strategic recommendations tailored to support targeted enhancements that align with the broader goals of the land use plan.

Together, **these chapters provide a cohesive and actionable roadmap that integrates community input, local context, and future visioning.** The structure of the plan ensures that it is both aspirational and implementable—designed to support Beavercreek's long-term growth while remaining rooted in the priorities of its residents.



PLANNING PROCESS

The land use planning portion of the 2025 Land Use Plan and Code Update spanned approximately ten months and combined technical research with community involvement. With support from City staff and the Steering Committee, the planning team designed the process at the outset of the project.

Investigate

The first phase of the Land Use portion of the plan included a kickoff meeting with city staff and leadership, forming a steering committee, and creating a project website to keep the community informed. At this time, the consultant team reviewed existing plans, zoning policies, and mapping data. The foundational work during this phase paved the way for further in-depth analysis, public engagement, and the development of a progressive plan that aligned with the city's vision for the future.

Inform

During the second phase of the land use planning process, the consultant team conducted a comprehensive Existing Conditions Analysis to assess Beavercreek's current demographics, land use, parks and recreation, development patterns, and economic conditions. The analysis identified trends and key factors influencing the city.

Insight

Following the second phase of information gathering and analysis of existing conditions, we moved on to phase three, which involved public engagement. This phase included two open houses and a brief online survey for community members. Public engagement aimed to gain insight into the community's aspirations for the future.

Invent

The fourth phase of the land use planning process focused on developing recommendations for public and private improvements throughout the city. The planning team created a Future Land Use Map along with five focus areas and presented them to City staff, the Steering Committee, and elected officials for review. The general public also had an opportunity to review and provide feedback on the draft plan. This phase played a critical role in ensuring the plan reflected community input and earned public support.

Implement

The final phase of the Land Use Plan process focused on compiling the plan document and developing targeted implementation steps to guide the City's future planning and development decisions. ZoneCo, the consultant contracted to update the City's Zoning Code, will use the adopted Land Use Plan as a foundational reference when recommending code amendments to ensure consistency between the City's long-term vision and its regulatory framework.



PLAN INPUTS

The City of Beavercreek 2025 Land Use Plan and Code Update (zoning and maintenance) is a comprehensive and informed blueprint for future growth and development. The plan incorporates multiple input layers, combining quantitative and qualitative analyses with community engagement to reflect technical insight and community priorities. The following sections describe these inputs and explain how they shaped the plan.

Existing Conditions

The existing conditions of the community, including current land use, demographics, parks and open spaces, mobility, development character, community character, and infrastructure, were analyzed alongside current market trends. This analysis provided essential information that supported discussions and visioning efforts confirmed by the city staff and the Steering Committee, which ultimately informed the plan.



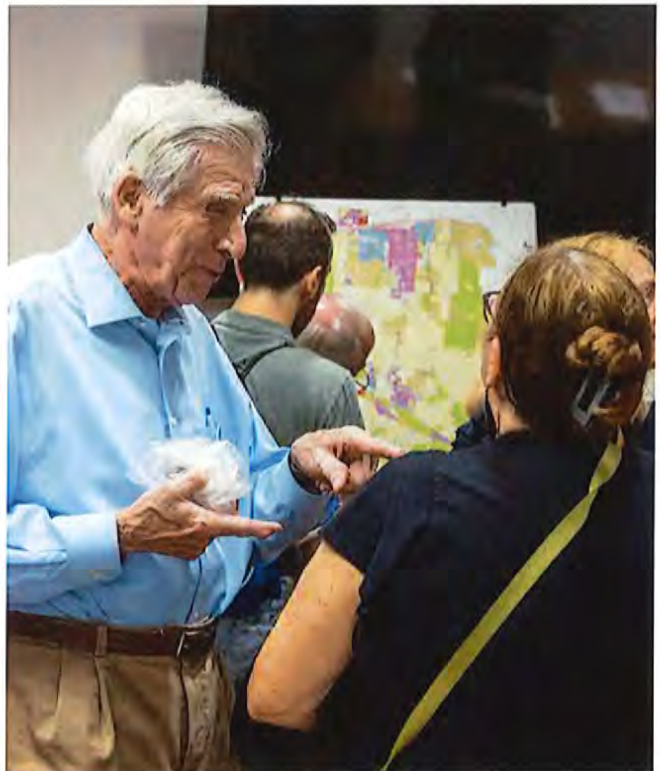
Source: City of Beavercreek

Steering Committee Guidance

The planning team conducted discussions with a steering committee throughout the planning process to gather valuable insights and input. The issues and opportunities identified during these discussions confirmed findings from analyses and public engagement results, helping to shape the focus and direction of the plan recommendations. These committed community members played a vital role in creating the project framework.

Public Input

Community engagement was essential in informing and shaping the land use portion of the plan. Public engagement occurred through two open house sessions and a short online survey for those unable to attend. These sessions provided valuable insights into the community's key issues, opportunities, and overall vision and recommendations for the future of Beavercreek.



Source: City of Beavercreek

HOW TO USE THIS DOCUMENT

The land use portion of the plan serves as the City of Beavercreek's "blueprint" for the future. The plan outlines a clear vision supported by a future land use plan, improvement projects, and proposed steps from which the city can plan. It provides a strategic framework for growth, development, and enhancements aligning with the city's goals and aspirations. Specifically, the plan achieves the following:

- » It translates the community's values into specific actions. It serves as a policy guide that addresses the existing conditions such as important social, natural resource, and economic aspects of the community.
- » Outlines priority improvement projects within the city through design concepts and action steps.
- » Considers other municipal documents, initiatives, and supports ongoing projects within the community.

The City of Beavercreek 2025 Land Use Plan & Code Update (zoning and maintenance) is a living document that should be reviewed and updated at least every five years.

The city will oversee its implementation and coordinate the efforts of those identified within the plan. As conditions evolve and various plan sections are implemented, the city may identify additional projects or strategies to help achieve its desired goals and objectives. Those implementing the goals of the Plan can not inhibit or prevent development, but simply guide development to be aligned with the vision outlined in the document.

Who Will Use The Plan?

The Plan is intended to be used by a variety of audiences. The following are select groups that may most frequently utilize the plan:

- » City Council - Elected officials can use the plan as a basis for future policy decisions and development proposals.
- » City Organizations and Boards - Citizens appointed by City Council can use the plan to provide policy recommendations to City Council.
- » City and County - Use the plan to communicate with the public and development community on the priority initiatives for the City of Beavercreek.

CITY COUNCIL

(elected by citizens)

Uses the Plan as a basis for policy decisions regarding land use, zoning, and development proposals.

PLANNING COMMISSION

(citizens appointed by City Council)

Uses the Plan to review development applications and provide policy recommendations.

CITIZENS

(residents, business owners, developers)

Use the Plan to guide change through advocacy, inform private investment decisions, and support change within the community.

CITY & COUNTY

(Planning & Development Services)

Use the Plan to communicate with the public and development community on the priority initiatives for Beavercreek.

ADDITIONAL PLAN INTEGRATION METHODS

The plan includes the Future Land Use Map, goals and recommendations, and designated focus areas. These focus areas highlight locations with opportunities for improvement that align with the City's goals and the community's vision. Below are additional strategies the City can use to integrate the plan and ensure that these priority improvement projects are supported and successfully implemented in the future.

Annual Work Programs & Budgets

Individual city departments and administrators should be cognizant of the contents of the Plan when preparing annual work programs and budgets. Plan recommendations should be considered when reviewing budgets and capital plans.

Development Approvals

Administrative and legislative approvals of development proposals, including rezoning, major site plans, and conditional use permits, should be a central means of implementing the Plan. Decisions by elected and appointed officials should reference relevant plan recommendations and guidelines. City plans and codes should also reflect and support the Plan vision and recommendations.

Capital Improvements & The General Fund

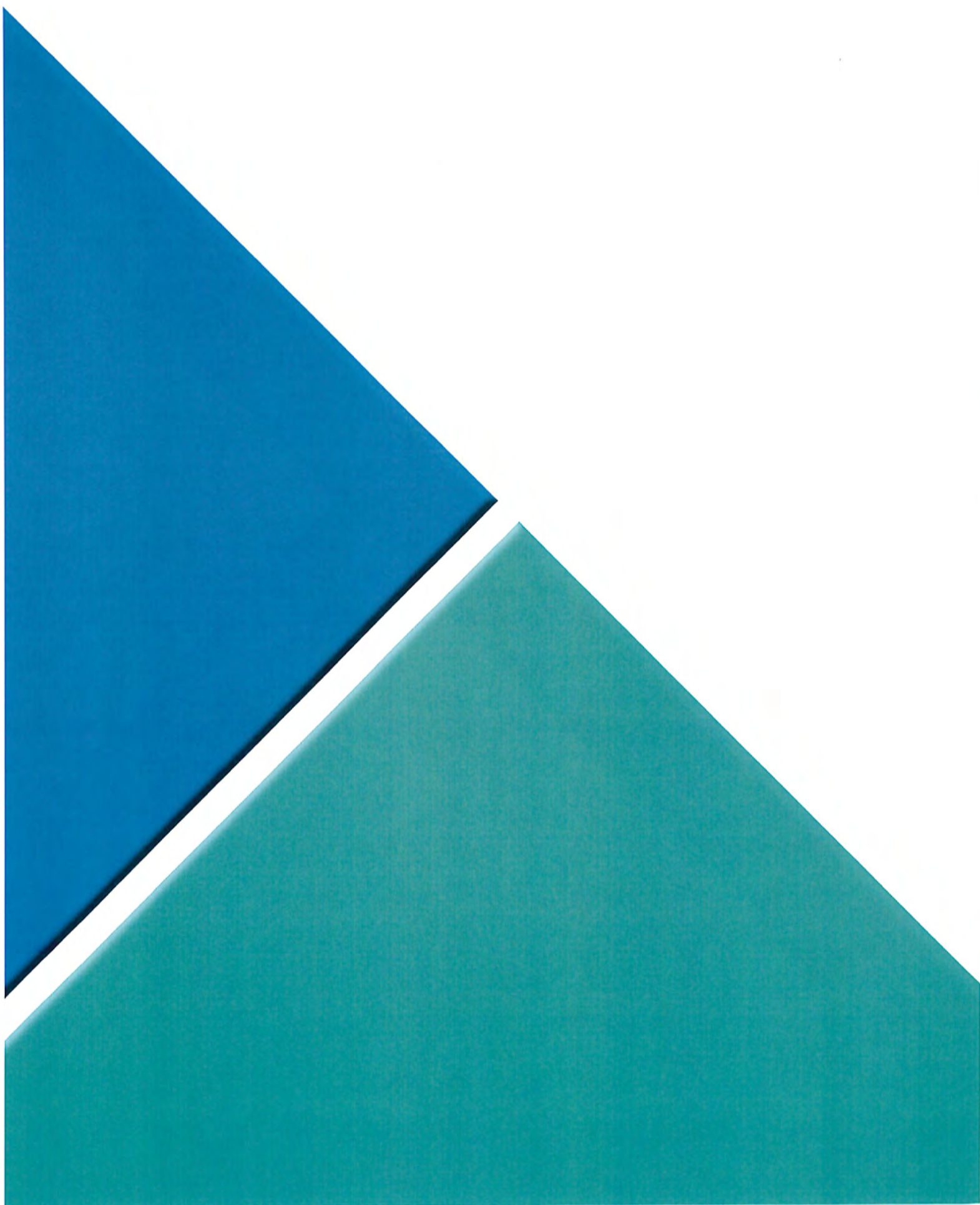
The city's plan for capital improvements and use of the general fund should be prepared consistent with the Plan's policies and infrastructure recommendations.

Private Development Decisions

Public decision makers will be using the Plan as a guide in their development deliberations such as zoning matters and infrastructure requests. Property owners and developers should consider the plan's goals and strategies in their land use planning and investment decisions.



Source: Adobe Stock



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02

Existing Conditions

02

Existing Conditions

OVERVIEW

The Existing Conditions chapter establishes a foundational understanding of current conditions in the City of Beavercreek. **The chapter combines data-informed research and spatial analysis to evaluate the factors shaping the city today, providing a baseline from which to guide future planning decisions.** It includes an overview of the study area, a detailed housing analysis, an assessment of economic development conditions, a land use and land availability analysis, and a summary of key findings. These components collectively offer insights into the city's development patterns, market dynamics, and growth potential. By identifying current strengths, gaps, and opportunities, this analysis will directly inform the development of an overall land use plan. *Please note that the data referenced in the following memo is sourced from Esri Business Analyst—a professional geographic information system (GIS) platform that provides detailed demographic, economic, market, and spatial analysis to support planning and economic development—as well as the U.S. Census Bureau website.*

STUDY AREA

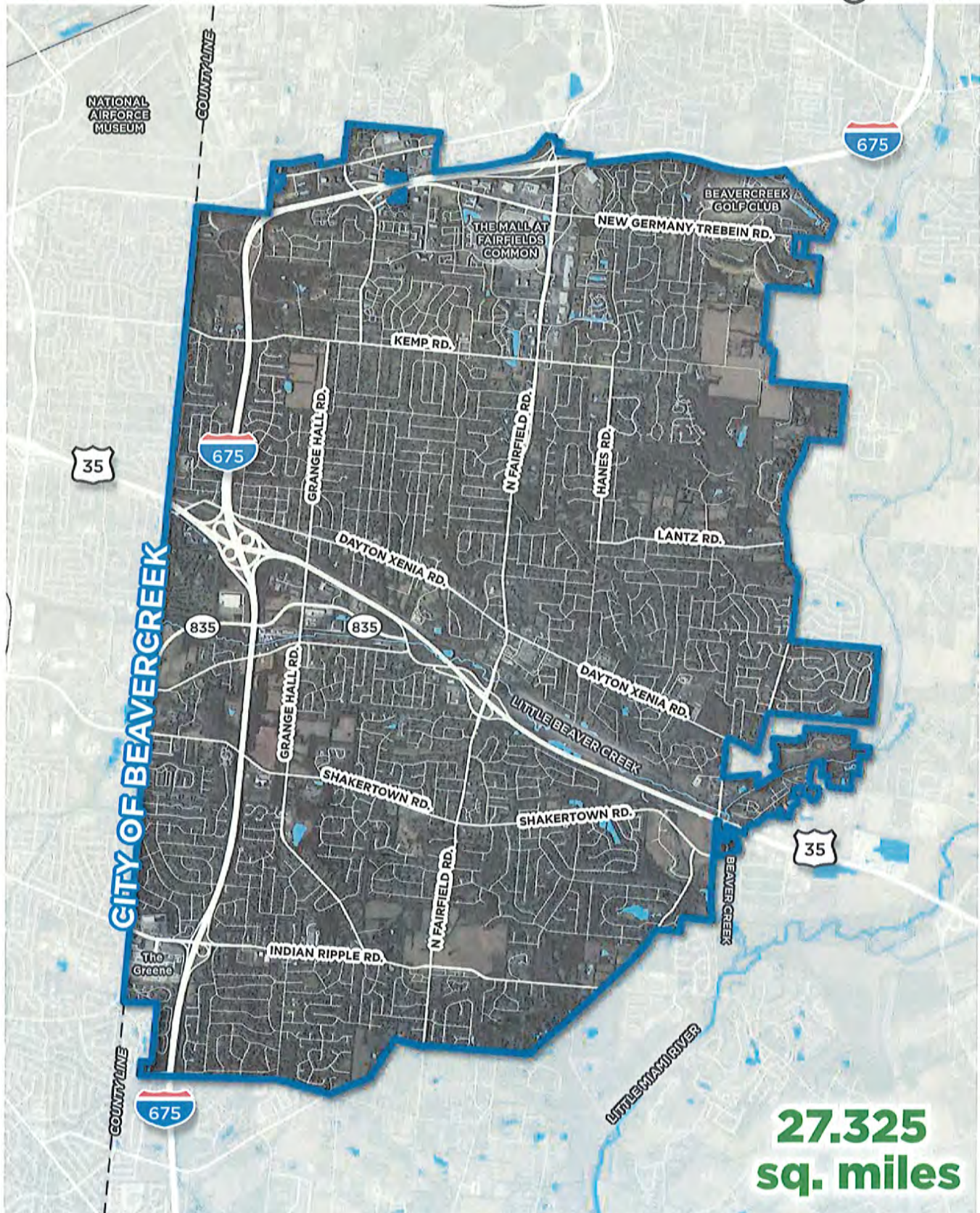
The Study Area, as shown in *Figure 1-1*, encompasses the land within the existing **City of Beavercreek municipal boundary, which covers 27.325 square miles** in western Greene County, Ohio. Located in the Dayton metropolitan region, Beavercreek is the most populated city in the county and is recognized for its strong residential neighborhoods, regional accessibility, and proximity to significant employment and institutional anchors.

The City of Beavercreek is bordered by a mix of municipalities and townships that place it in a regional context and have influenced its development patterns. Beavercreek shares boundaries with the cities of Fairborn, Kettering, Riverside, and Xenia, offering connections to neighboring urban centers and economic hubs. Surrounding townships include Bath Township to the north, Xenia Township to the east, Spring Valley Township to the southeast, and Sugarcreek Township to the south. A defining feature of Beavercreek is its **proximity to Wright-Patterson Air Force Base (WPAFB), one of the largest military installations in the country** and a major driver of the local and regional economy. The city also benefits from **nearby Wright State University, which supports education, workforce development, and innovation in the region.** In addition, Beavercreek lies adjacent to the City of Dayton, providing access to a broader network of transportation, healthcare, cultural, and economic resources while maintaining its own suburban identity.

The City of Beavercreek's geographic setting—shaped by neighboring jurisdictions, institutional assets, and regional infrastructure—positions **Beavercreek as a critical community within the region and reinforces the importance of strategic, coordinated land use planning.**

FIGURE 1-1: Study Area Base Map

1" = 1 mile



COMMUNITY ANALYSIS

Understanding the characteristics of the people who live in the City of Beavercreek is essential to shaping a land use plan that reflects current needs and anticipates future demands. **The Community Analysis provides an overview of key demographic indicators, including population size and growth trends, age distribution, household composition, and other relevant characteristics influencing housing demand, infrastructure, and potential issues and opportunities within the city.**

Population & Age

Beavercreek has **experienced significant population growth (+22%) over the last twenty years**, outpacing Greene County and the State of Ohio. The 2020 Census showed Beavercreek's population at 46,549, up from 38,009 in 2000. This 22% increase compares to a 13% increase in Greene County and a modest 3% increase in Ohio over the same period. Beavercreek has continued to experience population growth, with Esri Business Analyst a professional geographic information system (GIS) platform, estimating the city's 2024 population at 46,658. **This notable growth highlights Beavercreek's position as a desirable community within the region**, driven partly by its proximity to key institutions such as Wright-Patterson Air Force Base and Wright State University.

The city's median age is 40.8, slightly older than the median ages in Greene County (38.7) and the State of Ohio (39.6), indicating a relatively mature population base. **Age distribution data also reveals a balanced spread across life stages, with a strong representation of working-age and older adults.** The largest share of the population falls within the 25–44 and 45–64 age groups, reflecting a substantial base of professionals and families.

Understanding the population and age composition is essential for land use planning, as it impacts demand for housing types, recreational amenities, schools, and services. **The population and age distribution combined reinforces the need for a comprehensive, multi-generational approach to future planning.**



Beavercreek Population

2020: 46,549	Population Change	+22%
2010: 45,154	2000-2020	
2000: 38,009		

Greene County Population

2020: 167,966	Population Change	+13%
2010: 161,599	2000-2020	
2000: 148,401		

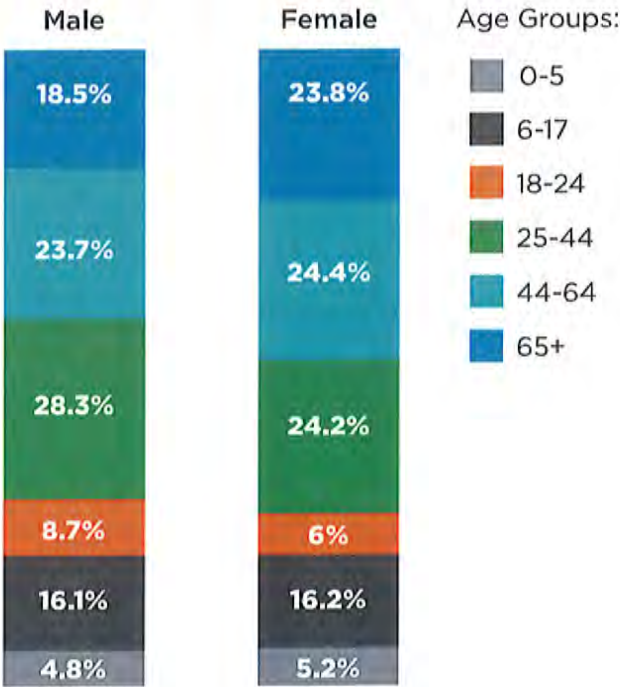
Ohio Population

2020: 11.69 million	Population Change	+3%
2010: 11.54 million	2000-2020	
2000: 11.36 million		

Median Age

City of Beavercreek : 40.8	40.8
Greene County: 38.7	
Ohio: 39.6	

FIGURE 1-2: Population By Age & Gender



Community Growth Scenarios

Based on historical population trends within Beavercreek and continued growth in surrounding communities, the City of Beavercreek will likely experience ongoing population increases. A **population projection analysis was conducted to understand the potential range of future growth and its implications for housing needs.** This analysis utilized a growth scenario approach based on the past 20 years of historical population data. **The methodology identified the lowest and highest annual population increases over the last twenty years and a midpoint value between the two. These value points were then used to establish three growth scenarios—low, moderate, and high.**

Following the development of the three population growth scenarios, the number of additional housing units needed to accommodate projected growth was

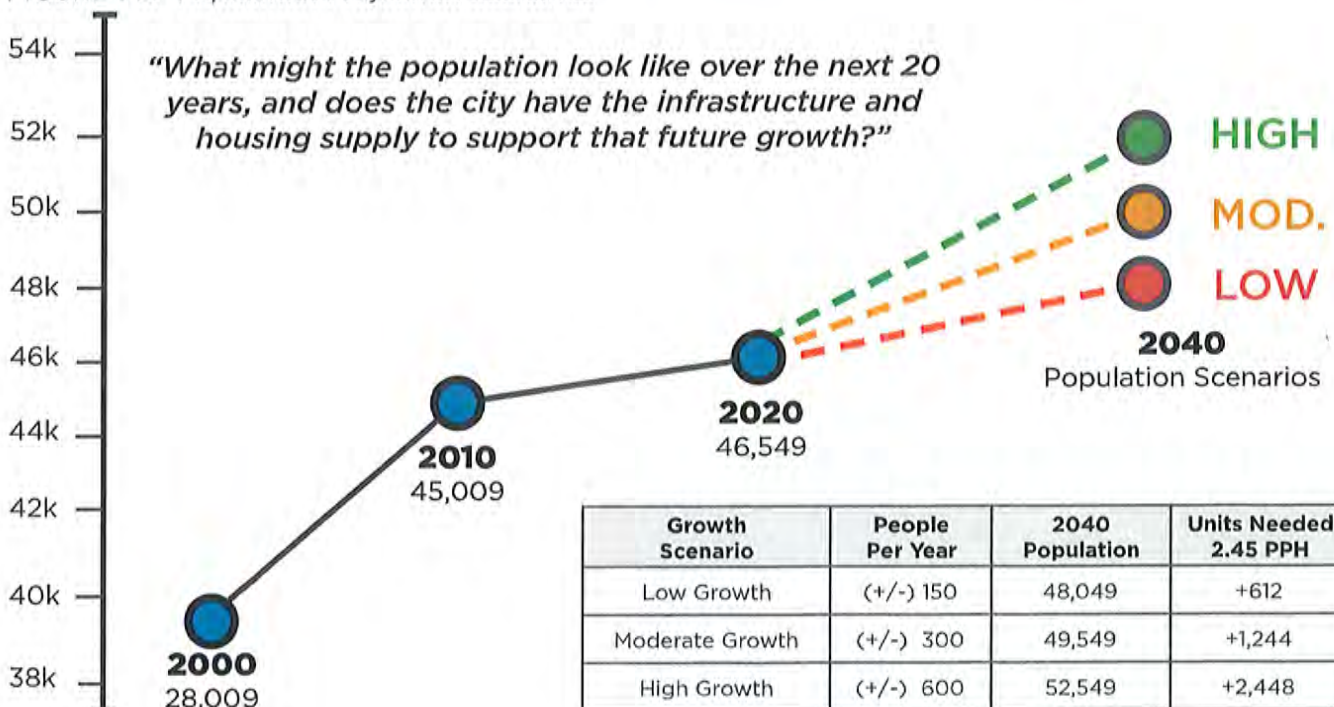
calculated using the city's average household size of 2.45 persons per household. **These scenarios establish a foundation for estimating future population levels and associated housing demand, providing valuable insight to guide long-term planning efforts.**

As shown in *Figure 1-3*, the low-growth scenario projects approximately 1,500 new residents, requiring around 612 new housing units. The moderate growth scenario estimates 3,000 additional residents and 1,224 housing units, while the high growth scenario anticipates up to 6,000 new residents, requiring approximately 2,448 housing units.

The three growth scenarios offer a planning framework to assess the city's capacity to support future growth through infrastructure, available land, and housing stock.



FIGURE 1-3: Population Projection Scenarios



Households

Beavercreek is estimated by ESRI to contain 19,186 households in 2024, with an average household size of 2.45 persons. While this suggests a traditional suburban household size, the composition of households reveals a broader diversity in living arrangements.

One- and two-person households account for 64% of all households in Beavercreek, with 27.4% living alone and 37.0% living in two-person households. Larger households—those with five or more members—comprise less than 10% of the total. Additionally, 56.2% of households are married couples, but 35.5% of those couples do not have children under the age of 18, indicating a substantial presence of childless or “empty nester” households. Single-person households are also typical among older adults, with many heads of household aged 65 and over.

The prevalence of smaller households and older adults suggests a growing demand for more diverse housing options—such as townhomes, condominiums, and age-friendly units—that go beyond traditional single-family homes. As Beavercreek plans for the future, ensuring a balanced mix of housing types will be critical to supporting its evolving population.

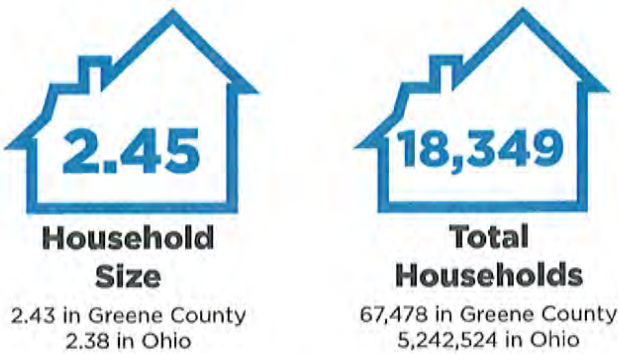


FIGURE 1-4: Households By Size Demographic

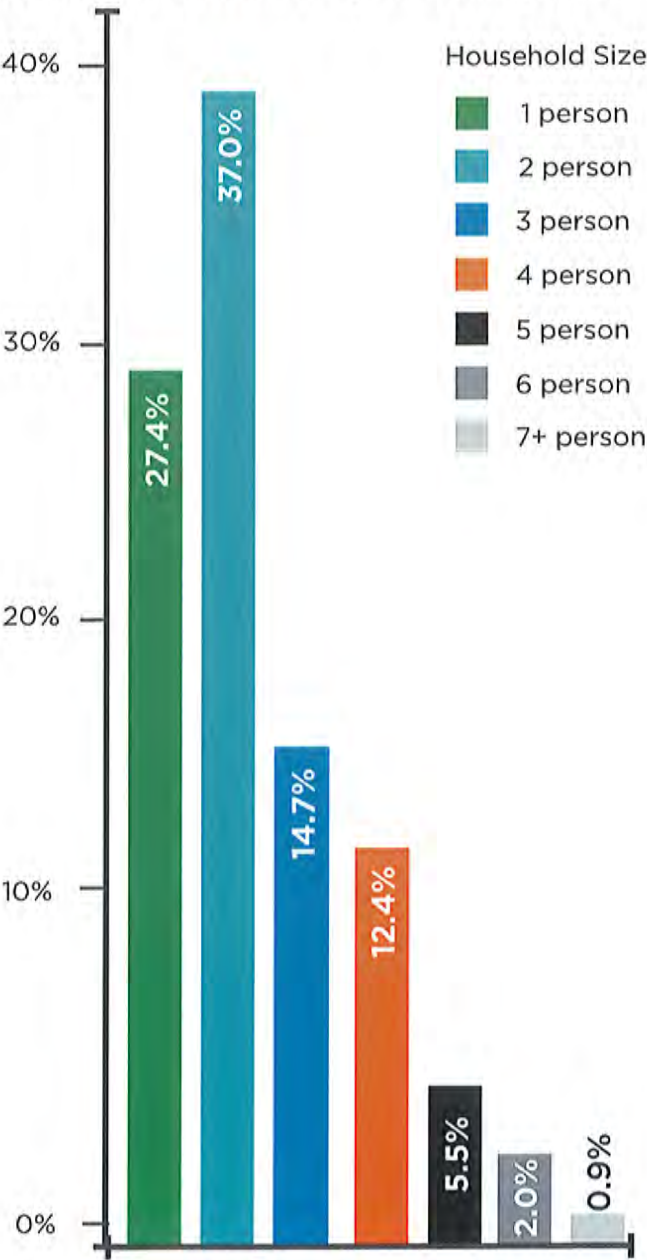
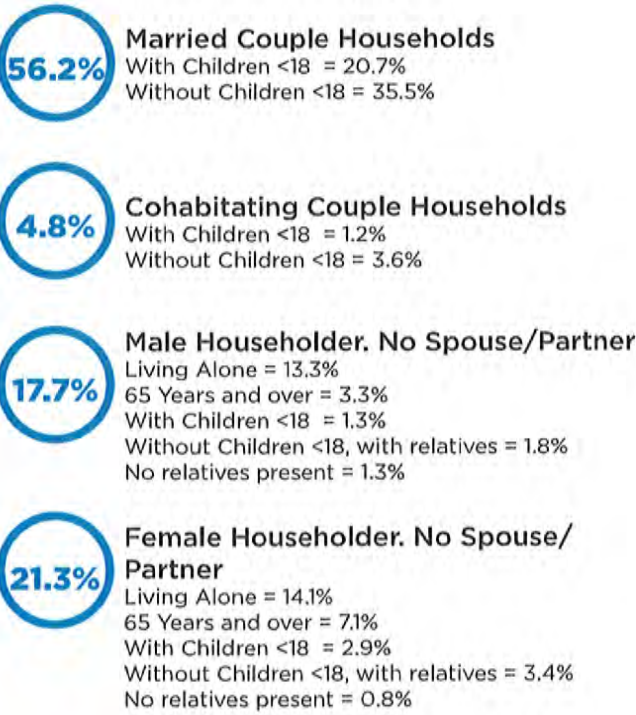


FIGURE 1-5: Households By Type



Household Income

Beavercreek's population earns strong household income levels, with a median household income of \$110,064, well above the county and state median. Similarly, the city's poverty rate of 6.6% is also significantly lower than that of Greene County and Ohio, reflecting overall economic stability.

Despite this strength, *Figure 1-7* shows the notable variation in the income levels. While a large portion of households earn over \$100,000 annually, 22.8% earn less than \$50,000, indicating that not all residents share equally in the city's economic success. Additionally, income by household type, as shown in *Figure 1-6*, reveals how —non-family households earn a median of \$68,342, significantly less than \$146,541 for family households and \$137,025 for married couples.

These differences and gaps underscores potential challenges for individuals or non-traditional households in securing housing that meets the needs of the city's workforce, while maintaining the high quality standards found in Beavercreek's current housing market. As Beavercreek continues to grow, it will be important to consider how the city's housing options and community investments support a range of income levels and household types to maintain variability and long-term economic stability.



FIGURE 1-6: Median Income By Type Of Family

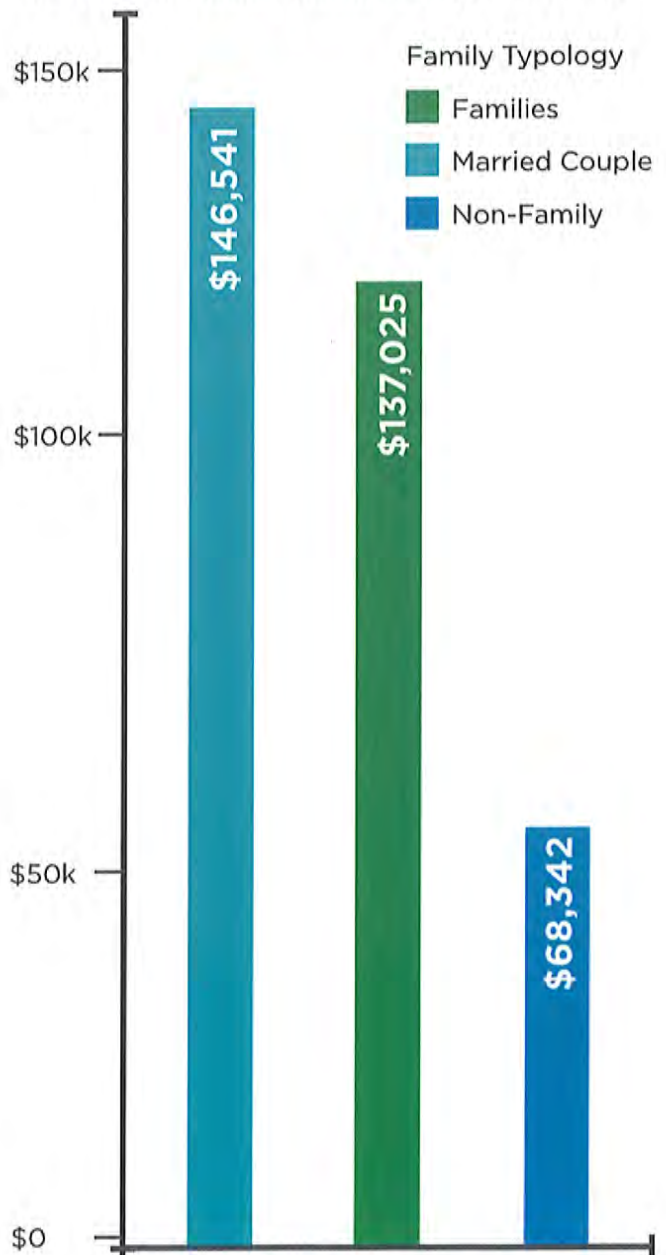
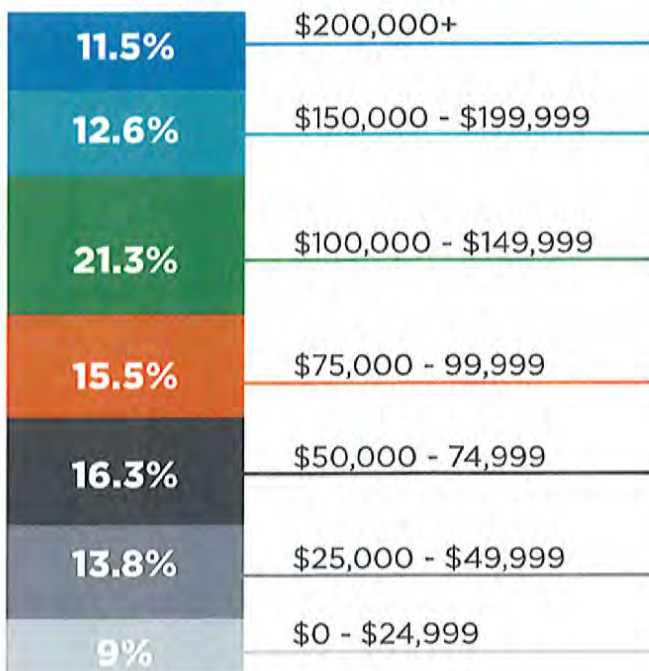


FIGURE 1-7: Income Distribution



HOUSING ANALYSIS

Understanding existing housing conditions in Beavercreek is essential to guiding future land use and policy decisions. Housing influences community well-being, economic stability, and long-term growth. **This analysis explores the city’s housing types, affordability, age of the housing stock, and bedroom distribution, offering insight into how well the current supply meets the needs of a changing population and where opportunities exist to promote greater housing diversity.**

Affordability

While Beavercreek’s housing market is relatively strong, affordability is a growing concern for specific population segments. **The median home value is \$260,200, which, while lower than the Greene County median of \$320,000, remains above the Ohio median of \$255,000—indicating potential affordability challenges for first-time buyers or lower-income households.**

Rental affordability is also an important factor, with a median monthly rent of \$1,410, considerably higher than the county median of \$1,089 and the state median of \$1,155. These figures, combined with income disparities among household types, **point to the potential need for greater housing diversity to ensure all residents—regardless of income or household structure—can find suitable and attainable housing.**

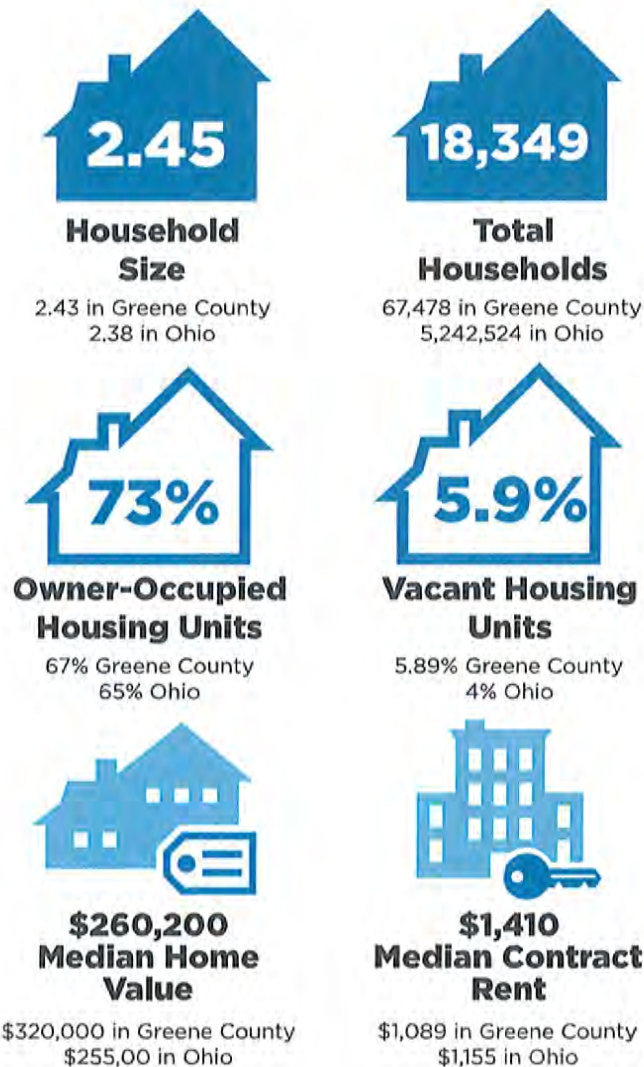
Another **key challenge to housing affordability in Beavercreek is the high cost of land.** With limited vacant land remaining, and raw land priced at approximately \$30,000 per acre, land costs present a significant barrier to the development of workforce and affordable housing. **This constraint limits the feasibility of building lower-cost housing options and contributes to overall housing supply pressures.**

FIGURE 1-8: Residential Typologies



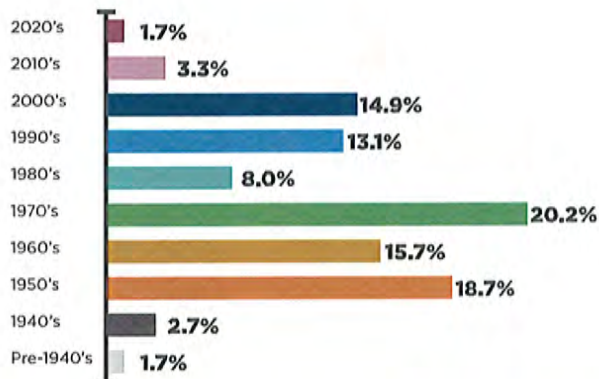
Housing Characteristics

The housing stock in Beavercreek is predominantly composed of single-family homes, with 74.1% of residential units classified as single-family detached and 21.8% as single-family attached. Only 4.1% of units are multi-family, indicating a limited supply of higher-density housing options. This distribution reflects a traditional suburban development pattern, which may not fully align with the evolving housing preferences of smaller households, aging residents, or those seeking more affordable or lower-maintenance living arrangements. Beavercreek’s housing market is largely stable, with a low vacancy rate of 5.9% and a high owner-occupancy rate of 73%, exceeding county and state averages. This data further suggests a strong demand for housing and long-term residential investment in the community.



YEAR BUILT

The median year built for housing in the community is 1972, indicating that much of Beavercreek's housing stock is aging and may not reflect current design standards or the evolving needs of today's households.



NUMBER OF BEDROOMS

Beavercreek's housing stock is dominated by mid- to large-size homes, yet 64% of households consist of only one or two people. With just 6.1% of housing units offering only one bedroom, this suggests a potential need for more different and appropriately sized housing options to better align with household demographics.

One Bedroom - 6.1%



Two or Three Bedroom - 59.2%



Four or More Bedrooms - 34.3%



FIGURE 1-9: Year Built Map

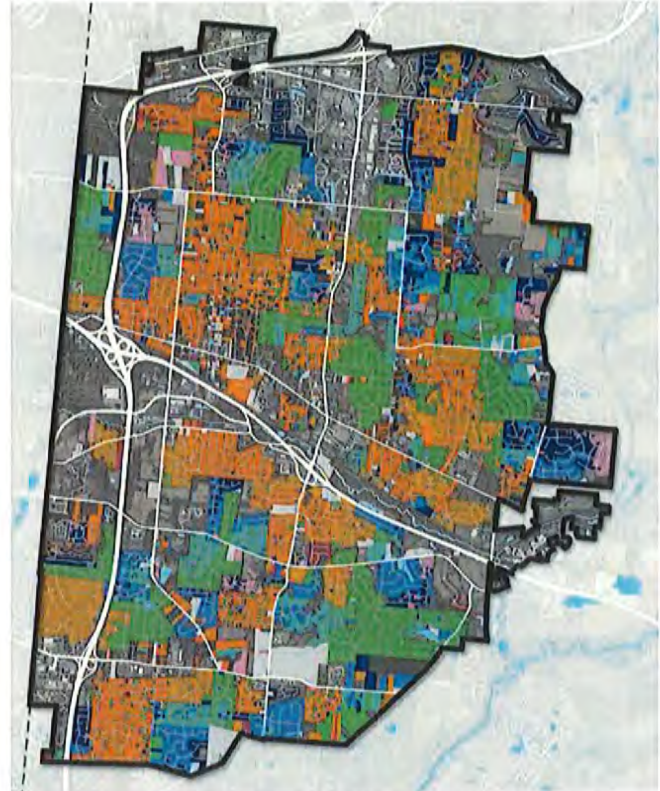
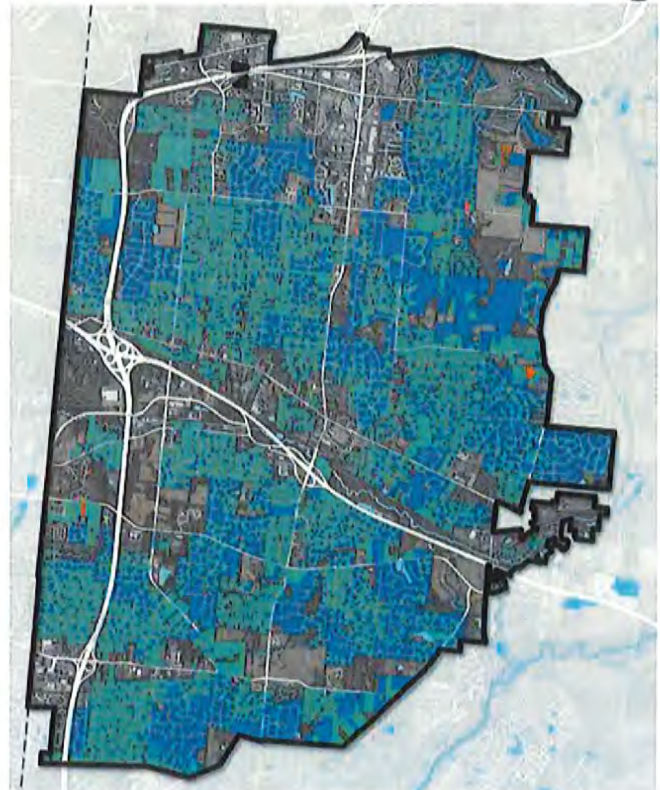


FIGURE 1-10: Number of Bedrooms Map



NUMBER OF STORIES

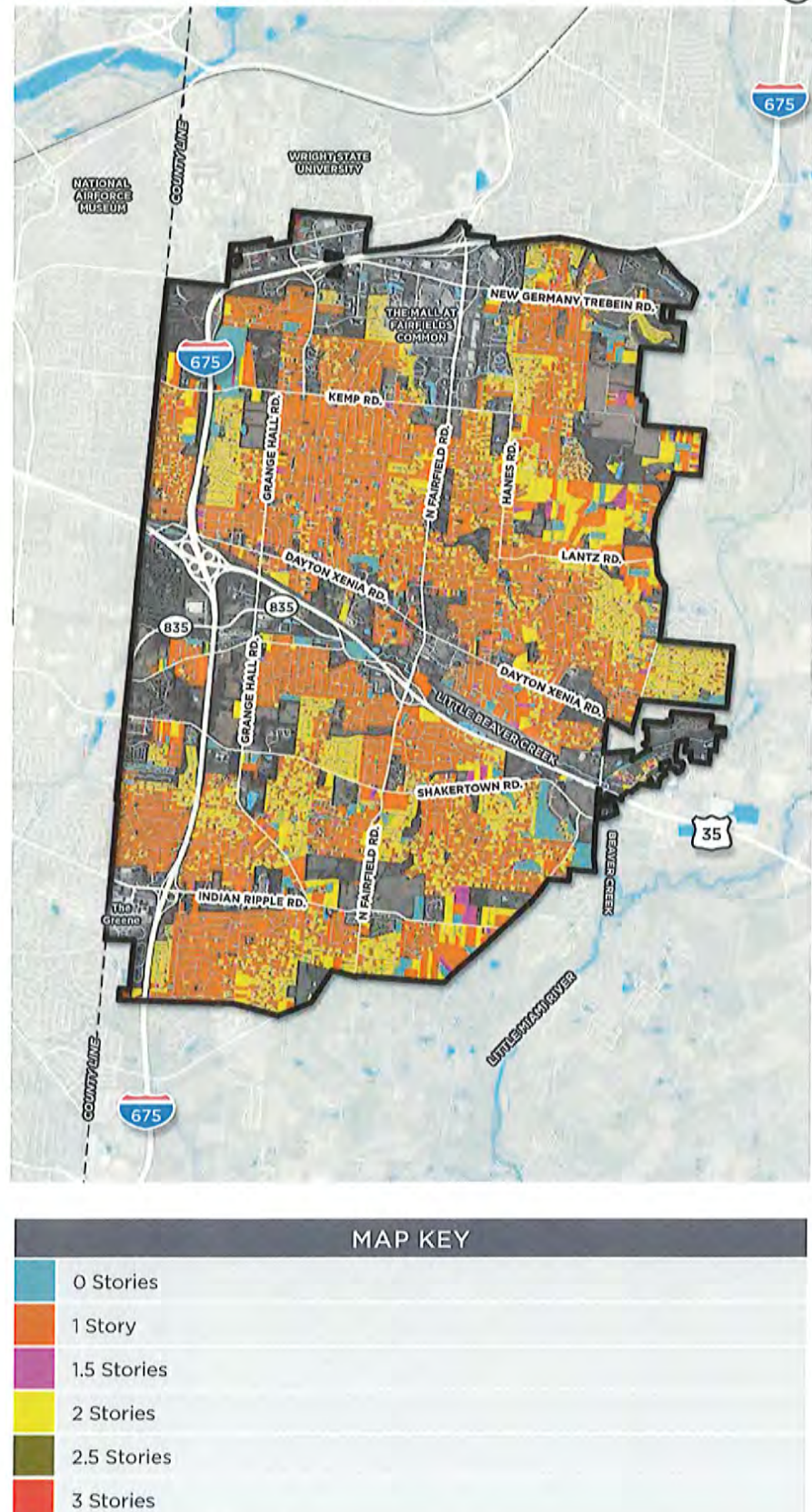
Understanding **the number of stories within Beaver Creek's residential parcels**, as shown in *Figure 1-11*, provides valuable insight into the physical form and intensity of housing development across the community.

Beaver Creek's residential housing stock is primarily composed of **low-rise, detached homes**. The majority of parcels—59.3%—contain one-story structures, while 31% have two-story homes, reflecting a traditional suburban development pattern. An additional 1.9% comprise homes with 1.5 stories, showing modest architectural variation such as raised ranches or partial upper floors.

Higher-density housing forms are rare: only 0.03% of parcels include three-story structures, and 0.01% include 2.5-story buildings. **Notably, 7.8% of residential parcels are undeveloped (0 stories), offering opportunities for future housing development.**

These trends highlight a **residential landscape dominated by single-family, ground-oriented homes**. As Beaver Creek looks to the future, introducing a broader range of housing types may help meet the needs of a growing and more diverse population.

FIGURE 1-11: Number of Stories Map



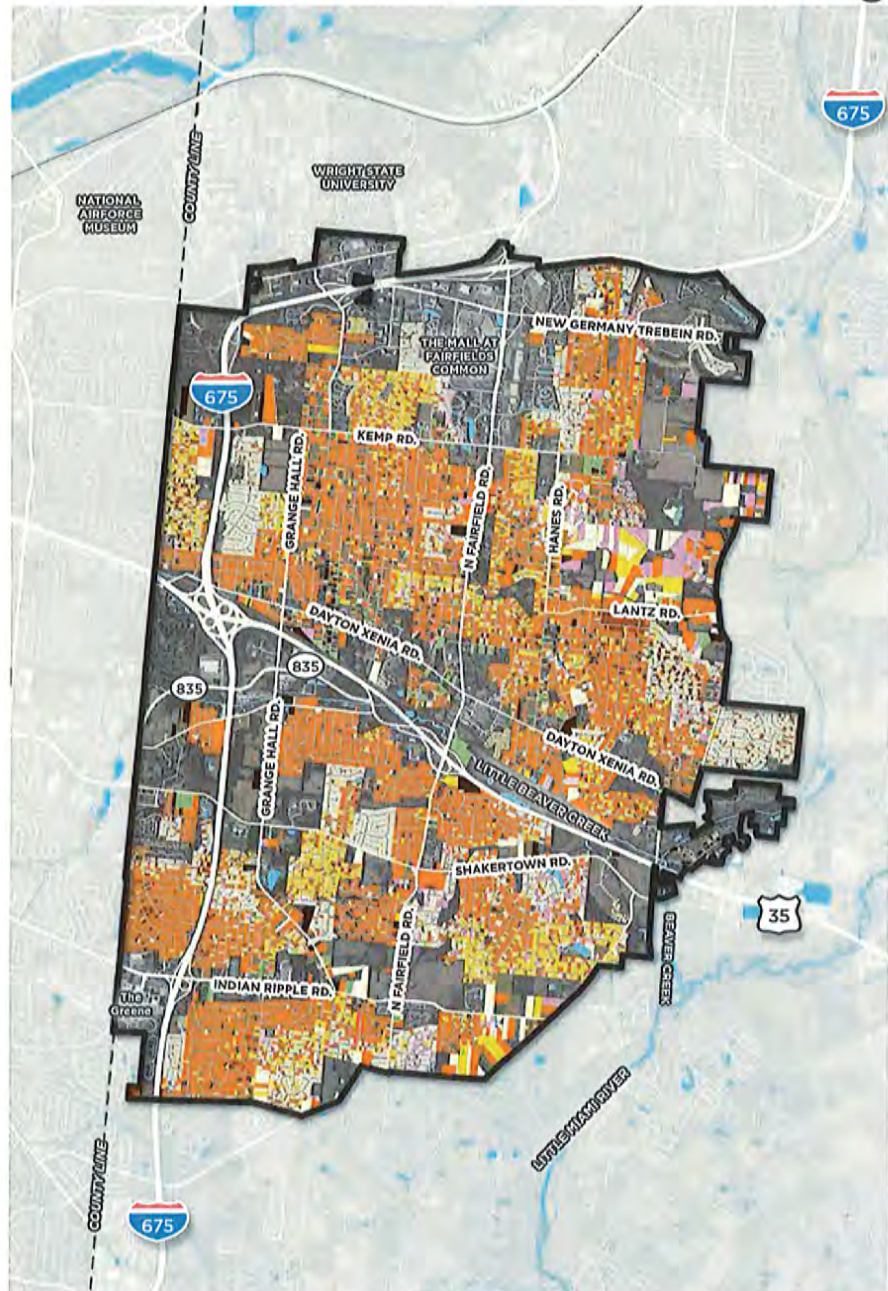
HOUSING STYLES














Beavercreek's housing stock showcases a variety of architectural styles, as illustrated in Figure 1-12, although specific typologies are more prevalent. Ranch-style homes account for the largest share at 45.5% of all residential parcels. This style reflects the community's suburban development pattern and preference for single-story, ground-oriented housing. Notably, **most of these ranch homes were built in earlier decades, indicating an aging segment of the housing stock.**

Other common styles include colonial homes (21.8%), split-level homes (10.5%), and condominiums (9.4%), with additional representation from Cape Cod (3.7%), contemporary (2.5%), raised ranch (2.3%), and bungalow (1.9%) homes. **These contribute to some architectural variety while maintaining a largely low-density residential character.** One- and two-story attached homes, duplexes, and triplexes together represent just under 2% of the housing stock. Older or niche housing types, such as log cabins and early 20th-century styles, make up a minimal share.

Beavercreek's housing style distribution reflects a predominantly traditional, low-density pattern. As the city plans for future housing needs, **introducing more architectural types in infill or redevelopment areas, could help address aging housing stock and support a broader range of households.**

FIGURE 1-12: Housing Styles Map



MAP KEY					
	Triplex		1 Story Attached		Cape Cod
	Duplex		2 Story Attached		Old Style One & Half Story
	Contemporary		Condominium		Old Style Two Story
	Ranch		Split Level		Log
	Raised Ranch		Colonial		Bungalow

ECONOMIC DEVELOPMENT

Understanding the employment and educational characteristics of Beavercreek’s residents and the industries that drive the local economy is critical for guiding future economic development and land use planning. **The following section analyzes the employment sectors in which Beavercreek residents work, providing insight into the skills and occupational strengths of the local workforce.** It also examines the industries located within the city that offer jobs to residents and non-residents, highlighting Beavercreek’s role as a regional employment center. Additionally, a brief analysis of job inflow and outflow patterns offers context on commuting dynamics and the city’s economic connections to the broader region.

Education & Employment

Beavercreek is home to a highly educated workforce, with 52% of residents holding a bachelor’s degree or higher—well above the averages for Greene County (41%) and the State of Ohio (32%). The city also maintains a solid employment rate of 60%, consistent with both county and state levels.

With approximately 26,000 jobs, Beavercreek plays a significant role in the regional economy. Around 22% of residents are employed in local, state, or federal government positions, whether within the city or in surrounding areas. Additionally, 15.8% of the city’s population are military veterans—nearly double the state average. This notable veteran presence highlights Beavercreek’s close ties to Wright-Patterson Air Force Base and the broader federal workforce. **The city’s combination of high educational attainment, a stable employment base, and strong veteran representation positions it as a key contributor to regional economic vitality and workforce strength.**

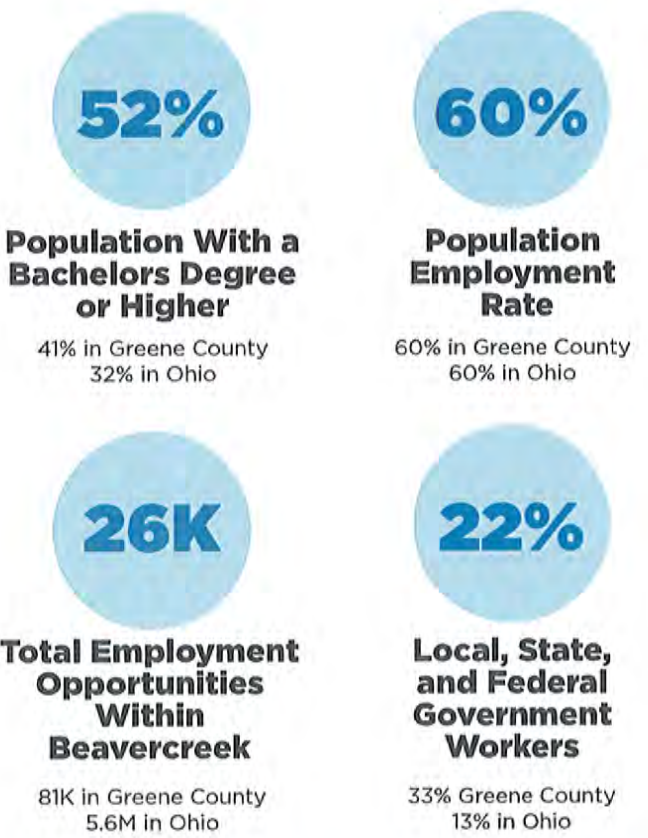
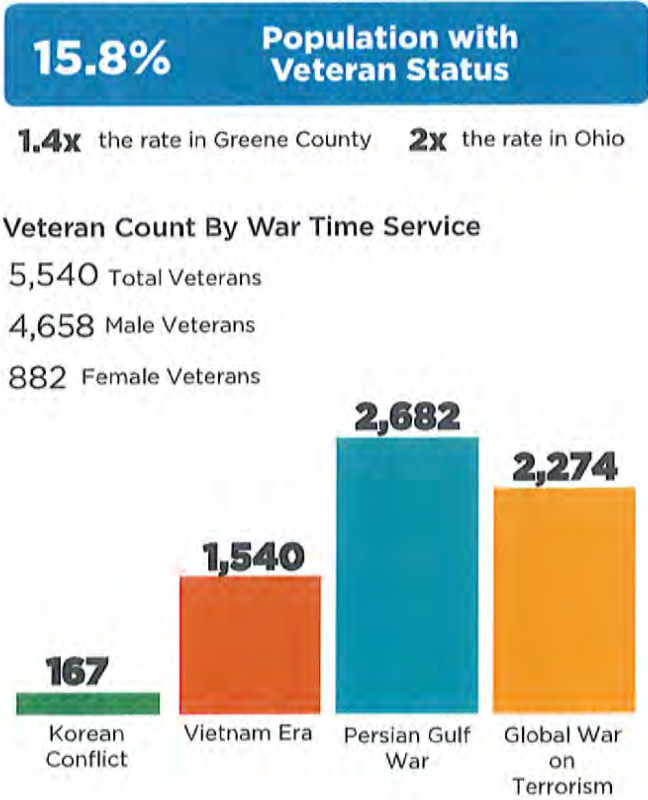


FIGURE 1-13: Veteran Status Data



Employment Industries

Beavercreek has a highly educated and professionally oriented workforce, with most residents employed in knowledge-based and public service sectors. The top industries for residents, as shown in *Figure 1-14*, include Education, Health Care, and Social Assistance (24.5%), Professional, Scientific, and Management Services (15.6%), and Public Administration (12.2%). This distribution reflects the city's proximity to major regional institutions such as Wright-Patterson Air Force Base, Wright State University, and several healthcare systems. These sectors also align with the residents' high level of educational attainment, where more than half of residents hold a bachelor's degree or higher. **These data suggest that Beavercreek's population brings strong technical and administrative expertise, contributing to a robust regional workforce.**

In contrast to the industries in which many residents are employed, **the employment base within Beavercreek is characterized by a distinct mix of sectors. The city provides approximately 26,000 jobs, supporting a high volume of in-commuting—particularly for customer-facing and support roles.** As shown in *Figure 1-15*, the largest share of jobs is in the Professional, Scientific, Management, and Administrative sector (31.6%), followed by Education, Health Care, and Social Assistance (21.1%), and Retail Trade (18.2%). Arts, Entertainment, Recreation, and Food Services also account for a notable portion of employment at 14.9%. **The prominence of retail and service-oriented industries reinforces Beavercreek's function as a regional commercial hub, attracting workers from both within the city and surrounding communities.**

The misalignment between resident occupations and locally available jobs leads to greater in-migration of workers and out-commuting by residents, presenting important considerations for land use planning, economic development, and workforce strategy. **When local job opportunities do not fully align with the skill sets of the resident population, it can lead to increased outbound commuting, reduced daytime spending within the city, and challenges in fostering a vibrant, self-sustaining local economy.** Over time, this imbalance may also limit the city's ability to retain younger professionals or attract new residents seeking employment close to home.

FIGURE 1-14: Residents Employment Sectors



FIGURE 1-15: Beavercreek Employment Sectors



Employment Inflow & Outflow

Understanding workers' commuting patterns is essential to evaluating Beavercreek's role in the regional economy and identifying future opportunities for economic development and land use planning. **Analyzing job inflow and outflow reveals how many individuals travel into the city for work, how many residents commute elsewhere for employment, and how many both live and work in Beavercreek.** These patterns provide insight into the city's employment base, its regional economic integration, and the transportation demands of its workforce.

As of the most recent data, 23,268 people commute into Beavercreek for work, while 16,483 residents commute out of the city to work elsewhere. Only 3,087 individuals live and work in Beavercreek, indicating that much of the workforce originates from outside the city. **The significant influx of residents is likely driven by jobs in retail trade, public administration, and the service sector, which accounts for approximately 32% of the employment sector within Beavercreek but may not fully align with the professional profiles of its residents.**

As illustrated in *Figure 1-17*, the employment outflow map highlights where Beavercreek residents are traveling for work. The data shows a wide dispersal of commuting destinations, with many traveling to nearby employment hubs such as Dayton, Fairborn, Kettering, and Centerville. Despite this outward commuting pattern, the average travel time is relatively low at 19.5 minutes, reflecting the city's strong regional transportation connectivity and proximity to major job centers.

These patterns highlight Beavercreek's role as a commuter-sending community for specific employment sectors and as a regional destination for retail, public, and service-sector jobs.

These commuting dynamics have direct implications for economic development planning. **The high rate of out-commuting among residents may indicate a mismatch between the types of jobs available locally and the skills or career paths of the resident population.** Targeted strategies to diversify the local employment base, support professional job growth, and better align housing, transit, and job centers can help strengthen Beavercreek's role as both a residential community and a sustainable employment destination.

Additionally, because Beavercreek does not levy a municipal income tax, the city does not directly benefit from the wages of non-resident workers who commute into the city for employment. As a result, fostering a more self-sustaining local economy becomes especially important. However, as the community continues to mature, growth will bring added pressure on the city's limited supply of vacant land. Tax revenue considerations must therefore be carefully balanced with responsible land use decisions to ensure long-term fiscal and community sustainability. Targeted efforts to diversify the employment base, attract professional and high-wage industries, and better align land use, housing, and job centers can help strengthen Beavercreek's position as both a desirable place to live and a resilient employment destination.

FIGURE 1-16: Employment Inflow & Outflow

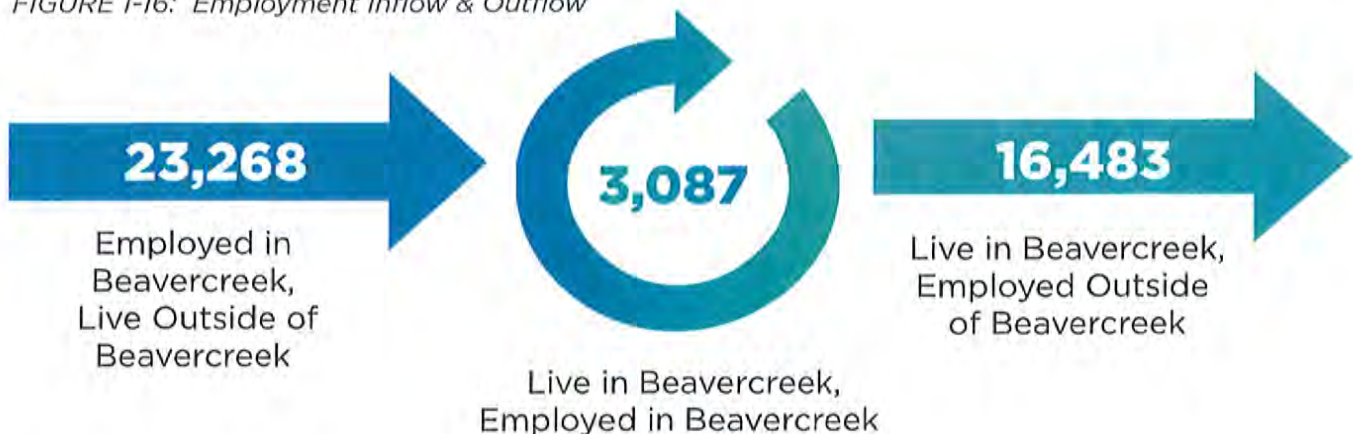
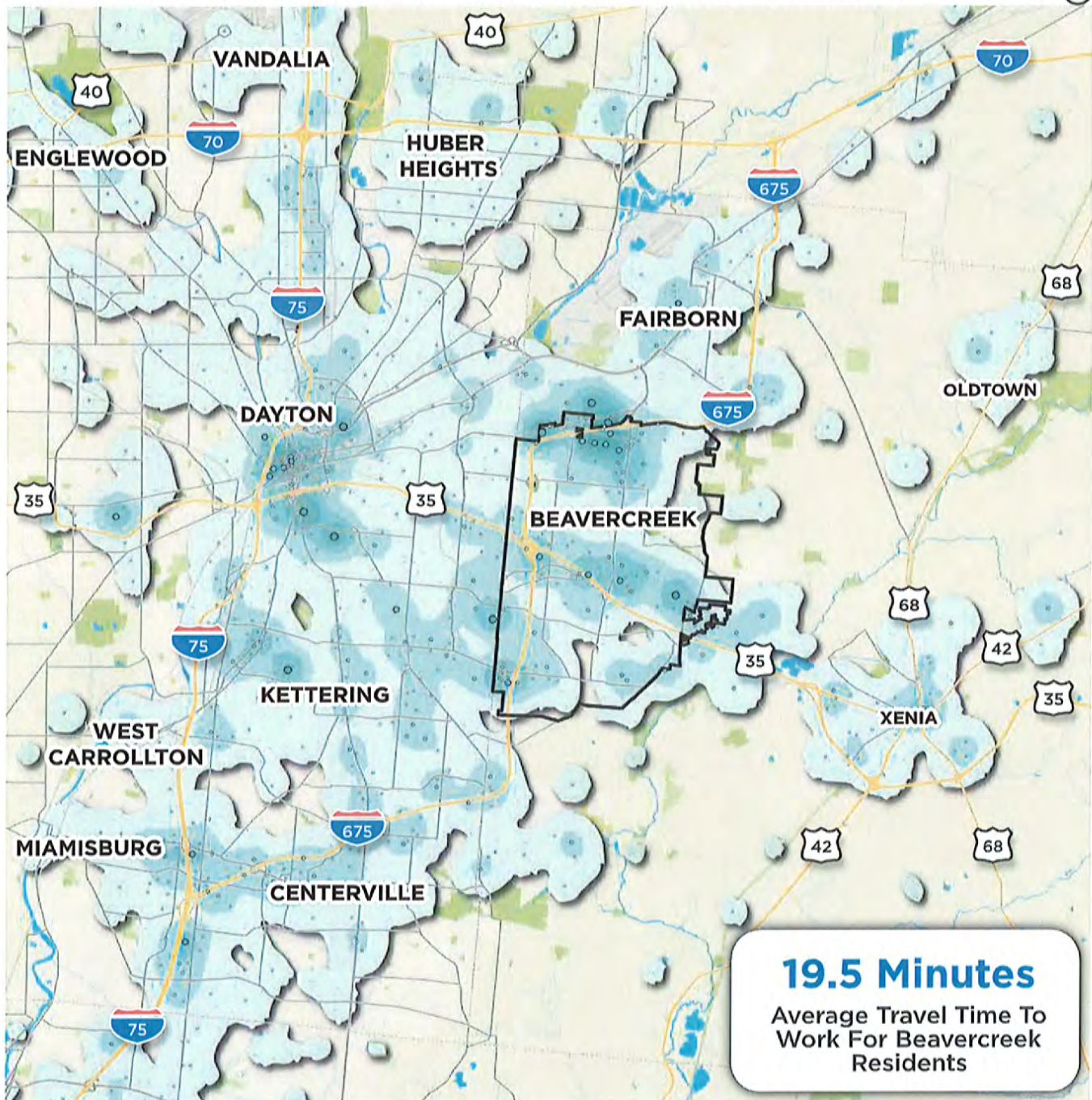


FIGURE 1-17: Employment Outflow Map - Work Destinations of Beavercreek Residents



MAP KEY

5-50 Jobs per Sq. Mile	• 1-3 Jobs
51-186 Jobs per Sq. Mile	• 4-20 Jobs
187-413 Jobs per Sq. Mile	• 21-65 Jobs
414-731 Jobs per Sq. Mile	• 66-154 Jobs
732 - 1,140 Jobs per Sq. Mile	• 155-300 Jobs

LAND ANALYSIS

The Land Analysis provides a comprehensive overview of the physical and regulatory landscape shaping development in the City of Beavercreek. **The following section analyzes current zoning and land use patterns, identifies community assets, and evaluates mobility, connectivity, and environmental conditions. Additionally, infrastructure systems, ongoing or planned development projects, and underutilized or underdeveloped land areas were assessed.** Together, these components offer critical insight into how land is currently used and where opportunities exist to support future growth, investment, and resilience across the community.

Zoning

The City of Beavercreek's zoning framework has evolved, shaping its current land use patterns and development character. **Since 1978, zoning definitions have gradually reduced allowable residential densities**, as illustrated in *Figure 1-19*, reinforcing a long-term trend toward lower-density suburban development.

FIGURE 1-18: Zoning Districts Table

Zoning Districts	
Agricultural & Residential Districts:	
R-PUD	Residential Planned Unit Dev.
R-1AA, R-1A, R-1B	One-Family Residential
R-2	Two-Family Residential
R-3, R-4	Multi-Family Residential
RO-1	Residential/Office District.
Business Office Districts	
C-PUD	Commercial Planned Unit Dev.
B-1	Neighborhood Business District
B-2	Community Business District
B-3	General Business District
B-4	Highway Business District
O-1	Office Building District.
RP-1	Research Park District
ORP-1	Research Park District
Industrial Districts	
I-PUD	Industrial Planned Unit Dev.
I-1	Light Industrial District
Other Districts:	
A-1	Agricultural District
MX-PUD	Mixed-Use Planned Unit Dev.

This approach has promoted large-lot, single-family neighborhoods, limited compact housing options, and contributed to car-dependent communities with fewer walkable areas or mixed-use centers.

Consequently, infill and multi-family developments have slowed, leading to less housing diversity and spreading development across more land, creating sprawl.

The existing zoning map (*Figure 1-20*) outlines 20 distinct zoning districts, including residential, commercial, business, industrial, and planned unit developments. Residential zones range from single-family to multi-family districts, while commercial zones accommodate a variety of uses, from neighborhood-scale businesses to highway-oriented developments. These zoning classifications establish the city's permitted land uses and development standards, serving as a key tool for guiding growth and land use decisions.

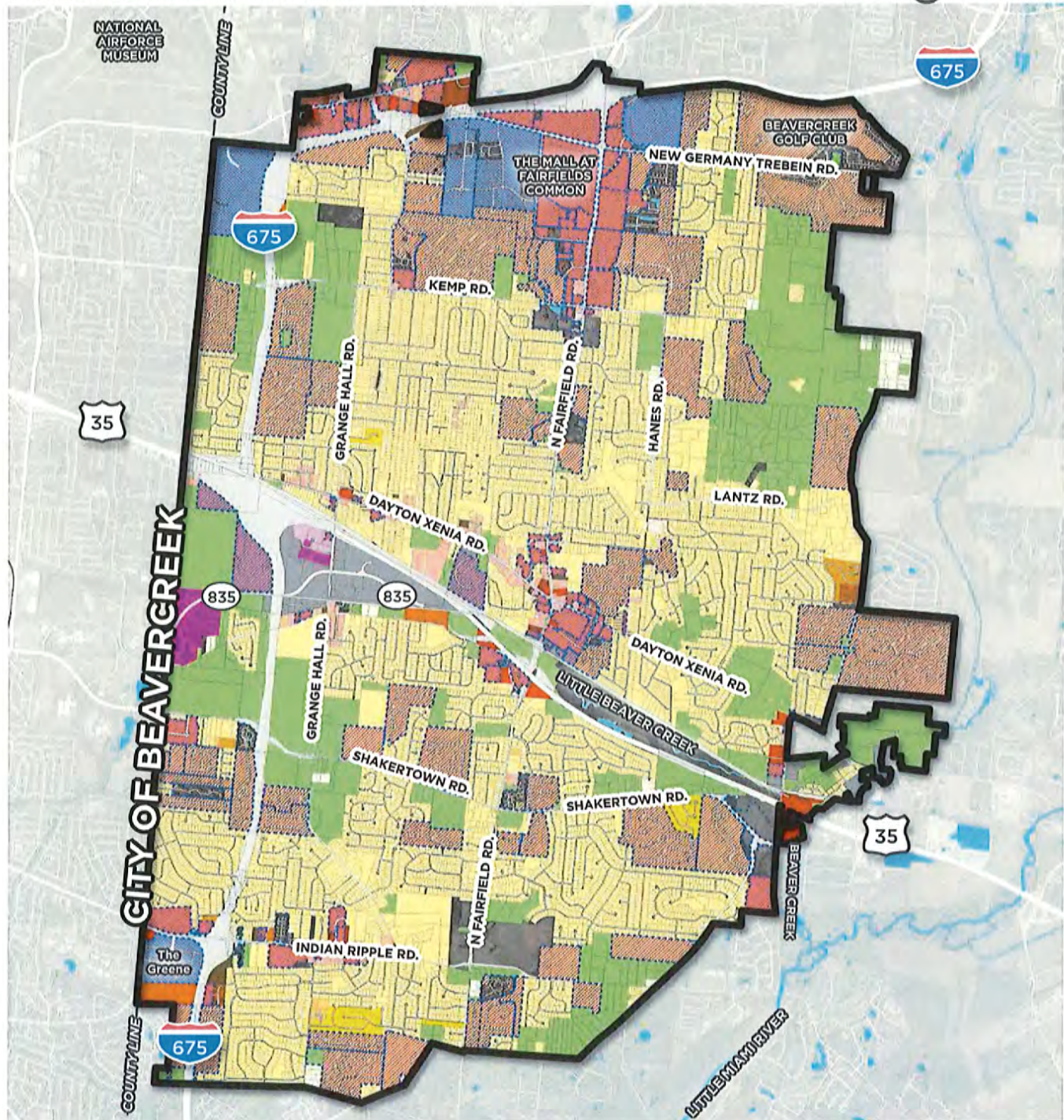
To meet future needs and support a dynamic community, the City of Beavercreek may benefit from revisiting density thresholds and zoning flexibility. Allowing more "missing middle" housing types, targeting key areas for infill, redevelopment, and implementing walkable mixed-use growth can enhance housing diversity and affordability. Such strategies would align zoning practices with the evolving demographics and economic landscape.

FIGURE 1-19: Land Use Density Standards





















Plan Year	Low Density	Medium Density	High Density
1978	1 - 3 du/ac	3 - 6 du/ac	6+ du/ac
1990	1 - 3.99 du/ac	4 - 7.99 du/ac	8+ du/ac
1997	0 - 3.99 du/ac	4 - 7.99 du/ac	8+ du/ac
2000	0 - 3 du/ac	3 - 6 du/ac	6.01 - 12 du/ac
2007	0 - 2.5 du/ac	2.5 - 4.5 du/ac	4.5 - 9.5 du/ac
2015	0 - 3 du/ac	3 - 5.5 du/ac	5.51 - 9.5 du/ac
2020	0 - 3 du/ac	3 - 6 du/ac	6.01 - 9.5 du/ac

FIGURE 1-20: Existing Zoning Map

1" = 1 mile



MAP KEY

	R-PUD		A1		B1		B2		B3		B4
	MX-PUD		I1		O1		ORP1		R1A		R1AA
	C-PUD		R1B		R2		R3		R4		RO1
	I-PUD		RP1		ROW		PUD Boundaries - Feb 2025				

Land Use

The existing land use pattern in the City of Beavercreek is overwhelmingly shaped by low-density, single-family development. As shown in Figure 1-21 and Figure 1-22, single-family detached housing accounts for over 52% of the city's total land area, establishing a suburban character that defines much of Beavercreek's built environment. This dominant land use is dispersed throughout the city and reinforced by wide-lot subdivisions and limited integration with other housing types or uses.

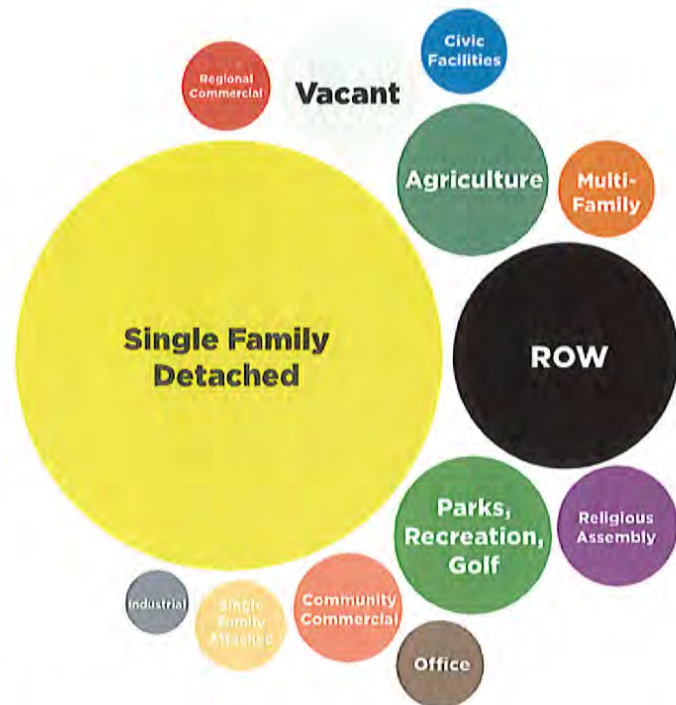
Right-of-way (ROW) makes up the second-largest share of land use at 13.8%, reflecting the city's auto-oriented layout and extensive roadway network. Other notable land uses include parks, recreation, and golf courses (6.8%), agriculture (6.2%), and vacant land (5.1%), indicating a mix of green space preservation and potential areas for future development.

Commercial and institutional uses occupy a much smaller proportion of land. Community commercial areas account for only 3.2%, and multi-family residential uses represent just 2.5%, limiting opportunities for compact, walkable development and diverse housing types. Similarly, land for religious assembly (2.4%), offices (2.0%), civic facilities (1.9%), and industrial/manufacturing (1.1%) is distributed in smaller nodes throughout the city, primarily near major corridors.

The resulting land use pattern reflects decades of zoning and development policies that have prioritized suburban growth over mixed-use and higher-density options. While this approach has supported a stable, residentially focused community, it has also contributed to challenges related to housing diversity, transportation connectivity, school enrollment growth, and fiscal sustainability- which also leads to longer, more congested commutes to and from work and school.

Looking ahead, the city may benefit from exploring opportunities for strategic infill development, reconsidering existing land use allocations, and encouraging a more balanced mix of housing and commercial uses. These approaches could help position Beavercreek to better respond to the evolving needs of its residents and workforce while supporting long-term community resilience.

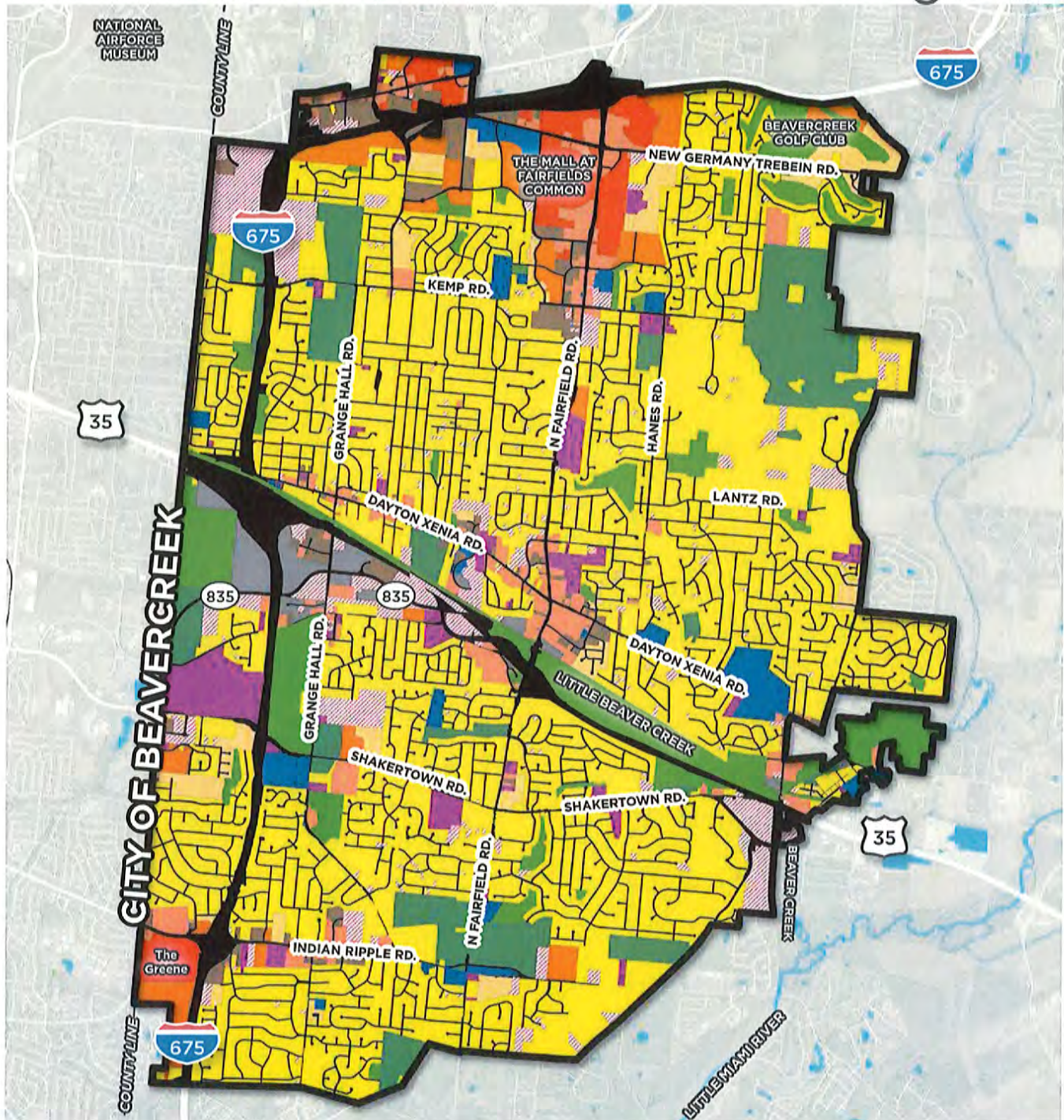
FIGURE 1-21: Existing Land Use Visual & Data



	LAND USE	ACREAGE	PERCENT
	Single Family Detached	8548.66	52.3%
	ROW	2361.24	13.8%
	Parks, Recreations, Golf	1204.36	6.8%
	Agriculture	1072.36	6.2%
	Vacant	870.927	5.1%
	Community Commercial	554.38	3.2%
	Multi-Family Residential	430.75	2.5%
	Religious Assembly	415.57	2.4%
	Single Family Attached	377.28	2.2%
	Regional Commercial	369.26	2.1%
	Office	354.87	2.0%
	Civic Facilities	335.94	1.9%
	Industrial/Manufacturing	187.88	1.1%

FIGURE 1-22: Existing Land Use Map

1" = 1 mile



MAP KEY

Agriculture	Parks, Recreations, Golf	Single Family Attached	ROW
Civic Facilities	Regional Commercial	Single Family Detached	
Industrial/Manufacturing	Community Commercial	Multi-Family Residential	
Office	Religious Assembly	Vacant	

Community Assets

Community assets—such as parks, schools, and government facilities—contribute not only to a community’s physical landscape but also to its social and cultural identity. In Beavercreek, these assets are well-distributed and deeply embedded within the community fabric, as illustrated in *Figure 1-23*.

The city is home to several public school campuses and educational facilities, which serve as key anchors in residential neighborhoods and as essential centers for community activity. Beyond their academic role, these schools offer shared spaces for recreation, civic engagement, and extracurricular programming, reinforcing their value as multifaceted community hubs.

To address future capacity needs and modernize educational infrastructure, Beavercreek City Schools proposed a \$265 million bond initiative that included constructing a new high school and re-purposing two existing middle schools into elementary schools. Although voters rejected the bond measures in both November 2024 and May 2025, the district is formulating a new long-term strategy to manage increasing student enrollment and facility demands.

In addition to educational assets, Beavercreek boasts a robust network of more than 33 parks and recreation facilities. These range from small neighborhood green spaces to large, multi-use recreational complexes that draw users from across the city. Prominent parks such as Dominick Lofino Park, Karohl Park, Rotary Park, and the Municipal Golf Club provide a wide array of amenities for both passive and active recreation.

Beavercreek’s network of schools, parks, and civic assets reflects **the city’s dedication to fostering a high quality of life, supporting community cohesion, and preparing for sustainable future growth.** As the city continues to plan for the future, it will be important not only to prioritize these community assets themselves, but also to strengthen the interconnected framework that links them to where people live and work—enhancing accessibility, connectivity, and overall livability.



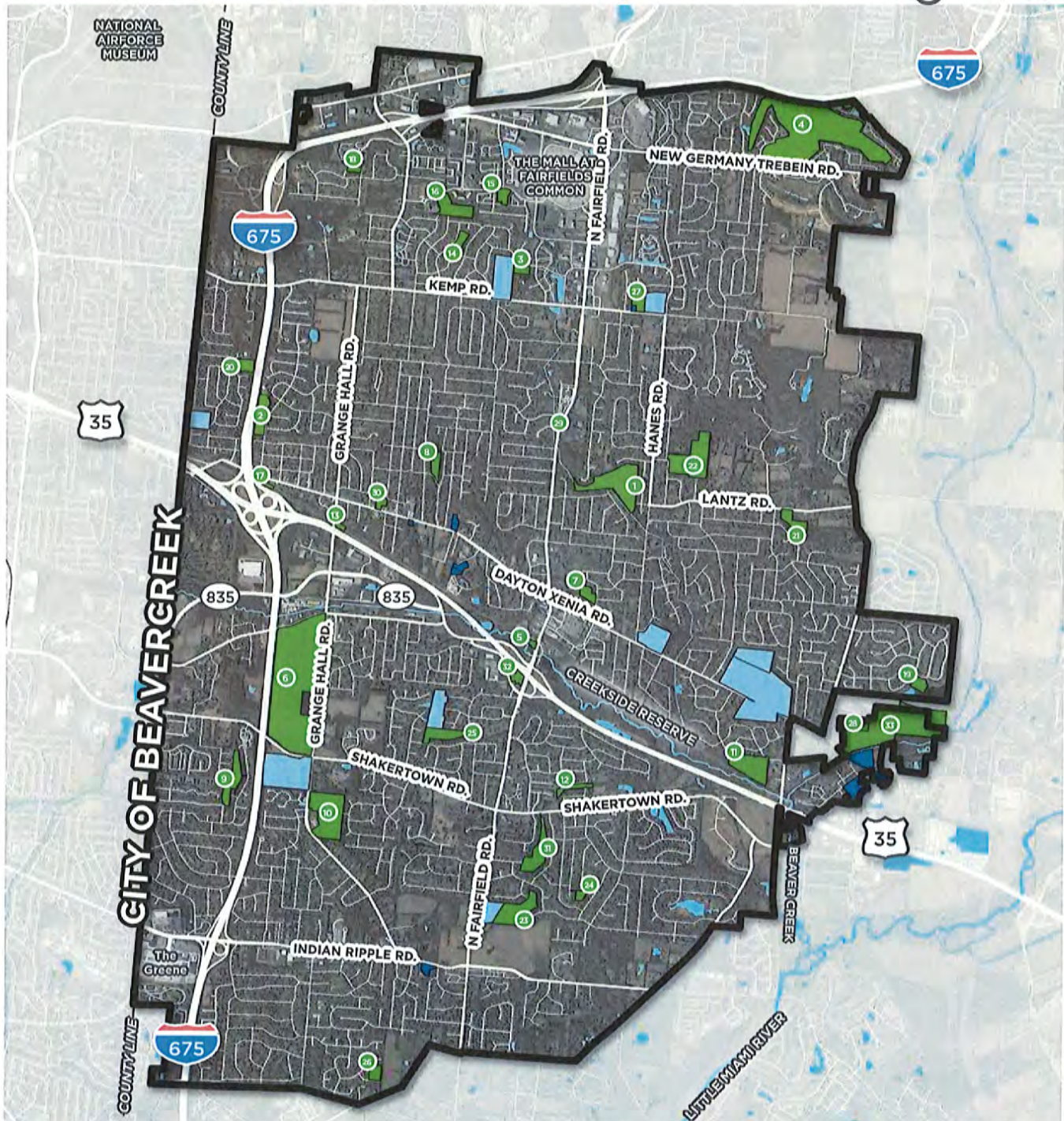
*Photo of the Dominick Lofino Park, Beavercreek, OH.
Source: beavercreekohio.gov*



*Photo of Beavercreek City School Bus
Source: Daily Dayton News*

FIGURE 1-23: Community Assets Map

1" = 1 mile



MAP KEY

Government Facilities

Parks & Other Recreation Facilities

School Facilities

CITY PARKS & RECREATION

Public parks and recreational facilities are critical in supporting community well-being, environmental quality, and overall quality of life. **They offer space for physical activity, social connection, environmental education, and community events—making them essential components of a healthy and vibrant city.**

The city’s robust system includes over 33 parks and recreation facilities of varying scale and function—these range from neighborhood green spaces to larger, multi-use recreational destinations that serve local and regional needs. Notable parks include Dominick Lofino Park, Rotary Park, Karohl Park, and Spring House Park.

Spring House Park, a 148 acres site purchased by the City in 2022, stands out as the city’s largest park asset. The City Council in 2023 approved the Spring House Park Master Plan, which envisions a regional-scale destination with natural, recreational, and community-oriented features. *The park’s master plan outlines development in multiple phases, with the first phase funded by a \$1 million grant from Ohio’s House Bill 2 One-Time Strategic Community Investment Program.* Construction is anticipated to begin in late 2025, and the city continues to pursue additional funding sources to support the full implementation of the vision.

The National Recreation and Park Association (NRPA) recommends that communities provide between 6.25 and 10.5 acres of developed open space per 1,000 residents as a baseline for park accessibility. **However, Beavercreek has set a higher internal goal of 15 acres per 1,000 residents.** With a population of approximately 46,600 and without including Spring House Park or the municipal golf course, **Beavercreek currently provides about 367.3 acres of park space, equivalent to 7.9 per 1,000 residents.** While this still meets the NRPA’s baseline range, it falls short of the city’s aspirational goal.

This gap **highlights an opportunity for Beavercreek to continue expanding and enhancing its park system, particularly as the population grows.** Strategic investments in new parkland and improved access amenities at existing facilities will be critical to meeting long-term open space and recreation needs.

FIGURE 1-24: City Parks & Recreation List

FACILITY NAMES		ACREAGE
1	Bullskin Run	33.3
2	Summerfield Park	10.4
3	Gerspacher Park	3.4
4	Municipal Golf Club	134.5
5	Beavercreek Station	1.9
6	Spring House Park	147.5
7	Shoup Park	4.8
8	C.I. Beaver Park	5.1
9	Cinnamon Ridge Park	12.1
10	Dominick Lofino Park	34.3
11	E. J. Nutter Baseball Complex	21.3
12	Merrick Park	4.6
13	Grange Hall Bikeway Access	1.4
14	Spicer Heights Park	5.0
15	Royal Pointe Park	4.3
16	Overlook Reserve	13.2
17	5th/3rd Gateway Park & Ride	1.4
18	Grangeview Acres Park	2.0
19	Hunter’s Ridge Park	5.1
20	Saville Farm Estates Park	5.9
20	Virgallito Park	8.1
22	Karohl Park	29.5
23	Fox Run Park	20.0
24	Tara Park	2.3
25	Stafford Park	11.6
26	Walnut Grove Park	4.5
27	Wartinger Park	4.4
28	Owen’s Place Park	7.7
29	Veterans Memorial Park	0.7
30	Lofino Plaza Senior Center	2.9
31	Durnbaugh Greenway	15.0
32	Sejay Drive Property	3.4
33	Rotary Park	75.5
Total Parks & Recreation Acreage =		649.3

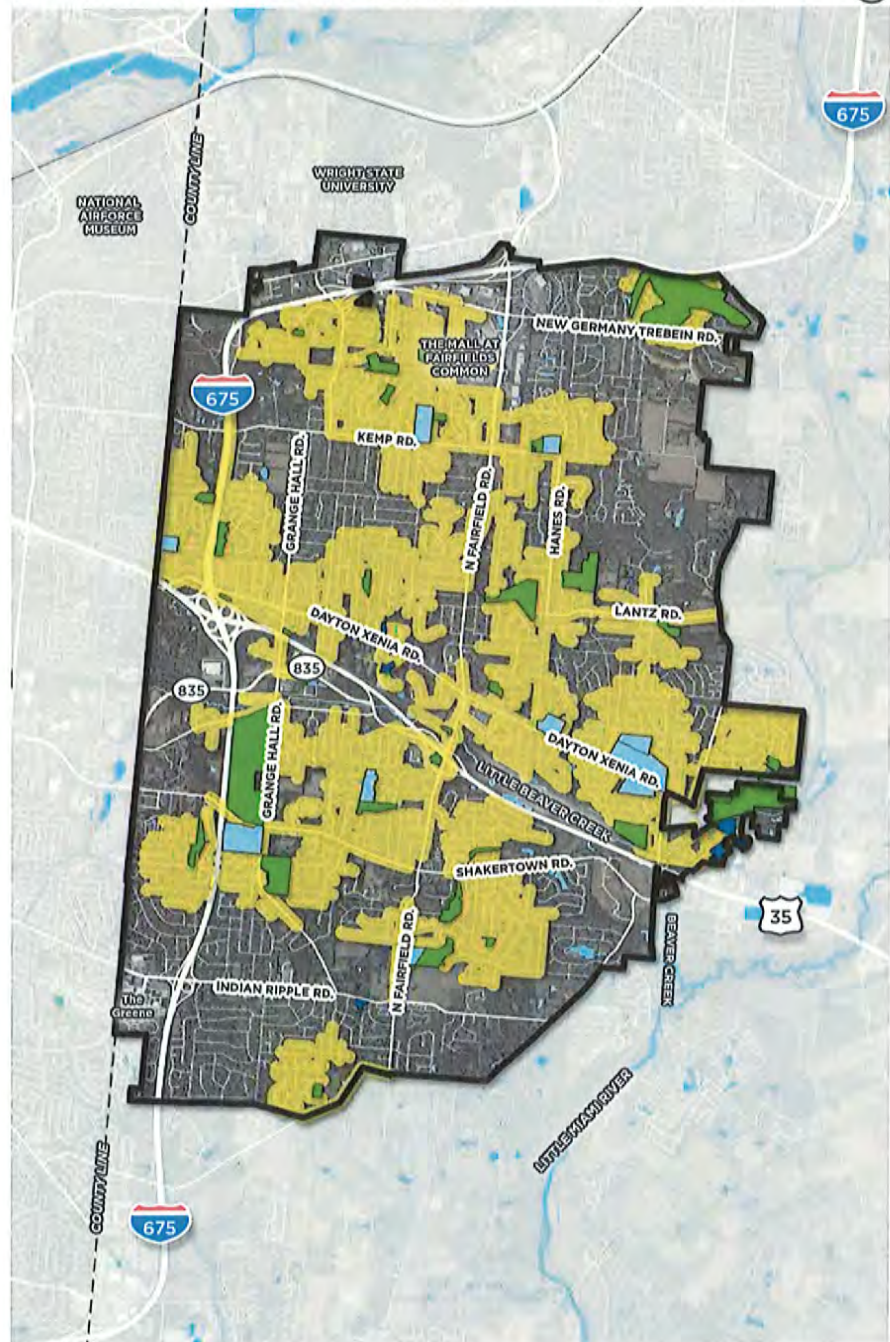
COMMUNITY ASSET WALKSHED ANALYSIS

Beavercreek is home to more than 50 community assets—including parks, schools, and government facilities—that play a vital role in daily life and overall neighborhood vitality. When planning for the future and aiming to enhance residents' quality of life, **it is essential to ensure walkability between these community assets and the surrounding residential areas.**

A 10-minute walkshed analysis was conducted for each facility to assess pedestrian accessibility. **A 10-minute walk is widely recognized as a reasonable and acceptable distance for most individuals to travel on foot for daily needs and services.** As shown in *Figure 1-25*, the analysis revealed strong coverage across many residential neighborhoods, indicating that most community assets are within walking distance for a significant portion of the population. This underscores how well many facilities are already integrated into the community fabric.

However, **while many neighborhoods are well-served, gaps in connectivity or the absence of clear wayfinding signage remain.** Enhancing pedestrian infrastructure—such as sidewalks, multi-use trails, and signage—can improve equitable access, close connectivity gaps, and strengthen the overall effectiveness of Beavercreek's community asset network.

FIGURE 1-25: Community Assets Walkshed Map



MAP KEY	
	Government Facilities
	Parks & Other Recreation Facilities
	School Facilities
	10 Minute Walk-shed From Facilities

Mobility & Connectivity

A well-connected vehicular and pedestrian transportation network is a key component to the quality of life in any community. Mobility encompasses both the vehicular transportation network and the non-motorized connectivity system. **As part of the existing conditions analysis, understanding how these existing and proposed mobility routes connect to the broader framework of the city—including key destinations such as community assets, schools, and parks—was a vital component of evaluating overall connectivity.**

VEHICULAR TRANSPORTATION NETWORK

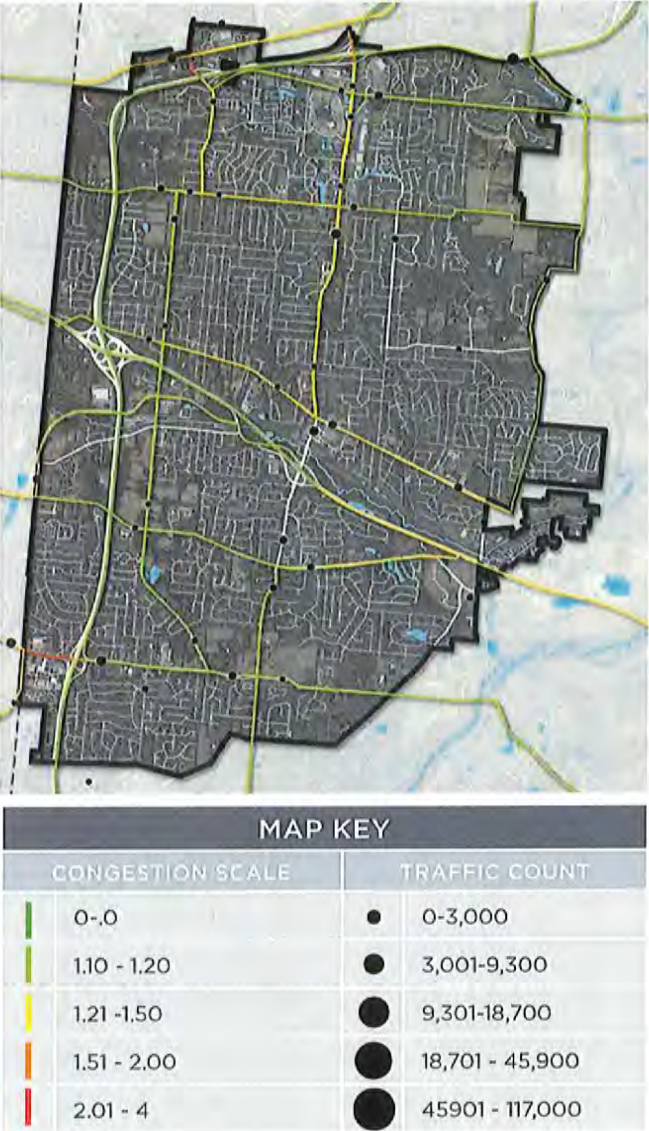
The city’s road hierarchy includes a combination of arterials, collectors, and local streets that facilitate internal circulation and connect Beavercreek to surrounding communities in Greene and Montgomery Counties. Beavercreek’s transportation network is anchored by a well-developed road and highway system supporting regional and local vehicular travel. US-35 provides a regional east-west connection. Interstate 675 serves as the primary north-south connection between Beavercreek and the greater Dayton metropolitan area, providing access to both I-70 and I-75 within 20 minutes and enhancing overall regional accessibility.

Several major arterial roads serve distinct roles within the city’s development pattern: North Fairfield Road and Dayton-Xenia Road function as the primary major commercial corridors, lined with primarily regional and community retail centers and businesses; Indian Ripple Road supports a mix of suburban commercial and institutional uses; and Kemp Road, Shakertown Road, Hanes Road, primarily serve residential areas but also support community-oriented facilities, and schools.

TRAFFIC

Like many suburban communities, **Beavercreek experiences variable traffic volumes and periods of congestion throughout the day and week.** As shown in *Figure 1-26*, congestion data collected at 5:00 PM on weekdays—color-coded by the Miami Valley Regional Planning Commission (MVRPC)—illustrate traffic conditions ranging from free-flowing (green) to heavily congested (red). **The most significant bottlenecks are located near the I-675 on- and off-ramps at both the northern and southern edges of the city.**

FIGURE 1-26: Traffic & Congestion Map



Regional commuting patterns, influenced by major destinations such as Wright-Patterson Air Force Base, Wright State University, and nearby retail centers, contribute to congestion—particularly along North Fairfield Road, Dayton-Xenia Road, and Indian Ripple Road. *Figure 1-24* also displays average daily traffic counts, represented by black dots scaled to reflect vehicle volume. **Several key corridors, including North Fairfield Road and Indian Ripple Road, carry more than 45,000 vehicles per day, underscoring their importance as critical commercial and commuter**

REGIONAL MOBILITY

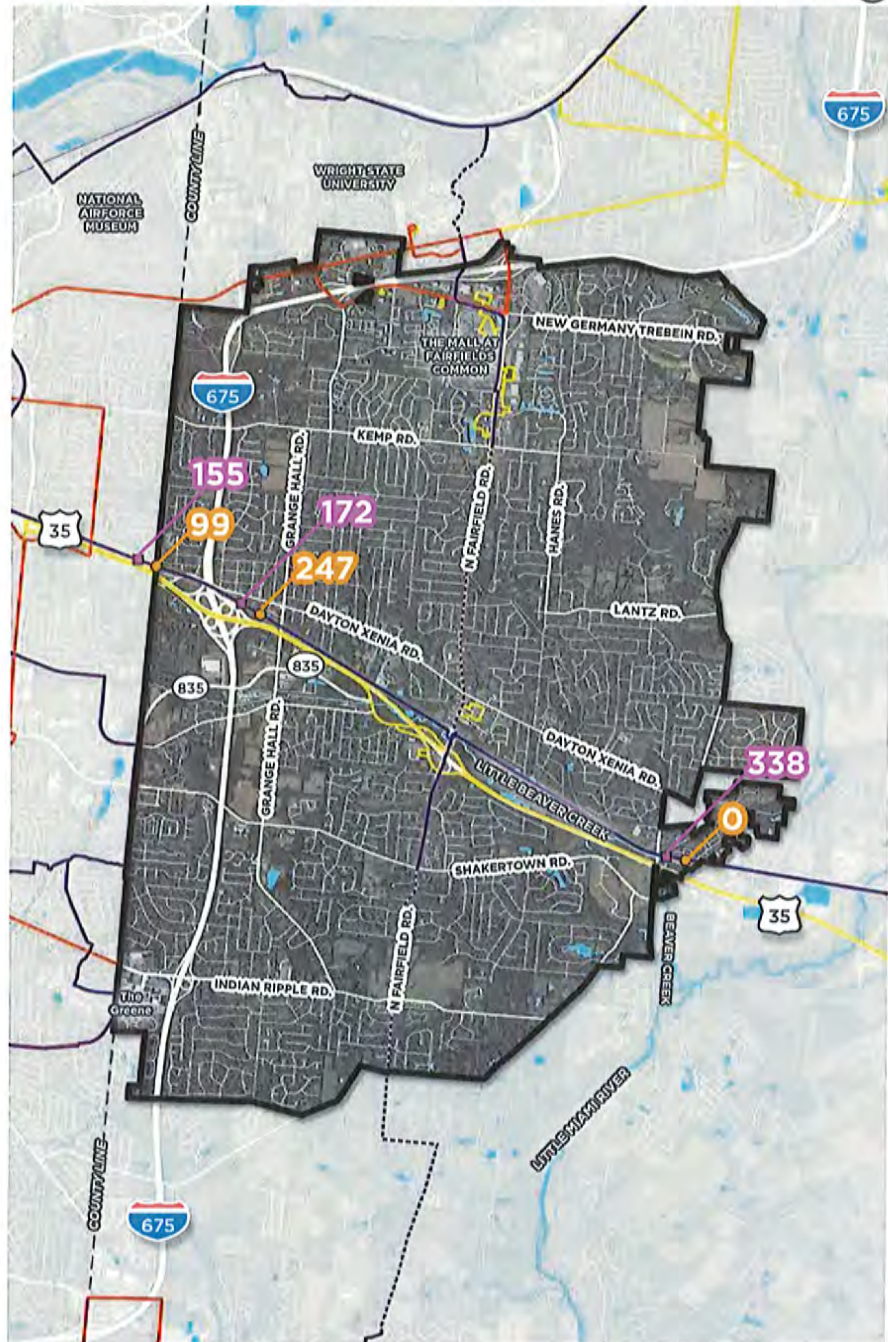
Beavercreek is well-positioned within the broader Miami Valley regional transportation network, with key assets that support multimodal travel and regional access, as shown in *Figure 1-27*.







A significant regional mobility asset is the shared-use path/bikeway that's adjacent to U.S. Route 35 and the Little Beaver Creek, forming a major east-west connection. Documented by the Miami Valley Regional Planning Commission (MVRPC), this route experiences consistently high trail user volumes, underscoring its role as a vital non-motorized mobility link. In addition, MVRPC has proposed a regional bikeway along North Fairfield Road. This north-south corridor would establish connectivity between residential neighborhoods, commercial areas, and regional trail systems.

Public transit service is another regional mobility component within Beavercreek. Two public transit systems serve the city: *Greater Dayton RTA (GDRTA)*: offers access to destinations within Montgomery County and the broader Dayton metro. *Greene County CATS*: provides local transit connections across Greene County.

Overall, these regional mobility assets reflect a strong regional connectivity framework that Beavercreek can continue to build upon as it plans for the future.

FIGURE 1-27: Regional Mobility



MAP KEY			
	GDRTA Transit Routes		Green County CATS Routes
	Ext. Regional Bikeway		Prop. Regional Bikeway
	Average Daily Bike Count		Average Daily Trail User Count

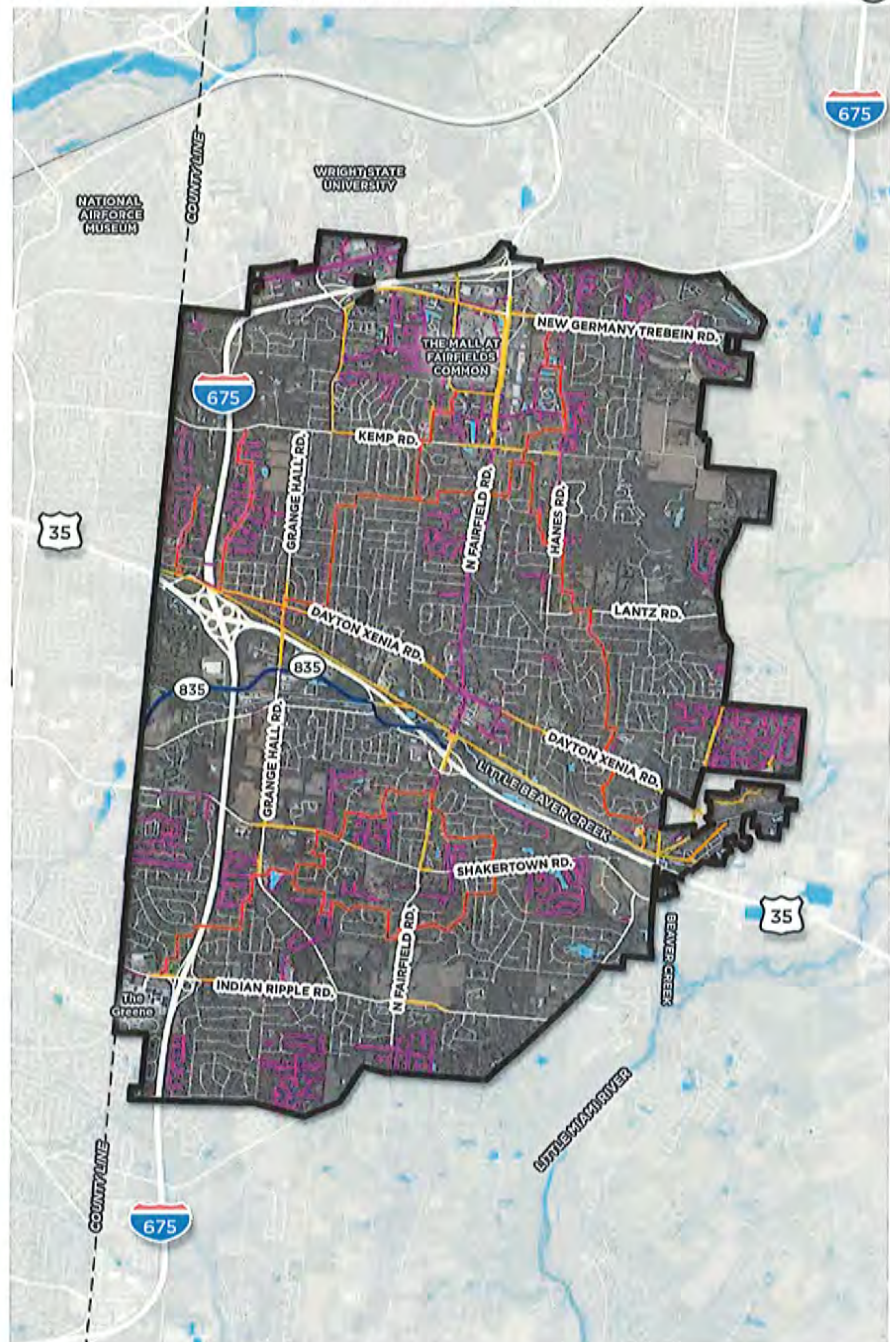
NON-MOTORIZED CONNECTIVITY NETWORK

In suburban contexts, where development patterns are often dispersed, enhancing **non-motorized and multimodal connections** becomes increasingly important to reduce car dependency, support aging populations, and ensure equitable access to community resources.

The non-motorized connectivity aspect of the mobility and connectivity analysis for Beavercreek, shown in *Figure 1-28 & 1-29*, highlights existing and proposed non-motorized infrastructure to improve walkability and access throughout the city. **The current network includes a mix of sidewalks, sidepaths, and on-street facilities that connect residential areas with schools, parks, and civic destinations.** The most prominent example is the Little Beaver Creekside Greenway Trail.

Insights from the 10-minute walkshed analysis—conducted as part of the Community Assets Assessment and supported by the Mobility and Connectivity Analysis—reveal that many older neighborhoods are within walking distance of key community assets. While neighborhood signage encourages non-motorized connectivity between newer developments and established areas, there remains an opportunity to enhance these connections through the strategic addition of sidewalks and pathway infrastructure, improving safety, comfort, and accessibility for all users.

FIGURE 1-28: Existing Non-Motorized Mobility



MAP KEY

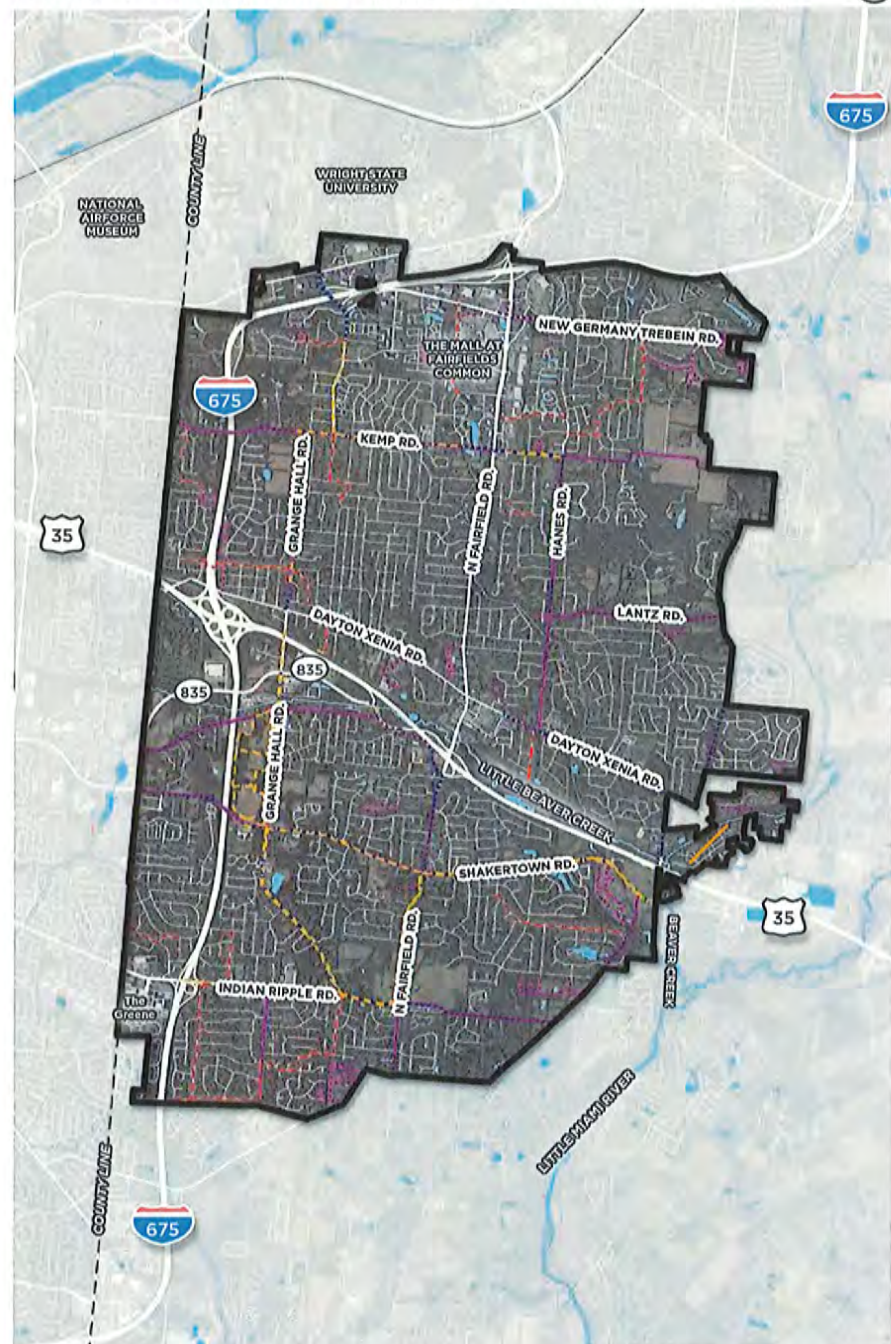
- Existing On Street Facility
- Existing Sidepaths
- Existing Sidewalks
- Existing Neighborhood Sign Connector





The City of Beavercreek has identified several proposed connectivity improvements—including new sidewalks, sidepaths, and shared-use facilities, and neighborhood sign connectors—that are actively being considered for future implementation as funding becomes available.

Many of these proposed routes, as illustrated on *Figure 1-29*, target key corridors such as Kemp Road, Hanes Road, Shakertown Road, and Indian Ripple Road. These proposed improvements intend to strengthen the east-west and north-south connections while enhancing access to parks, schools, and neighborhoods.

While proposed non-motorized improvements along primary corridors are encouraging, securing funding to ensure their implementation remains challenging. In addition, **there may be further opportunities to expand connectivity by extending routes into older residential neighborhoods.** Doing so could enhance integration with the city's broader non-motorized transportation network and promote a more inclusive, accessible, and well-connected community.

FIGURE 1-29: Proposed Non-Motorized Mobility



MAP KEY	
	Proposed On Street Facility
	Proposed Sidepaths
	Proposed Sidewalks
	Proposed Neighborhood Sign Connector

Environmental Conditions

Environmental conditions play a role in shaping long-term planning, development, and sustainability outcomes in any community. Understanding the physical landscape—such as floodplains, waterways, and wetlands—not only helps safeguard natural resources but also informs decisions around land use, infrastructure investments, hazard mitigation, and environmental resilience.

The City of Beavercreek is partly defined by its natural geography, most notably the Little Miami River and its tributary, Little Beaver Creek, which flow through the city from east to west. This natural hydrological corridor bisects the city and creates a central environmental feature that influences existing development patterns and future planning considerations. The river and surrounding waterways provide scenic and recreational value, such as the Little Beavercreek combined with the Little Creek Greenway Trail, which forms a continuous ecological network and contributes to the region's ecological health.

Surrounding these water systems are floodways and flood hazard areas, as shown in *Figure 1-30* including areas with a 1% annual chance of flooding (100-year flood zones) and areas with a 0.2% annual chance of flooding (500-year flood zones). These flood-prone areas can limit the intensity or type of development nearby. In addition, wetlands, including freshwater emergent and forested/shrub wetland areas, are scattered throughout the city and provide critical ecological functions such as water filtration, flood mitigation, and wildlife habitat.

Beavercreek's environmental features present both opportunities and constraints related not only to future development but also to overall quality of life. Preserving riparian buffers, avoiding sensitive areas, and aligning land use decisions with natural systems can help reduce risk while enhancing community resilience and environmental stewardship. Natural greenways—such as those along Little Beaver Creek and its tributaries—already function as informal ecological corridors and offer a strong foundation for expanded protection and enhancement. By staying committed to recognizing the importance of these greenways, **Beavercreek can support long-term environmental resilience, improve ecological function, and maintain its community's connection to the natural landscape as the city grows.**

TERMS & DEFINITIONS

The following is a list of terms and definitions used within the Environmental Conditions section and map to describe important ecological features.

» **River:** A large, natural stream of flowing water that moves across the land and usually empties into a larger body of water.

» **Riverine:** Near or situated along a river; often used to describe ecosystems, habitats, or areas influenced by the presence and flow of a river.

» **Lake:** Larger, deeper bodies of standing freshwater, typically with open water and minimal vegetation near the center.

» **Freshwater Pond:** Small, still water bodies that may be natural or man-made, often supporting aquatic plants and wildlife.

» **Freshwater Emergent Wetland:** Wetlands dominated by herbaceous plants like grasses and sedges, often seasonally flooded or saturated.

» **Freshwater Forested/Shrub Wetland:** Wetlands characterized by woody vegetation such as trees and shrubs, typically found in floodplains or low-lying areas.

» **Regulatory Floodway:** The channel of a river or stream and adjacent areas reserved to carry and discharge floodwaters without increasing flood risk elsewhere.

» **1% Annual Chance Flood Hazard:** Known as the 100-year floodplain, this area has a 1% chance of flooding in any given year and is subject to some floodplain regulations.

» **0.2% Annual Chance Flood Hazard:** Known as the 500-year floodplain, this area has a 0.2% chance of flooding each year and represents a moderate flood risk.

» **Greenways:** Linear open spaces that connect parks, trails, and natural areas, supporting recreation, mobility, and conservation.

» **Waterways:** Natural or constructed channels like rivers and streams that carry water and support drainage and ecosystem health.

» **Riparian Buffers:** Vegetated strips along waterways that protect water quality, reduce flooding, and support wildlife habitat.

FIGURE 1-30: Environmental Conditions Map

1" = 1 mile



MAP KEY	
	River/Riverine
	Lake
	Fresh Water Pond
	Freshwater Emergent Wetland
	Regulatory Floodway
	100 Year Flood (1% Annual Chance)
	500 Year Flood (0.2 Annual Chance)
	Freshwater Forested/Shrub Wetland

Utilities

Utilities are the backbone of a functioning community. Utility infrastructure provides essential services, such as clean water and wastewater treatment, which directly impact public health, quality of life, and future development capacity. **In cities such as Beavercreek, utility infrastructure supports current neighborhoods and commercial areas and plays a crucial role in guiding how and where development can occur.** Ensuring that water and sewer systems are reliable, well-maintained, and equitably distributed is essential to supporting a thriving and resilient community.

In Beavercreek, the Greene County Sanitary Engineering Department (GCSED) primarily manages water and sanitary sewer services. The city's water system—illustrated in *Figure 1-31*—is extensive, with water mains reaching nearly every developed area. **The water system is funded through user fees, not taxes.** The GCSED also handles customer billing, maintenance, and improvements to the water infrastructure. The widespread coverage of water mains indicates a well-established system that aligns with residential and commercial development patterns across the city.

As shown in *Figure 1-32*, the sanitary sewer network similarly provides comprehensive coverage, particularly in areas already served by water infrastructure. The sewer mains are dense throughout central and southern Beavercreek, supporting residential, institutional, and commercial uses. **These networks help guide future growth areas by indicating where capacity exists to support infill or new development.**

Beavercreek's water and sewer infrastructure has been gradually developed over several decades, often in phases to accommodate new subdivisions and commercial projects. As a result, the system includes a mix of pipe materials, installation techniques, and service ages. **As this infrastructure continues to age, Greene County will face increasing challenges related to maintenance, repair, and eventual replacement of critical components.** As Beavercreek plans for targeted growth and increased density, ongoing **coordination with Greene County and strategic investment in utility infrastructure will be essential to maintaining service reliability and enabling smart, sustainable development.**

FIGURE 1-31: Utilities - Water Main



FIGURE 1-32: Utilities - Sanitary Sewer Main



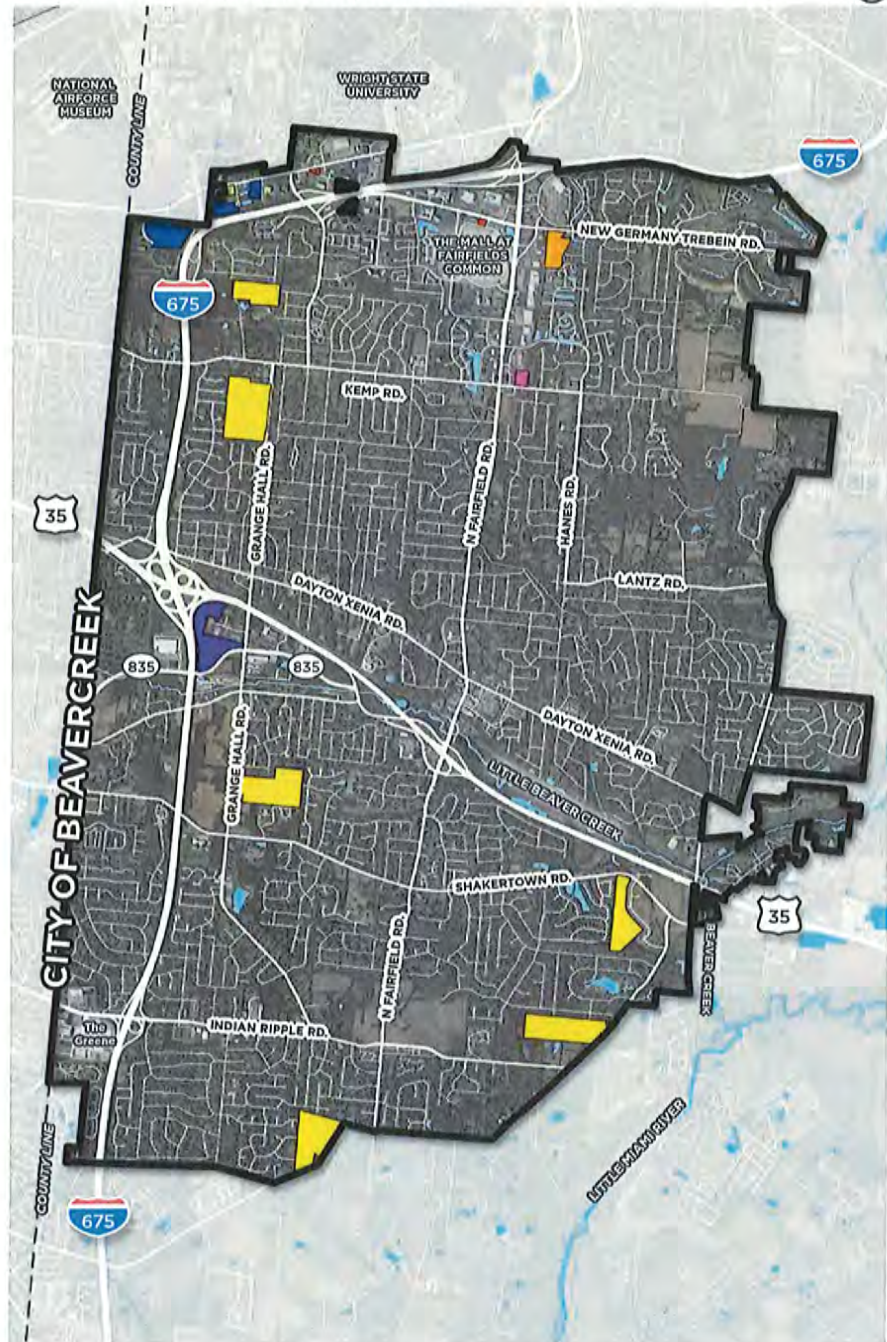
Pipeline Projects

Pipeline projects in Beavercreek represent active or anticipated development initiatives, including projects under construction, in the permitting process, recently completed, or in preliminary discussion. These projects provide a snapshot of where short-term growth is occurring and offer early insight into evolving land use and development trends.

Figure 1-33 illustrates the distribution of these pipeline projects across the city, using a color-coded legend to differentiate project types. These include commercial, hotel, office, office/warehouse, low-density residential, multi-family residential developments, new builds, and recently completed construction. The spatial spread of these projects shows a concentration near key corridors and nodes of activity, particularly along OH-35 and I-675.

Overall, pipeline projects highlight the city's active development momentum across various land uses. In particular, low-density residential expansion in the southern and eastern areas. Meanwhile, concentrated office and industrial activity signal the value of established employment centers and opportunities to strengthen economic development strategies. By monitoring these projects, Beavercreek can align land use planning, public services, and infrastructure investments with emerging growth patterns, ensuring coordinated and sustainable development.

FIGURE 1-33: Pipeline Projects Map



MAP KEY			
	Commercial		Office
	Hotel		Office/Warehouse
	Low Density Residential		New Build
	Multi- Family Residential		Recent Build

Undeveloped Land Analysis

The following **undeveloped land analysis** was **developed in collaboration with the City of Beavercreek's planning staff to identify parcels that offer potential for future development.** This analysis focused on undeveloped sites, which are currently vacant or minimally used and surrounded by development-supportive land uses.

Figure 1-35 provides a citywide overview of all **identified parcels that are currently undeveloped or largely vacant but located in areas with development-supportive contexts.** These undeveloped sites are distributed throughout Beavercreek but are most notably concentrated near major corridors such as Indian Ripple Road, Shakertown Road, and Dayton Xenia Road, as well as in the southern portion of the city and near the northwest quadrant along Interstate 675.

These areas often benefit from nearby infrastructure, arterial road access, and adjacency to residential or commercial land uses, making them attractive for future development. *Figure 1-34* offers a closer look at a key segment along the I-675 corridor, where several large undeveloped parcels sit near existing development and high-visibility transportation routes.

From a planning perspective, this analysis offers a critical tool for identifying where future development is more likely to occur. Identifying where land is available—or could be more effectively used—enables the city to prioritize investment, guide zoning updates, and coordinate infrastructure improvements. **These sites represent key opportunities to support strategic goals such as increasing housing diversity, expanding commercial and mixed-use activity, and improving land use efficiency.**

FIGURE 1-34: Zoomed In Undeveloped Land Map

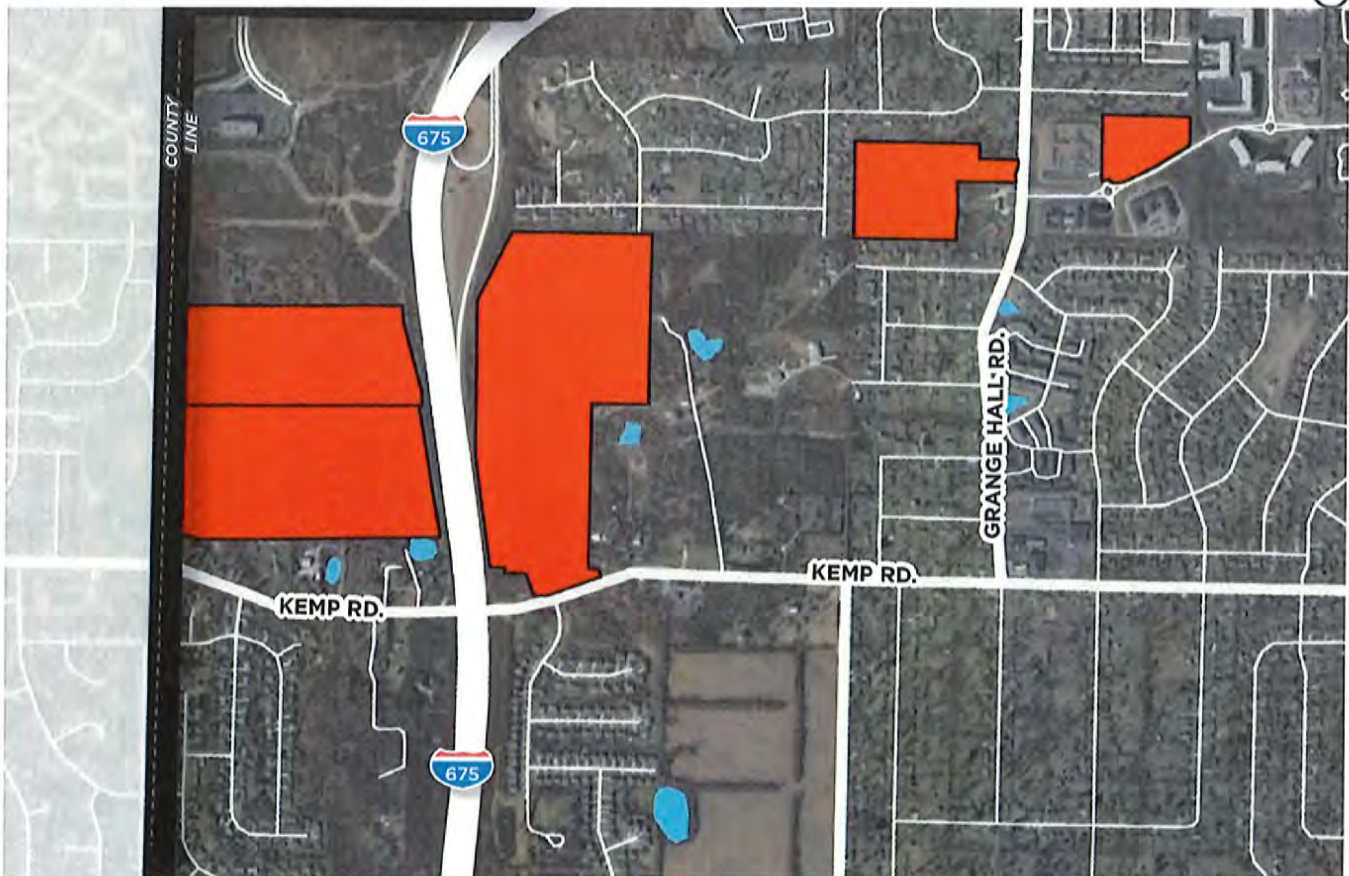
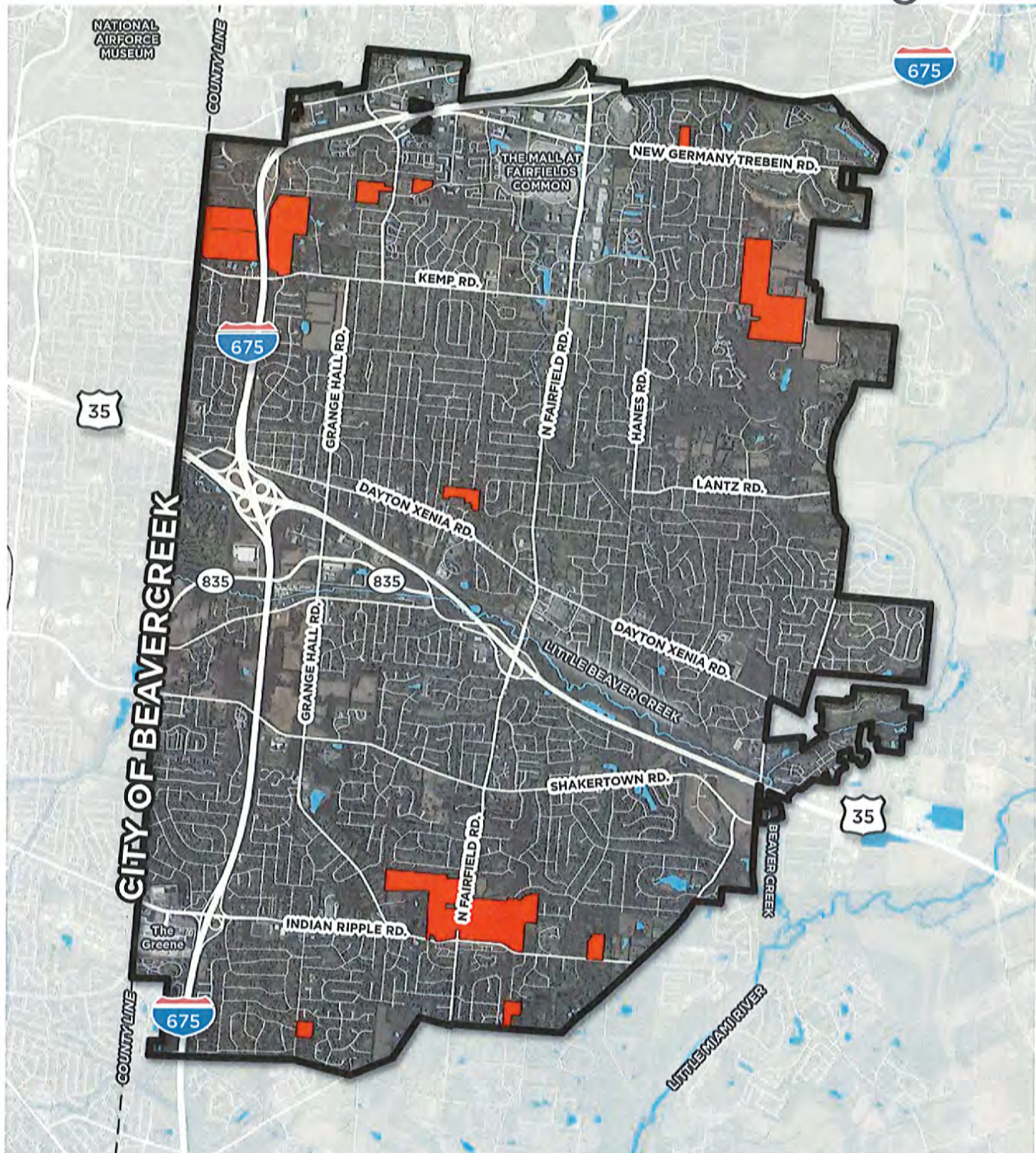


FIGURE 1-35: Undeveloped Land Map

1" = 1 mile



MAP KEY

Undeveloped/ Developable Opportunity

KEY FINDINGS

Key findings and themes from the existing conditions analysis highlight the most significant trends, challenges, and opportunities shaping the future of the City of Beavercreek. These themes are illustrated spatially in *Figure 1-36*, which outlines the foundational framework guiding future planning efforts.

The future framework map highlights how Beavercreek's earliest development occurred along the Dayton-Xenia Road corridor. While this area may appear to function as the city's historic core, it lacks a defined community gathering space or identity. However, it presents opportunities for thoughtful infill and redevelopment that reflect the community's character and identity while creating meaningful spaces for gathering and fostering a stronger sense of place. In recent decades, commercial and office development has expanded in the northern portion of the city along Pentagon Boulevard and North Fairfield Road and in the southwest corner along Indian Ripple Road, creating distinct hubs of economic activity and community services. These areas serve as anchors for employment and service access within the city. While much of Beavercreek is built out, several key areas remain well-suited for infill and future development, presenting meaningful opportunities for long-term planning and visioning.

The existing conditions findings, combined with public engagement input will form the foundation of the planning framework.

FIGURE 1-36: Key Findings Framework Map



EXISTING CONDITIONS KEY FINDINGS



LAND USE & HOUSING MIX IS NOT KEEPING PACE

Over 52% of Beavercreek's land is dedicated to single-family detached homes, with limited areas allocated for mixed-use or higher-density development - despite the majority of households consisting of only one or two people. There is a clear need to expand housing diversity to accommodate smaller households, aging residents, and those seeking more affordable options. To support sustainability, economic vitality, and inclusive growth, the city may benefit from identifying areas for infill, mixed-use development, and improved connectivity.



LACK OF A COMMUNITY CENTER LIMITS GATHERING & IDENTITY

Beavercreek currently lacks a central public space or defined community center where residents can regularly gather for events, celebrations, or informal interaction. While parks and facilities exist throughout the city, there is no unified town center or civic plaza that serves as a focal point for social life. Establishing a central gathering space—whether through redevelopment, placemaking, or strategic infill—could enhance community identity, support local events, and foster a stronger sense of place.



EMPLOYMENT BASE & WORKFORCE ARE NOT FULLY ALIGNED

Beavercreek has a highly educated and professionally oriented population, with many residents working in education, healthcare, and defense sectors. However, the jobs located within the city are concentrated in retail, public administration, and service industries. This mismatch leads to substantial out-commuting and may limit economic vibrancy and local reinvestment. Future planning should consider prioritizing job diversification and professional employment growth.



COMMUNITY ASSETS ARE STRONG & SHOULD BE LEVERAGED

Beavercreek has over 50 schools, parks, government buildings, and recreational spaces that serve as vital assets for community health, engagement, and quality of life. While a growing framework of existing and proposed non-motorized routes is taking shape, there is a noticeable lack of wayfinding signage to support navigation and connectivity. Additionally, a 10-minute walkshed analysis revealed that many older neighborhoods are within walking distance of these amenities but lack adequate sidewalk or trail infrastructure to safely reach them. Enhancing non-motorized connectivity—paired with clear wayfinding—can improve access, promote equity, and strengthen neighborhood cohesion.



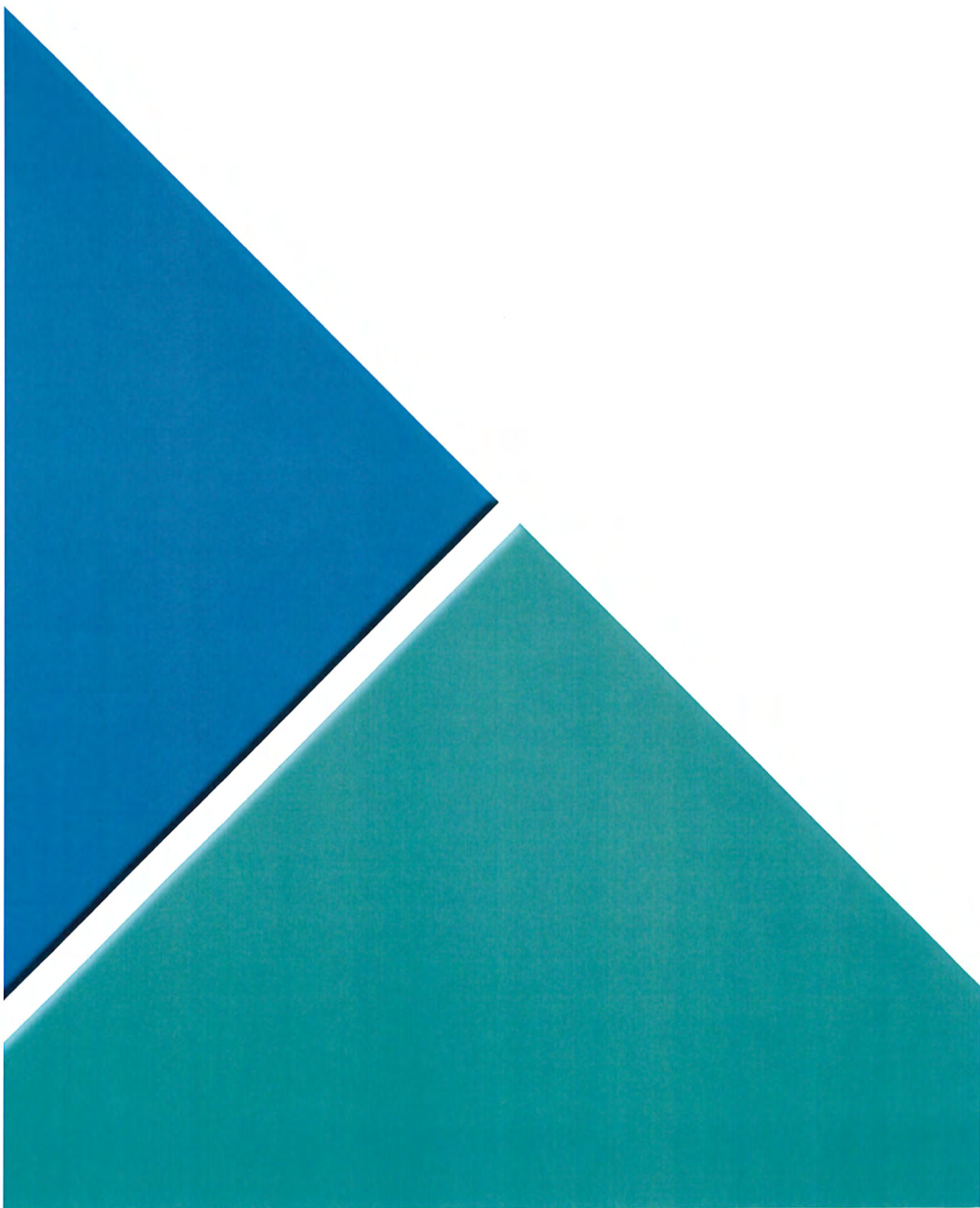
ENVIRONMENTAL FEATURES PRESENT CONSTRAINTS & OPPORTUNITIES

The Little Beaver Creek bisect the city, creating natural barriers but also offering ecological and recreational value. Floodplains and wetlands pose development constraints but also contribute to quality of life and resilience. Protecting and enhancing these natural corridors through greenway planning will be essential to future land use and sustainability strategies.



CORRIDORS OFFER OPPORTUNITIES FOR REDEVELOPMENT

Undeveloped and underutilized land reveals several opportunity areas across the city—particularly in the southern portion, near Indian Ripple Road, Shakertown Road, and along the I-675 corridor. These areas include vacant parcels, low-intensity uses, and large-lot developments that no longer align with their surrounding context. In addition to these parcels, commercial corridors—especially along Dayton-Xenia Road—present potential for reinvestment, infill, and mixed-use development. Identifying and focusing on key redevelopment nodes within these corridors can help concentrate activity, improve land use efficiency, and support housing, economic, and mobility goals without contributing to sprawl.





03

Community Engagement



03

Community Engagement

OVERVIEW

Community engagement ensures that the voices, values, and aspirations of those who live, work, and invest in a community directly shape its future. **An effective plan must reflect local priorities, respond to lived experiences, and build consensus around shared goals**—beginning with inclusive and intentional engagement.

For the City of Beavercreek's Land Use Plan & future Code Update, **community engagement was the central focus of Phase Three of the planning process. Phase Three guided the plan's direction by informing its content through the public's perspective.** Insights were gathered through various outreach efforts, including steering committee meetings, a short public survey on the project website, and two public open houses. These opportunities allowed community members to share their perspectives, provide input, and offer feedback to help shape the plan.

City staff were instrumental in supporting and promoting these efforts: their **leadership helped ensure that engagement forums were accessible, welcoming, and informative—creating space for meaningful participation.** The insights gathered through this process helped validate the plan's priorities and informed recommendations, resulting in a plan framework that reflects the values and vision of the Beavercreek community. **The following chapter describes the engagement activities and summarizes the key themes and outcomes from the public input process, highlighting the community-driven direction that influenced the Land Use Plan and future Code Update.**

16

**Steering
Committee
Members**

provided input and aided in shaping the planning process & framework

3

**Public
Engagement
Opportunities**

invited community members to share their ideas and feedback, ensuring a collective voice in the planning process.

75+

**Open
House #1
Participants**

engaged with City staff to provide initial insights and input on key issues and opportunities facing the city

50+

**Open
House #2
Participants**

reviewed and provided feedback on the draft Plan Framework elements and proposed Focus Areas

Steering Committee

The Steering Committee played a vital role in shaping the City of Beaver Creek's Land Use Plan and Code Update, **serving as a guiding body throughout the planning process.** Comprised of representatives from City staff, City Council, the Planning Commission, local businesses, developers, schools, and residents, the committee brought a broad range of perspectives and deep local knowledge to the effort.

Over the course of the planning process, **the Steering Committee participated in five key meetings held at important milestones. These meetings were used to review materials, provide feedback, and help steer the direction of the plan.** Their insights ensured the process remained grounded in the community's values, growth priorities, and future vision. In addition to reviewing draft recommendations, members supported public engagement by promoting participation and sharing ideas that helped shape a more responsive and inclusive planning effort.

City Council Meetings

The City of Beaver Creek's elected officials played an important role in overseeing the Land Use Plan. At the outset of the planning process, **the consultant team met with City Council to review the project scope and work plan and to gather initial insights and perspectives from Council members.** As the project progressed, **two additional City Council meetings were held—one to present and confirm the findings from Phases 2 and 3, which included existing conditions analysis and community engagement results, and a second to review and discuss the initial draft plan.** These meetings provided critical opportunities for City Council to offer feedback, ask questions, and help ensure the plan reflected the community's vision and needs.

Online Engagement

Online engagement was another tool utilized for community involvement throughout the planning process. A dedicated project website, located at **planbeavercreek.com**, was established as a central hub for the project, providing information about the project scope, timeline, engagement opportunities, and available resources. Materials presented at all public meetings and events were shared on the site, allowing residents to stay informed and participate even if they could not attend in person. **As part of this outreach, a brief online community survey was offered,** featuring open-ended questions that asked participants to identify the top issues and opportunities facing Beaver Creek over the next 5 to 10 years.

Open Houses

For the Beaver Creek Land Use Plan and future Code Update, open houses played a key role in the community engagement process. **The open houses provided an accessible and informal setting for residents, business owners, and other stakeholders to learn about planning efforts, ask questions, and share feedback.** Unlike formal meetings, open houses are typically drop-in events that allow participants to engage with project materials at their own pace and speak directly with members of the planning team. **During the land use portion of the planning process, two open houses were held to ensure broad community input.** The first open house introduced the public to the project and gathered early input on community priorities. The second open house presented the draft future land use map, proposed land use categories, and focus area concepts, inviting the public to provide feedback that would help refine the final recommendations.



Plan Beaver Creek

A Land Use Plan and Code Update (zoning and maintenance code)

ONLINE COMMUNITY SURVEY

Gaining meaningful input from the community was a key component of the Beavercreek Land Use Plan. In addition to two public open house events, **an online community survey was available from May through July on the project website**, providing residents, business owners, and other stakeholders with a convenient way to participate in the planning process. **The survey offered individuals the opportunity to share their perspectives on the City’s most significant challenges and most promising opportunities.** The survey’s digital format allowed for broad and flexible engagement beyond in-person events.

The survey was promoted across multiple channels to maximize visibility and participation. It was shared through the city’s social media platforms, highlighted in the city newsletter, and showcased during the first community open house held in June. By integrating the survey into the larger outreach strategy, the City was able to reach a wider audience and encourage input from individuals who may not have been able to attend in-person events.

Survey responses were reviewed and analyzed to identify common themes and recurring ideas that could inform the land use plan’s vision and strategies. Participants most frequently cited concerns around taxes, land use patterns, infrastructure needs, and housing affordability and availability as key issues facing the community. Meanwhile, many respondents saw opportunities to enhance green space and recreation access, promote local business growth, and increase transparency and public trust in government. The variety of responses underscore the value of public input in shaping the future of the community. **These insights provide a clear picture of what residents value and where they see opportunities for change.** They also reinforce key ideas heard during the first open house, helping to ground the plan in a broad base of community sentiment. On the following page, the most commonly identified issues and opportunities are summarized into overarching themes to guide future policy and land use decisions.

Please refer to the Appendix for the complete list of responses to the online community survey results.

FIGURE 3-1: Online Community Survey

We wanna hear from you!

Your input is essential in shaping the future of Beavercreek. If you have insights, ideas, or firsthand knowledge that could support the Land Use Plan and Code Update (zoning and maintenance code), we encourage you to share your thoughts with us. Submit your input below and help guide the vision for Beavercreek's future!

I am a: (required)

☐ Resident

☐ Business Owner

☐ Visitor

What are your top three issues facing Beavercreek in the next 5 to 10 years??

What do you see as the top three opportunities for the City of Beavercreek over the next 5 to 10 years?

Submit

Top Issues



Taxes & Financial Concerns

Frequent mentions of property taxes, incomes, and general tax burden.



Land Use & Housing

Concerns were raised about residential development, housing needs, lot sizes, and affordability.



Infrastructure & Public Services

Infrastructure related to stormwater and roadways, as well as schools, was cited as needing improvement or additional investment.



Sustainability & Preservation

Respondents expressed concerns about the loss of green spaces and the protection of natural resources.



Growth Management

Concerns regarding suburban sprawl and outdated development patterns.

Top Opportunities



Green Development & Parks

Strong support for expanding green spaces, parks, and recreation.



Business Growth & Local Economy

Opportunities to grow local business and support locally owned development.



Infrastructure Investment

Respondents highlighted interest in continuing and enhancing infrastructure project within the city.



Transparency & Trust

Calls for greater transparency and the building of public trust in areas related to development, public administration, councils, and planning.



Community Character

Mentions and suggestions to reinforce and even redefine Beavercreek's identity and the support needed by the community as a whole.

COMMUNITY OPEN HOUSE #1

The first Open House for land use portion of the project marked a critical early milestone in the planning process. Held on Thursday, June 5, 2025, **the event provided an opportunity to introduce the project to the public, raise awareness, and gather community input to help shape the future of land use and development in Beaver Creek.** The first Open House was led by City staff, with support from members of the Steering Committee, and featured graphic materials prepared by the consultant team.

The Open House was promoted widely through online and social media platforms, the project website, and word-of-mouth efforts to maximize community awareness and attendance. **These outreach strategies helped generate strong interest in the event, which attracted over 100 attendees.** The turnout demonstrated strong community involvement and gathered valuable input to guide the planning process.

The event was organized around several interactive stations, each designed to engage attendees on different topics that would inform components of the plan. Residents and stakeholders had the opportunity to review existing land use maps, learn about the project scope and timeline, and provide feedback on community priorities and areas of concern. **Interactive stations included Big Ideas and Visioning for the Future, Issues and Opportunities, Land Use Preferences, Housing Typology Selection, and a Mapping Exercise that asked attendees to identify areas to preserve, enhance, or develop.** These activities were essential in capturing a broad range of perspectives and ensuring that the final plan reflected the community's values and aspirations.

The following section summarizes the results from the Open House stations and highlights key takeaways from the event. The first Open House provided valuable insights and on-the-ground knowledge that, once collected and analyzed, became a foundational component of the community engagement phase of the planning process.



Source: City of Beaver Creek



Source: City of Beaver Creek

Describe Beavercreek

As part of the community engagement activities, **one open-ended question invited participants to describe the City of Beavercreek in a single word.** This prompt, though simple, offered meaningful insight into **how residents personally perceive their community.** By asking this question, the planning team gained a deeper understanding of how individuals relate to their city and how shared language can reflect broader community sentiment. Common responses included “**suburban**”, “**peaceful**”, “**vibrant community**”, and “**small town**”—all pointing to a sense of place defined by lifestyle, calmness, and community feel. Other terms such as “overcrowded,” “expensive,” and “growing” offered a more critical lens, signaling areas of concern that some residents associate with the city.

Together, these responses provide a layered and authentic view of Beavercreek’s identity as seen through the eyes of its residents.



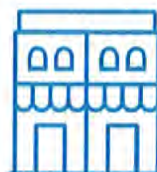
SUBURBAN



PEACEFUL



**VIBRANT
COMMUNITY**



SMALL TOWN

Beavercreek Vision

A second open-ended question **invited the community to share their vision for the city over the next 10 to 15 years.** The question aimed to gather aspirational input and better understand what residents hope to see in the future. When tallied and categorized, several key themes emerged as top priorities for the community, as seen on the right.

The results indicate a **strong interest in shaping Beavercreek’s future through intentional development, environmental responsibility, enhanced mobility, and local vibrancy.** Participants envision a city where neighborhoods are walkable, downtown is thriving, green spaces are protected, and growth is aligned with infrastructure and services. The cataloged themes provided clear insight into the community’s vision and helped shape a plan that reflects the community’s values and aspirations.

- » **Walkable Downtown & Vibrant Community Core – 12 mentions**
(Downtown/Walkable Community Development, Vibrant Downtown)
- » **Environmental Stewardship & Green Space – 11 mentions**
(Environmental Stewardship & Sustainability, Green Space)
- » **Diverse & Affordable Housing with Controlled Growth – 10 mentions**
(Diverse & Affordable Housing, Controlled Housing Development, Slower Growth, Build Variety of Housing)
- » **Community Character & Quality of Life – 8 mentions**
(Community Character & Quality of Life, Small Town Feel, Recreation Opportunities)
- » **Support for Local Business & Economic Growth – 7 mentions**
(Local Business Support, Economic Growth & Business Development, Redevelopment of Derelict Lots, Useful Commercial)
- » **Active Transportation & Improved Connectivity – 6 mentions**
(Bike Paths and Sidewalks, Public Transportation & Traffic Solutions)
- » **Smart Infrastructure & Planning Coordination – 4 mentions**
(Governance & Smart Growth, Correct Roads Before More Development, Plan For School Capacity)
- » **Transparent, Efficient, and Inclusive Governance – 4 mentions**
(Efficient Use of Taxpayer Dollars, Well-Funded Government, Inclusive Financial Practices)

Top Issues

Another station at the Open House asked participants to write down what they believed to be the top issues currently facing the City of Beavercreek. This type of open-ended question is a critical tool in the planning process, allowing residents to express concerns in their own words and providing planners with direct insight into the lived experiences of the community. These responses help identify challenges that may not surface through data analysis alone but are deeply felt by residents.

When responses were compiled and categorized, several recurring themes emerged. The most frequently mentioned concern was **overdevelopment and uncontrolled growth, cited 20 times, reflecting significant public concern about the pace and scale of new development** and its impact on community character, infrastructure, and the environment. **School capacity and funding challenges (11) followed** and highlighted the public's desire for better alignment between new housing and educational resources. **Property taxes and revenue concerns (9), traffic congestion and transportation challenges (8), and lack of community amenities and centralized services (6)** also ranked high among participants' concerns.

Other commonly noted issues included **environmental concerns and sustainability (6), affordable and diverse housing needs (5), economic development limitations (4), loss of green space (3), and connectivity challenges—including poor walkability and lack of public transportation (3)**. Participants also raised concerns about government efficiency, undefined community identity and culture, indicating a desire for stronger civic leadership and a more vibrant, inclusive community.

These community-identified concerns provided invaluable context for the Land Use Plan and Code Update. The input received directly informed the development of plan goals, policies, and strategies, resulting in a plan that aligns with community needs while preserving and strengthening Beavercreek's identity and quality of life.



Top Opportunities

Another open-ended question asked the open house participants to share what they saw as the top opportunities for the City of Beavercreek. As with the issues station, this open-ended exercise served as an important qualitative tool, allowing residents to articulate aspirations and big ideas for the future in their own words. The community responses helped to identify priorities that could guide long-term planning efforts aligned with community values.

Responses were collected and categorized by topic or theme, revealing several distinct opportunity areas. The **most frequently mentioned opportunity focused on Environmental Leadership and Sustainability (8)**, with participants expressing strong interest in native plants, pesticide bans, and protecting open space. Closely following were **Community & Small Town Character (7)** and **Economic Growth & Business Development (7)**, which included support for mixed-use development, high-paying jobs, and enhancing the civic experience. **Smart Growth & Housing Diversity (6)** also ranked high, with an emphasis on variety and affordability in new housing.

Additional opportunities outlined by attendees included **Active Transportation & Infrastructure (4)**, such as burying power lines and improving connectivity; **Financial Management (3)**, focused on governmental fiscal responsibility; and **Cultural Identity (2)**, reflecting a desire for evolving community amenities and identity. **Ideas under Green Space included support for open space preservation (4), and improvements to Spring House Park.** Participants also identified visionary opportunities related to **Quality of Life (4), by enhancing Beavercreek's appeal as a desirable place to live.** These responses offer a collective vision of a more connected, sustainable, and vibrant future.

The opportunities identified by the community, like the challenges, directly influenced the goals and strategies of the Land Use Plan and Code Update. This resulted in a final plan that addresses the community's current concerns and establishes a strong foundation for the city's future.



Housing Selections

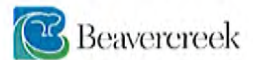
At the Plan Beaver Creek Open House, attendees participated in a housing preference activity by placing dots on a board to indicate the types of homes they would like to see more of in the community. Figure 3-1 below shows the results of the housing preference board from the open house. **The most preferred options were first-floor living (ranch-style homes) and single-family detached homes, followed by mixed-use residential and senior housing.** Townhomes, duplexes/ four-plexes, and apartments received moderate levels of interest. In addition to the dot votes, community members shared written comments expressing the need for more affordable and downsized housing options for seniors, concerns about overdevelopment, and a desire for more planning tied to infrastructure and services. This interactive activity provided valuable insight into the community's housing priorities and preferences.



Source: City of Beaver Creek

FIGURE 3-2: Open House #1 - Housing Types Board Results

3 Housing in Beaver Creek



What *types of homes* would you like to see more of in Beaver Creek?



CITY OF BEAVERCREEK LAND USE PLAN & CODE UPDATE

Land Use Selections

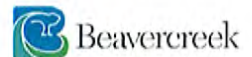
Open House attendees also participated in a land use preference activity by placing dots on a board to indicate which types of land uses they would like to see more of in the city. Figure 3-2 below shows the typed up results of the land use selection board from the open house. **Community support for parks and open space land use is the strongest, followed by mixed-use development and low to medium-density residential.** Other notable preferences included community commercial and flex technology/logistics uses. In contrast, regional commercial and high-density residential received the fewest responses. This feedback reflects a community interest in maintaining green space, encouraging walkable and integrated development, and supporting a balance of housing types and employment uses. These preferences guided the development of future land use decisions made during Phase Four of the planning process.



Source: City of Beaver Creek

FIGURE 3-3: Open House #1 - Land Use Board Results

4 Land Use in Beaver Creek



What *types of land uses* would you like to see more of in Beaver Creek?



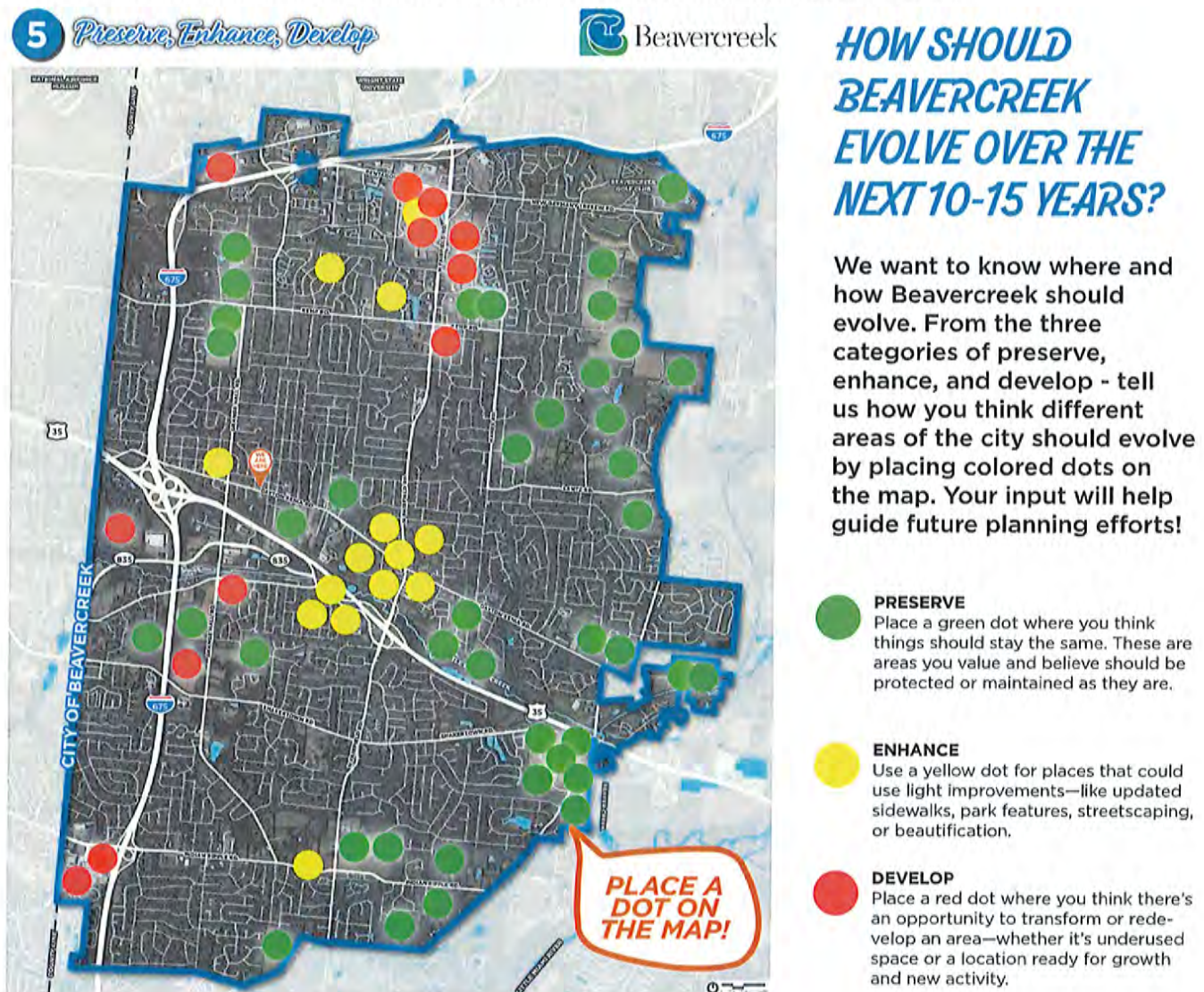
CITY OF BEAVERCREEK LAND USE PLAN & CODE UPDATE

Preserve, Enhance, Develop

Another interactive station **invited participants to respond to the question: How should Beavercreek evolve over the next 10–15 years?** Using a large citywide map, attendees placed colored dots representing one of three categories—Preserve (green), Enhance (yellow), or Develop (red)—to indicate how different areas of the city should change or stay the same. The mapping activity provided meaningful insight into where the community sees value, where they desire targeted investment, and where they support future growth or redevelopment.

Green dots (preserve) were heavily clustered in Beavercreek's southern and eastern portions, where more of the land remains undeveloped—highlighting a community desire to keep these natural or open areas protected from future development. Yellow dots (enhance) were concentrated along central corridors such as North Fairfield Road and Dayton-Xenia Road, where residents saw opportunities for improved public spaces, streetscapes, and pedestrian infrastructure. Red dots (develop) appeared most frequently in the city's north, northwestern, and southwestern parts, including near major roadways and commercial areas, suggesting interest in transforming aging or underused areas into vibrant new destinations.

FIGURE 3-4: Open House #1 - Preserve, Enhance, Develop Mapping Board Results



Open House #1 Key Findings



Managed Growth and Preservation of Community Character

Residents expressed concern about overdevelopment and its impact on infrastructure, schools, and the environment. There was consistent support for strategic growth and ensuring that any new development reflects the community's character and small-town feel.



Value of Green Space & Environmental Stewardship

Environmental sustainability emerged as both a top issue and an opportunity. Participants prioritized preserving open spaces—especially in the city's southern and eastern areas—and advocated for native landscaping, ecological protection, and thoughtful park improvements.



Desire for a Walkable & Vibrant Downtown Core

Many residents shared a vision for a more vibrant, walkable central area with mixed-use development, small businesses, public amenities, and a stronger sense of place. Connectivity improvements—such as bike paths, sidewalks, and better transit access—were seen as key to realizing this vision.



Emphasis on Housing Variety & Affordability

Feedback from the housing preference station revealed interest in more ranch-style, single-family homes, senior options, and mixed-use housing. Participants noted the importance of offering housing choices that meet the needs of residents at different life stages and economic scales while maintaining community character.



Strategic Redevelopment Preferred Over Expansion

Attendees emphasized the importance of managing growth in a way that respects the city's character and community values while planning for the future. There was strong support for continued investment in housing, business, and industrial development to ensure balanced, sustainable growth.

COMMUNITY OPEN HOUSE #2

A second open house was held during the second half of the land use portion of the planning process on September 16, 2025 at the Beaver Creek Senior Center. **The second open house welcomed all residents, stakeholders, and interested community members to participate.** The event was promoted widely through the City of Beaver Creek's social media platforms and city newsletter to ensure strong community awareness and participation.

The second open house served as a critical milestone and a key moment for the community to react to the work completed thus far in the planning process. It marked the first opportunity for the public to review and provide feedback on the draft future land use map, proposed land use descriptions, identified focus areas, and their accompanying visions. Large format maps, interactive boards, and printed materials were stationed at the event to help attendees engage with the content.

Following the second community open house, the planning team refined the draft materials and concepts based on the input received. The results of this collaborative effort are reflected in the following chapters.



Source: City of Beaver Creek

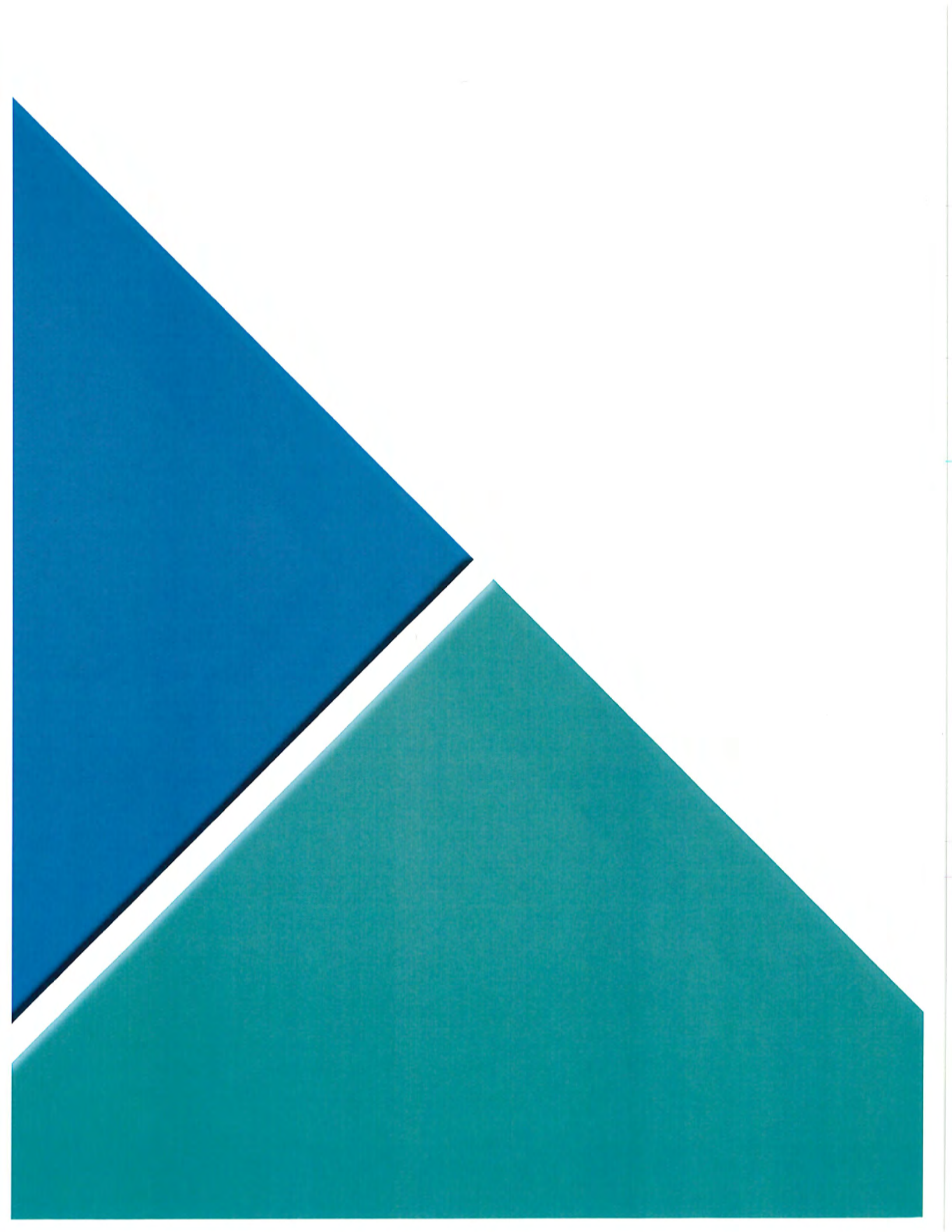


Source: City of Beaver Creek



Source: City of Beaver Creek

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04

Future Land Use



04

Future Land Use

OVERVIEW

The Future Land Use Plan serves as one of the most important and foundational elements of this document, providing a long-term vision to guide how growth and development should occur in the City of Beavercreek. **This chapter establishes a framework for the desired pattern, intensity, and character of future development, ensuring that new investment aligns with the community's collective aspirations and values.** The plan was built upon a combination of technical analysis conducted by the project team (see Chapter 2) and community input and feedback gathered throughout the engagement process (see Chapter 3). Together, these inputs shaped a clear set of land use goals and objectives that not only informed the creation of the Future Land Use Map, but also provide guidance for future decision-making related to zoning, infrastructure, and community design.

This chapter begins by outlining a concise set of future land use principles and goals that translate the community's vision into clear planning direction. These goals provide the framework for the Future Land Use Map, which illustrates how the city intends to grow and evolve over time. Following the map, the chapter explores each Future Land Use Typology in greater detail—defining the purpose, character, and development intent of each category. **Together, these components create a cohesive framework that will guide decision-making and ensure future development reflects Beavercreek's desired form and function.**



FUTURE LAND USE

The **Future Land Use map (Figure 4-1) illustrates the community's long-term vision for how land should develop and evolve over time.** It ensures that future growth aligns with the community's goals, infrastructure capacity, and desired character. The Future Land Use map was shaped through a combination of industry best practices, the planning team's technical and existing conditions analyses, and valuable input from the community. Unlike current zoning, which regulates land use today, the Future Land Use map looks ahead—showing the intended pattern of uses such as residential, commercial, industrial, open space, and mixed-use areas. It includes policies that support informed decision-making and that growth aligns with the city's long-term goals. **Importantly, the map will also serve as a basis for future zoning amendments, helping ensure that zoning regulations and development decisions are consistent with the community's desired vision and development pattern.**

Future Land Use Typologies

The **Future Land Use map includes 11 distinct future land use typologies and a set of focus areas.** Typology means classifying land use based on its function, characteristics, and usage patterns. **Each unique land use typology and has a prescribed set of characteristics.** Instead of showing precise use categories on a parcel-by-parcel basis, land use typologies:

- » Provides generalized guidance for how areas should grow or evolve.
- » Emphasizes flexibility and context-sensitive development.
- » Focuses on form and experience rather than land use silos, aligning more closely with form-based zoning systems.

The Future Land Use Typologies Matrix (Figure 4-2) outlines the key characteristics of the future character and form for each future land use typology. Following the Future Land Use Typologies Matrix, each land use typology is presented on its own overview page that provides a more detailed description.



Source: City of Beavercreek

Future Land Use Principles & Goals

The **Future Land Use Principles** are the core ideas and planning values that guided the creation of the **Future Land Use map** (see Figure 4-1). The goals are a set of broad, long-term vision statements that describe desired **outcomes for the city's future**. They translate the guiding principles into clear direction for decision-making, illustrating what the community hopes to achieve over time. The future land use principles and goals are supported by a series of objectives that provide implementable actions toward achieving these outcomes and can be found in the *Implementation and Recommendations* chapter (see Chapter 6).

Together, the principles and goals directly influenced the creation of the **Future Land Use Map**, ensuring that each **land use typology and focus area reflects the community's shared vision**. As a result, the map serves not only as a visual representation of the city's desired future pattern of development but also as a physical expression of these guiding principles and goals.



Promote Sustainable Growth and Development

Goal: Enable development patterns that balance economic growth, environmental protection, and community character. This includes guiding new development to appropriate areas, encouraging compact and walkable neighborhoods, and preserving natural landscapes.



Support a Versatile and Resilient Economy

Goal: Provide opportunities that support a wide range of businesses, employment centers, and innovation hubs. Encourage mixed-use development, adaptive reuse, and investment in key corridors and nodes to foster long-term economic vitality.



Protect and Enhance the Natural Environment

Goal: Preserve the community's natural resources, including waterways, wetlands, wooded areas, and open spaces. Encourage development practices that minimize environmental impacts, promote green infrastructure, and improve resilience to flooding, and other environmental challenges, while enhancing access to natural areas for recreation and education.

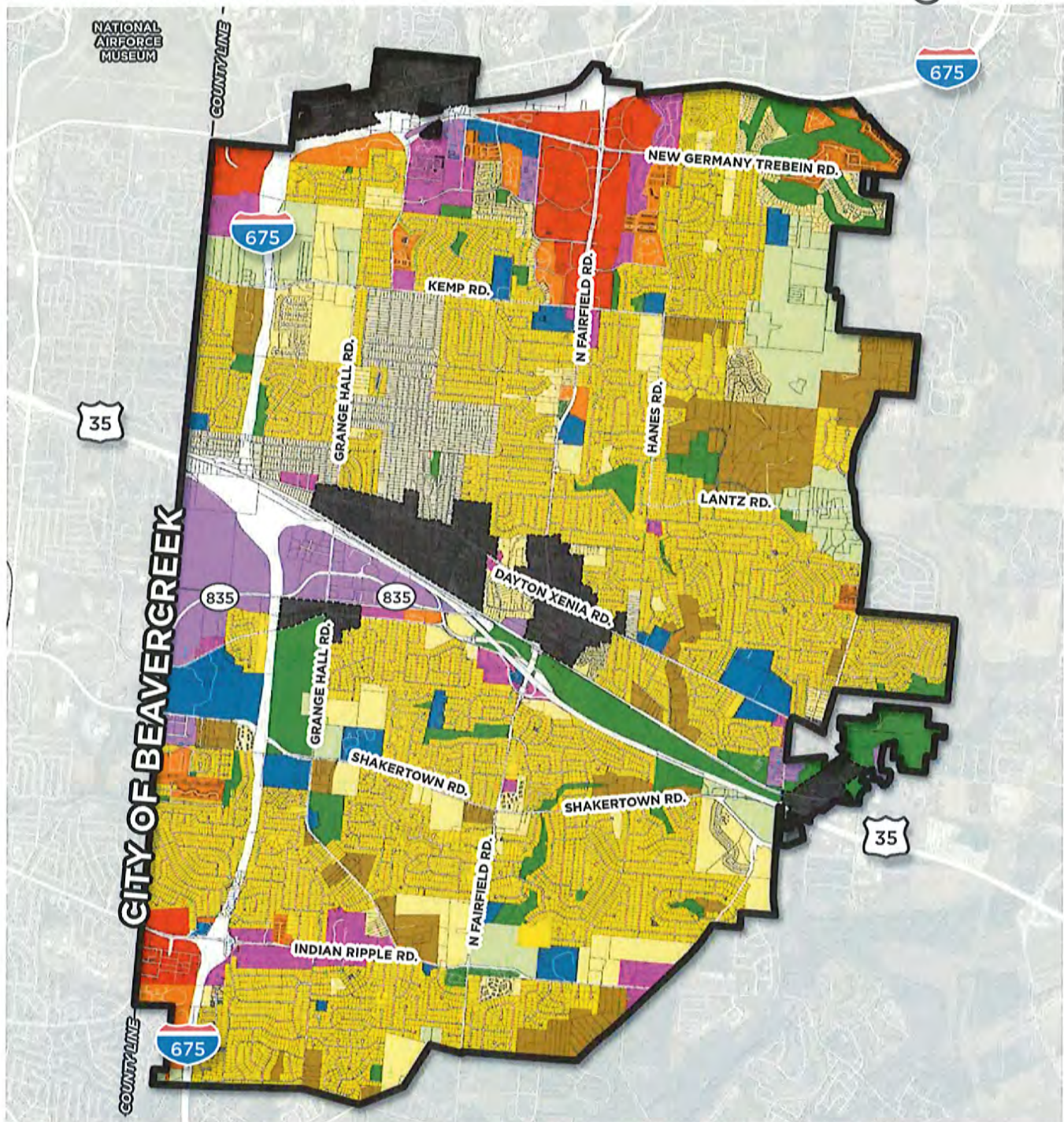


Enhance Community Character

Goal: Protect the unique character of Beavercreek by preserving traditional neighborhoods while supporting context-sensitive development and enhancing parks, open spaces, and cultural amenities. Ensure that future growth strengthens community identity, promotes livability, and fosters inclusivity.

FIGURE 4-1: Future Land Use Map

1" = 1 mile



MAP KEY













 Institutional	 Corridor Mixed Use	 Traditional Neighborhood	 Rural Preserve
 Parks & Open Space	 Neighborhood Mixed Use	 Suburban Residential	 Suburban Estate
 Focus Areas	 Innovation Flex	 Suburban Cluster	 Multi-Family

FIGURE 4-2: Future Land Use Typologies Matrix

Land Use Typology	Height	Development Intensity Guidelines	Recommended Uses
Institutional	N/A	• N/A	• Public or Private Institutions, including Civic, Educational, Medical, and Assisted Living campuses.
Parks & Open Space	N/A	N/A	• Public Parks & Recreation Areas • Natural Areas • Land reserved for Public Utilities
Corridor Mixed Use	2-10 Stories	• Building coverage: 30-70% of lot • Development intensity: 10-20 du/ac; 40,000-100,000 sf/ac	• Multifamily (attached to office or retail) • Mixed Use w/ Retail • Mixed Use w/ Office
Neighborhood Mixed Use	1-3 Stories	Building coverage: 30-60% of lot Development intensity: 5-10 du/ac; 20,000-50,000 sf/ac	• Attached Single Family • Multifamily • Mixed Use w/ Retail • Mixed Use w/ Office
Innovation Flex	1-2 Stories	Building coverage: 20-50% of lot/campus Development intensity: 10,000-25,000 sf/ac	• Industrial • Logistics • R+D • Office
Multi-Family	1-3 Stories	Building coverage: 20-30% of overall development area Development intensity: 8-12 du/ac	• Garden Apartments • Townhomes
Traditional Neighborhood	1-2 Stories	Building coverage: 10-20% of lot Development intensity: 2-4 du/ac	• Detached Single Family • Duplex • Cottage Court
Suburban Cluster	1-2 Stories	Conservation: 25-50% of overall development area Building coverage: 50-70% of lot Development intensity: 1-3 du/ac	• Detached Single Family • Attached Single Family
Suburban Residential	1-2 Stories	• Building coverage: 10-30% of lot • Development intensity: 1-2 du/ac	• Detached Single Family
Suburban Estate	1-2 Stories	Building coverage: 5-10% of lot Development intensity: 1 du/ac or less	• Detached Single Family
Rural Preserve	1-2 Stories	Conservation: 50-75% of overall development area Building coverage: 50-70% of lot Development intensity: 1 du/ac	• Detached Single Family • Duplex • Cottage Court • Cottage Retail • Small Mixed Use w/ Retail

Institutional

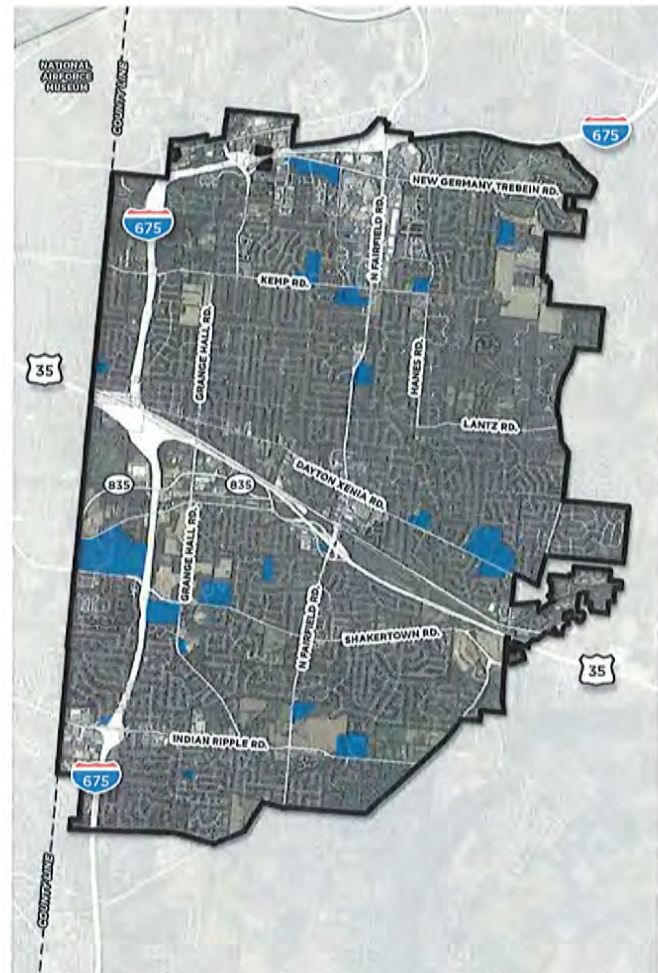
DESCRIPTION

The Institutional category includes public and private facilities that serve essential civic, educational, and medical functions within the community. These areas accommodate a variety of uses such as schools, libraries, government offices, hospitals, and religious or community institutions that provide important public services. Institutional sites are often focal points of community activity and are strategically located with access to major roads, transit routes, and nearby residential areas. Future institutional development should emphasize safe access, attractive site design, and compatibility with surrounding land uses, ensuring these areas continue to serve as anchors of community life and support Beavercreek's long-term growth and well-being.

**If an existing institutional use is discontinued and redevelopment is proposed for a use other than Institutional, the appropriateness and compatibility of the proposed development shall be evaluated by City Council on a case-by-case basis. In making this determination, Council shall consider factors including, but not limited to, the nature and scale of the proposed use, surrounding land uses, existing and planned infrastructure, traffic impacts, and the overall consistency with the City's adopted Land Use Plan and community character.*

DEVELOPMENT CHARACTER

Height	NA
Development Intensity Guidelines	NA
Recommended Uses	<ul style="list-style-type: none"> Public or Private Institutions, including Civic, Educational, and Medical.



Beavercreek High School
Source: Dayton Daily News



Soin Medical Center
Source: Kettering Health

Parks & Open Space

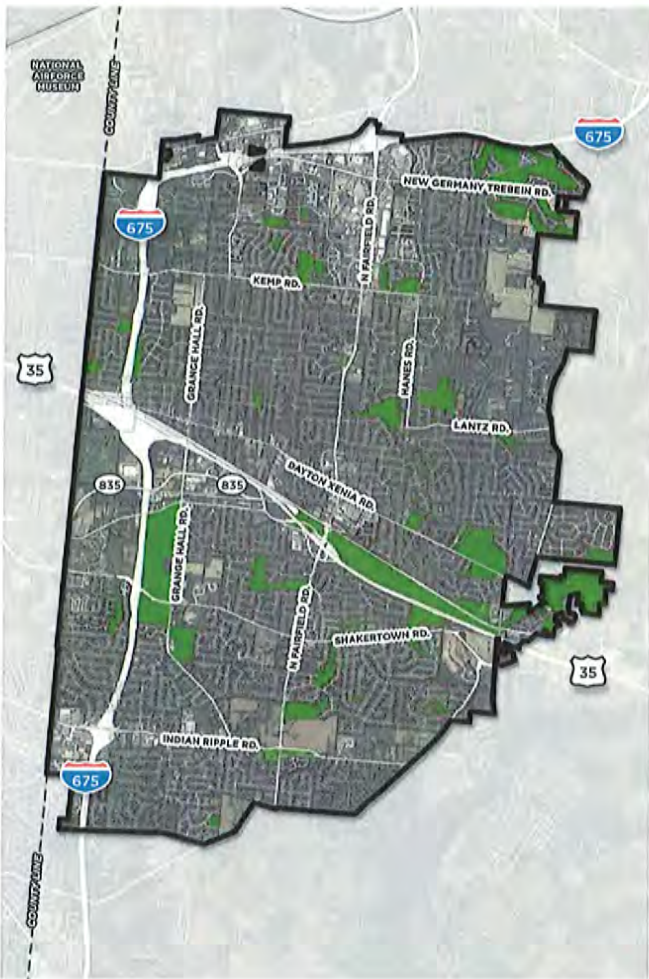
DESCRIPTION

The Parks and Open Space category encompasses areas designated for recreation, conservation, and natural resource protection. This includes community and neighborhood parks, greenways, trails, nature preserves, and open space buffers that contribute to Beavercreek’s high quality of life. These spaces provide opportunities for active and passive recreation, support environmental stewardship, and help manage stormwater and habitat preservation. Future park and open space investments should focus on expanding connectivity between neighborhoods, schools, and commercial areas through multi-use paths and green corridors. The long-term goal is to maintain and enhance Beavercreek’s identity as a green, connected, and active community, ensuring equal access to outdoor spaces for all residents.

**Properties not owned by the city or another public agency, cannot be identified as open space or park land without providing just compensation to the property owner, as doing so would typically constitute an unlawful taking of private property for public use. Simply assigning an open space designation to privately owned land – effectively preventing its development, would not be legally permissible.*

DEVELOPMENT CHARACTER

Height	NA
Development Intensity Guidelines	NA
Recommended Uses	<ul style="list-style-type: none">• Public Parks & Recreation Areas• Natural Areas• Land reserved for Public Utilities



Dominick Lofino Park
Source: City of Beavercreek

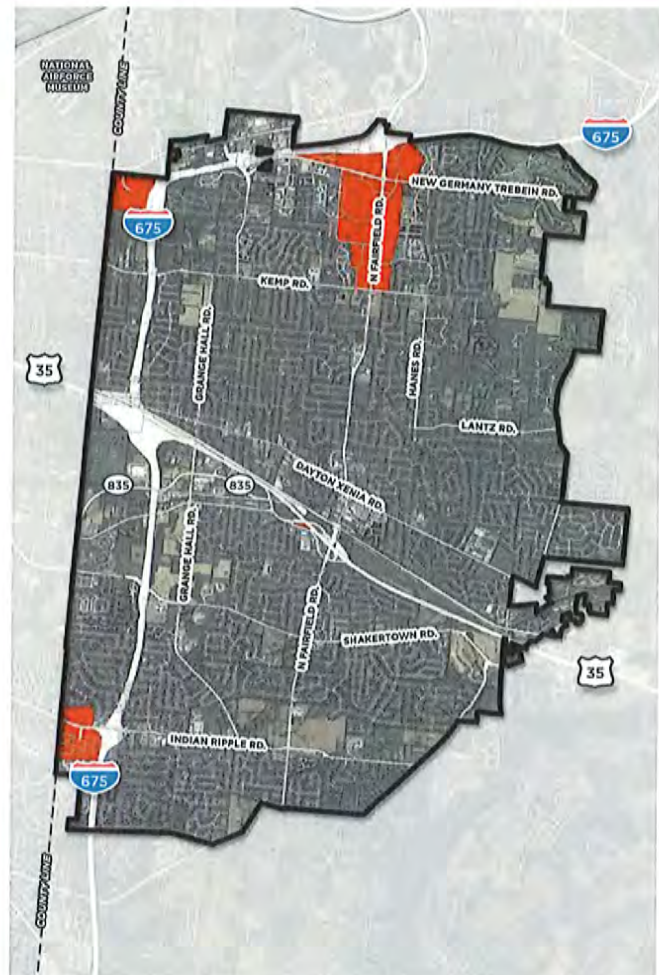
Corridor Mixed Use

DESCRIPTION

The Corridor Mixed Use category is intended to promote the evolution of Beavercreek's key commercial corridors into vibrant, higher density mixed-use environments that integrate residential, retail, office, and services. These areas front the major corridors and serve as important gateways into the city. Over time, development within these corridors should transition from auto-oriented strip development toward compact, pedestrian-friendly centers that include a mix of housing options, street-level activity, and high-quality architecture. Ground floors may accommodate retail, dining, or service uses, with upper floors devoted to offices or multifamily housing. Site design should emphasize connectivity, shared access, and enhanced streetscapes with landscaping, pedestrian amenities, and integrated parking solutions.

DEVELOPMENT CHARACTER

Height	2-10 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Building coverage: 30-70% of lot • Development intensity: 10-20 du/ac; 40,000-100,000 sf/ac
Recommended Uses	<ul style="list-style-type: none"> • Multifamily (attached to office or retail) • Mixed Use w/ Retail • Mixed Use w/ Office



The Greene Mixed Use Development
Source: The Neighborhood / The Greene Luxury Living



Lane Avenue Mixed Use Corridor Development
Source: Westmont at The Lane

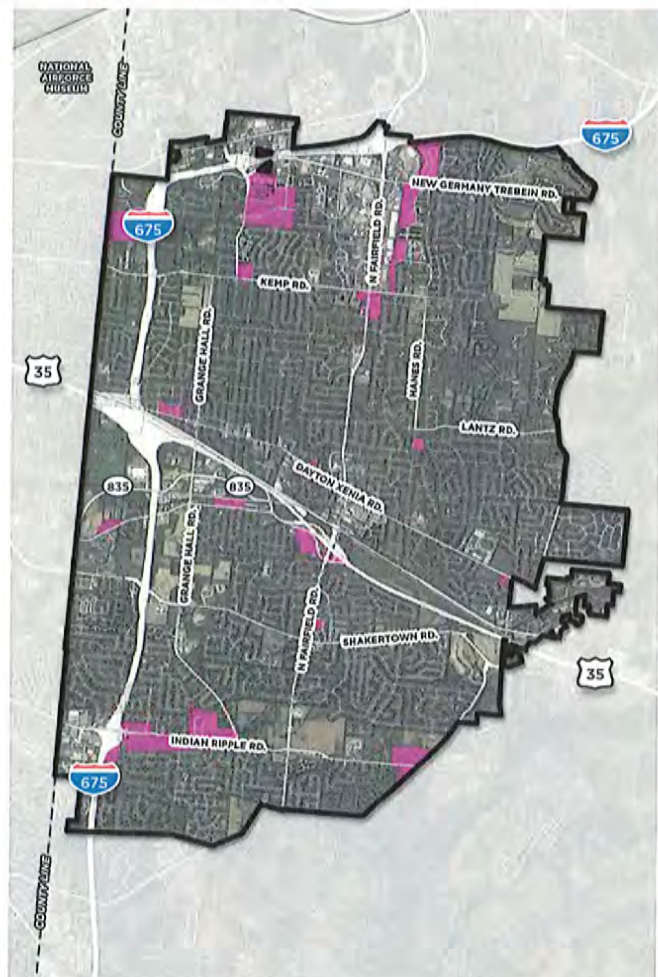
Neighborhood Mixed Use

DESCRIPTION

The Neighborhood Mixed Use category encourages small-scale, walkable development that blends residential, retail, office, and service uses within or near existing neighborhoods. These areas are intended to serve local needs while maintaining a neighborhood-scale character that complements surrounding residential areas. Typical development includes attached single-family homes, townhomes, multifamily housing, and small commercial buildings with ground-floor retail or office space. Building heights generally range from one to three stories, promoting a comfortable, human-scale environment. Neighborhood Mixed Use areas strengthen community identity by providing convenient access to amenities and fostering vibrant, connected places to live, work, and play.

DEVELOPMENT CHARACTER

Height	1-3 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Building coverage: 30-60% of lot • Development intensity: 5-10 du/ac; 20,000-50,000 sf/ac
Recommended Uses	<ul style="list-style-type: none"> • Attached Single Family • Townhomes & Multifamily • Mixed Use w/ Retail • Mixed Use w/ Office



Market & Main Street Mixed Use Development
Source: Daimler Group Commercial Properties



Martin Corner Mixed Use Development
Source: Gresham Smith

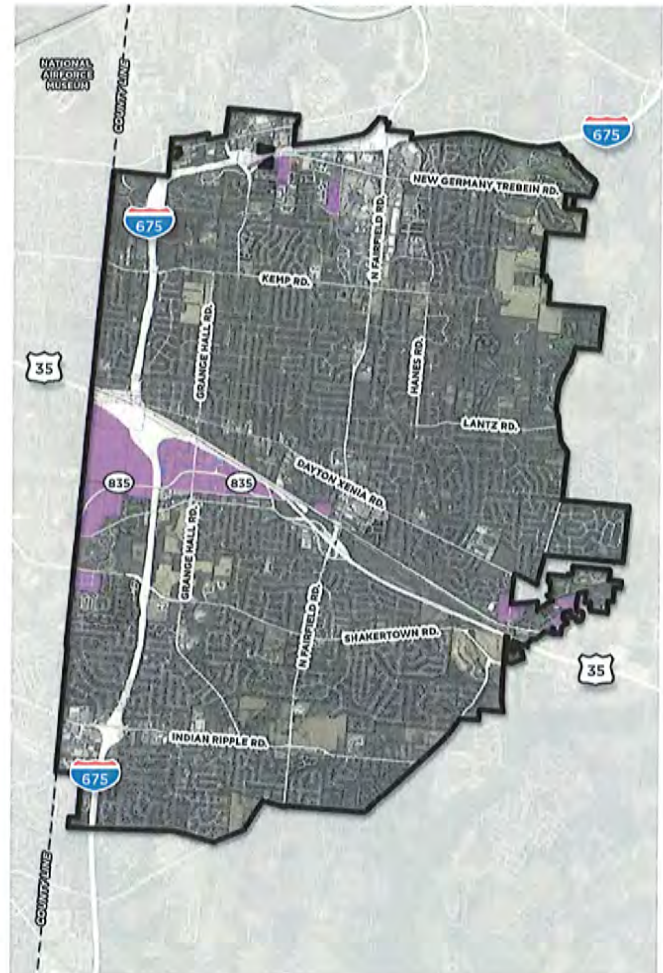
Innovation Flex

DESCRIPTION

The Innovation Flex category supports adaptable areas for light industrial, logistics, research and development, and office uses. These areas are intended to foster innovation and employment opportunities through flexible building types that can accommodate a range of business needs—from tech startups and R&D labs to small-scale production and distribution facilities. Development typically includes one- to two-story buildings with high-quality design, and efficient site layouts. Buildings and sites should incorporate landscaping, buffering, and pedestrian connections to ensure compatibility with adjacent land uses. Innovation Flex areas are envisioned as modern employment centers that enhance Beavercreek's economic vitality, and position the city for long-term business growth.

DEVELOPMENT CHARACTER

Height	1-2 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Building coverage: 20-50% of lot/campus • Development intensity: 10,000-25,000 sf/ac
Recommended Uses	<ul style="list-style-type: none"> • Industrial • Logistics • R+D • Office



Micro Flex Space Building
Source: Loop Net



Research & Development Hub Building
Source: Dallas Innovates

Multi-Family

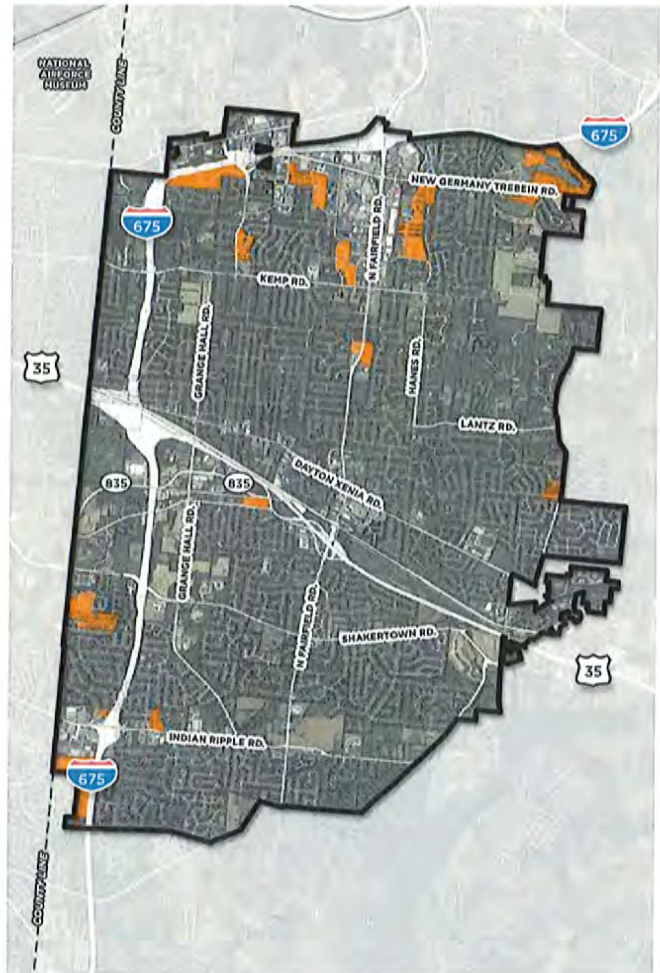
DESCRIPTION

The Multifamily category includes areas developed or planned for higher-density housing options such as apartments, townhomes, and condominiums. These developments provide diverse housing choices that support a range of household types and lifestyles. Multifamily areas are designed to be compatible with surrounding neighborhoods through appropriate buffering, building scale, landscaping, and access to sidewalks, transit, and nearby amenities. Development should promote walkability, connectivity, and high-quality design, contributing to vibrant and cohesive neighborhood environments. This typology plays an important role in broadening the city's housing options and supporting Beavercreek's long-term goals for livability and inclusivity.

**Assisted living or senior housing projects may exceed the maximum residential density if it is demonstrated that overall impacts, such as traffic and parking, are equal to or less than those of standard residential development at the permitted density.*

DEVELOPMENT CHARACTER

Height	1-3 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Building coverage: 20-30% of overall development area • Development intensity: 8-12 du/ac
Recommended Uses	<ul style="list-style-type: none"> • Garden Apartments • Townhomes



Multi-Family Development - Garden Apartments
Source: The Multifamily Mindset



Multi-Family Development - Townhomes
Source: Premier Lending

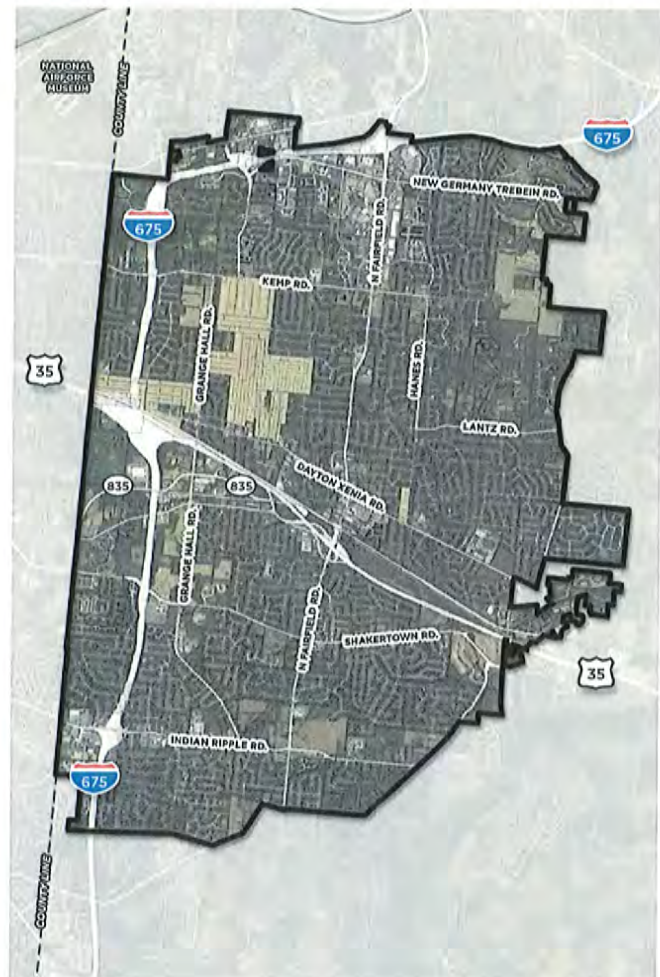
Traditional Neighborhood

DESCRIPTION

The Traditional Neighborhood category includes Beavercreek's older residential areas, generally developed before 1950. These neighborhoods are characterized by a walkable street grid, smaller blocks, and a cohesive architectural rhythm that reflects classic Midwestern design. Housing typically consists of detached single-family homes, duplexes, and cottage courts, with homes set closer to the street and supported by sidewalks and mature tree canopies. These areas often serve as community anchors, valued for their proximity to schools, parks, and neighborhood-scale amenities. Future development or infill should preserve the existing character, promote reinvestment, and maintain the historic charm and pedestrian-friendly environment that define these established neighborhoods.

DEVELOPMENT CHARACTER

Height	1-2 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Building coverage: 10-20% of lot • Development intensity: 2-4 du/ac
Recommended Uses	<ul style="list-style-type: none"> • Detached Single Family • Duplex • Cottage Court



Single Family Home Pre -1950
Source: Zillow



Single Cottage Court
Source: Urbanize Atlanta

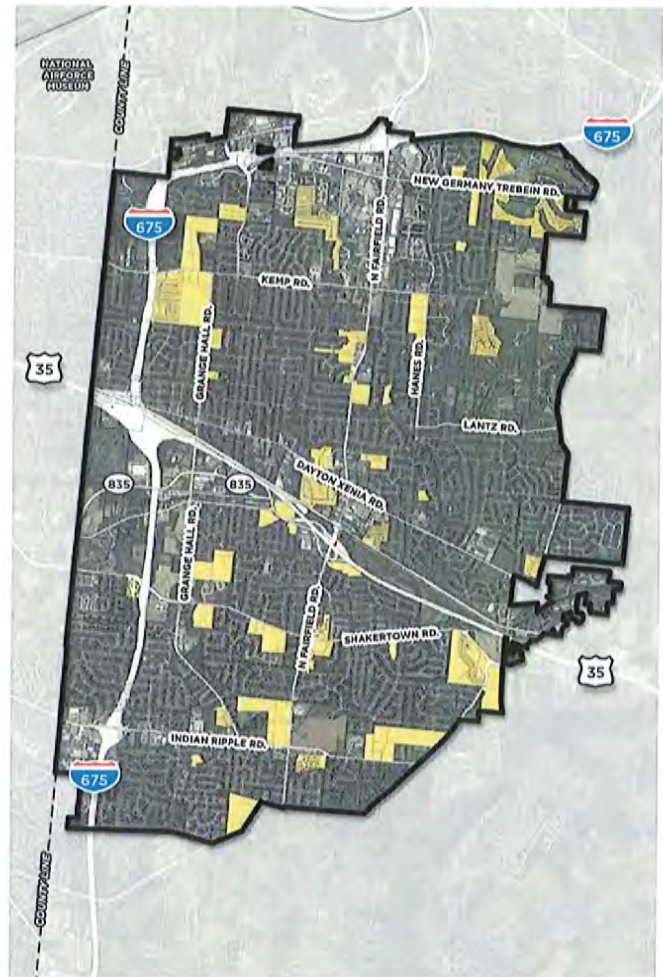
Suburban Cluster

DESCRIPTION

The Suburban Cluster category is characterized by the grouping of attached or detached single-family homes within a cohesive neighborhood setting, while preserving a portion of the site as communal open space. This development approach balances residential living with the conservation of natural or recreational areas, promoting neighborhood identity and visual openness. Typical development intensity ranges from 1 to 3 dwelling units per acre, with opportunities for higher-density clusters when additional open space is dedicated, provided the overall density does not exceed 3 units per acre. Homes are typically one to two stories in height and designed to integrate with surrounding neighborhoods through shared green space, pedestrian connections, and thoughtful site design.

DEVELOPMENT CHARACTER

Height	1-2 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Conservation: 25-50% of overall development area • Building coverage: 50-70% of lot • Development intensity: 1-3 du/ac
Recommended Uses	<ul style="list-style-type: none"> • Detached Single Family • Attached Single Family



Suburban Cluster Neighborhood
Source: Shutterstock



Suburban Cluster Neighborhood
Source: Shutterstock

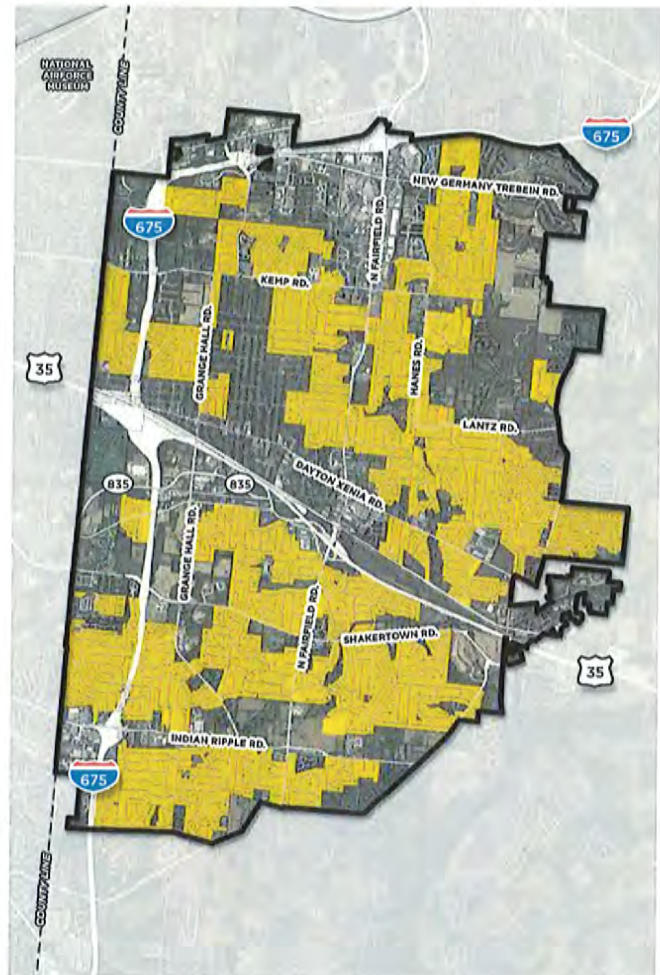
Suburban Residential

DESCRIPTION

The Suburban Residential category represents established neighborhoods generally platted and developed after 1950. These areas are characterized by a uniform pattern of single-family homes situated on lots averaging about one-quarter acre in size. Neighborhoods typically include consistent housing styles, curvilinear street patterns, and cul-de-sacs. Development within these areas emphasizes privacy, landscaped yards, and separation from major roadways, reflecting the postwar suburban model. Only those portions of the city currently containing this development pattern are designated as Suburban Residential. Future reinvestment should focus on maintaining housing quality, improving walkability, and supporting neighborhood stability while preserving the established suburban character.

DEVELOPMENT CHARACTER

Height	1-2 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Building coverage: 10-30% of lot • Development intensity: 1-2 du/ac
Recommended Uses	<ul style="list-style-type: none"> • Detached Single Family



Single Family Home Post -1950
Source: Zillow



Single Family Home Post -1950
Source: Zillow

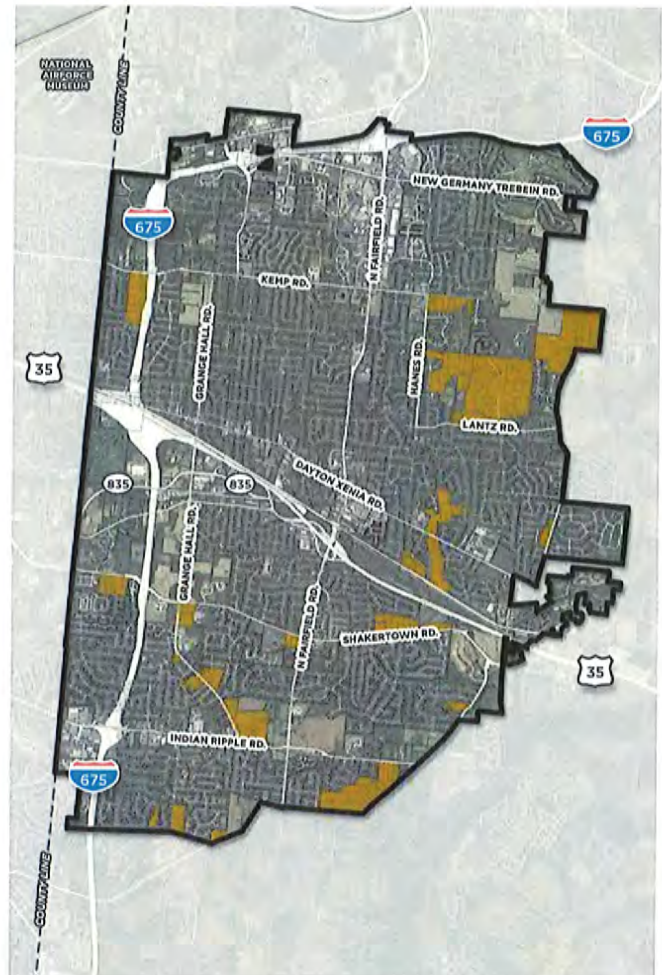
Suburban Estate

DESCRIPTION

The Suburban Estate category applies to established residential areas characterized by large lots, generally two acres or more in size. These areas represent low-density neighborhoods with significant open space and a semi-rural character that contributes to Beavercreek's unique landscape. Development in these areas is intended to remain limited, preserving the existing lot pattern, open space, and natural features that define their identity. Future improvements should focus on maintaining rural character, minimizing infrastructure expansion, and protecting environmental resources, ensuring that these neighborhoods continue to provide a peaceful, spacious living environment that complements surrounding suburban areas.

DEVELOPMENT CHARACTER

Height	1-2 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Building coverage: 5-10% of lot • Development intensity: <1 du/ac
Recommended Uses	<ul style="list-style-type: none"> • Detached Single Family



Suburban Estate
Source: Zillow



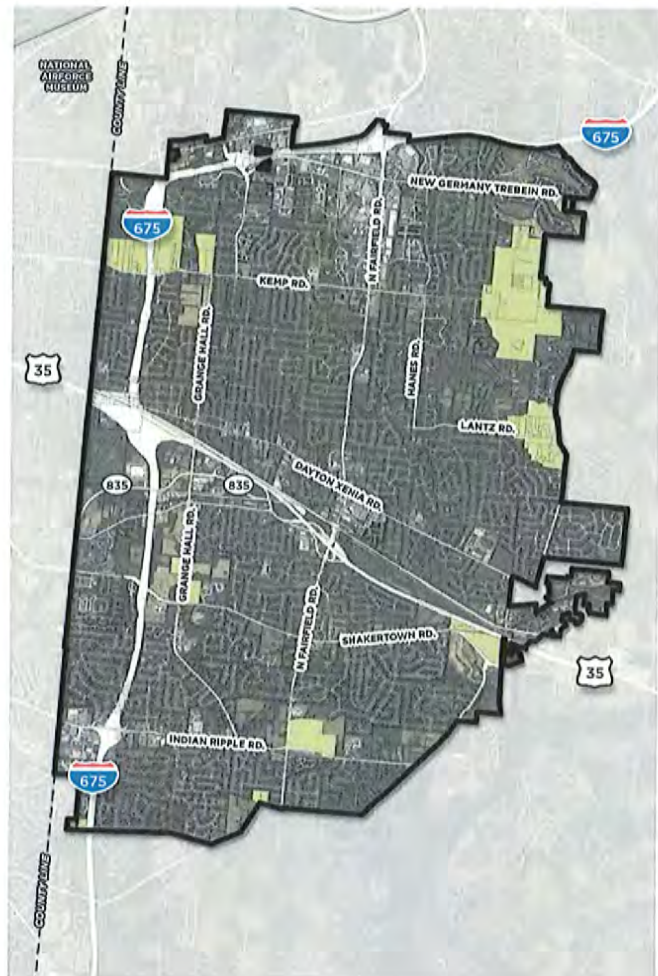
Suburban Estate
Source: Zillow

Rural Preserve

The Rural Preserve category is intended to maintain and protect the rural and semi-rural character of Beavercreek's outer areas. Development within this category should occur in the form of compact, hamlet-style clusters, where homes are concentrated in small groups to preserve surrounding farmland, open space, and natural features. Typical housing types include single-family homes, attached single-family units, duplexes, and ranch-style dwellings that reflect the area's traditional rural architecture. here could be opportunities for higher-density clusters when additional open space is dedicated, provided the overall density does not exceed 1 unit per acre. The intent of this designation is to limit the extent of suburban expansion, protect scenic landscapes and environmental resources, and retain the open, agrarian character that defines Beavercreek's edges.

DEVELOPMENT CHARACTER

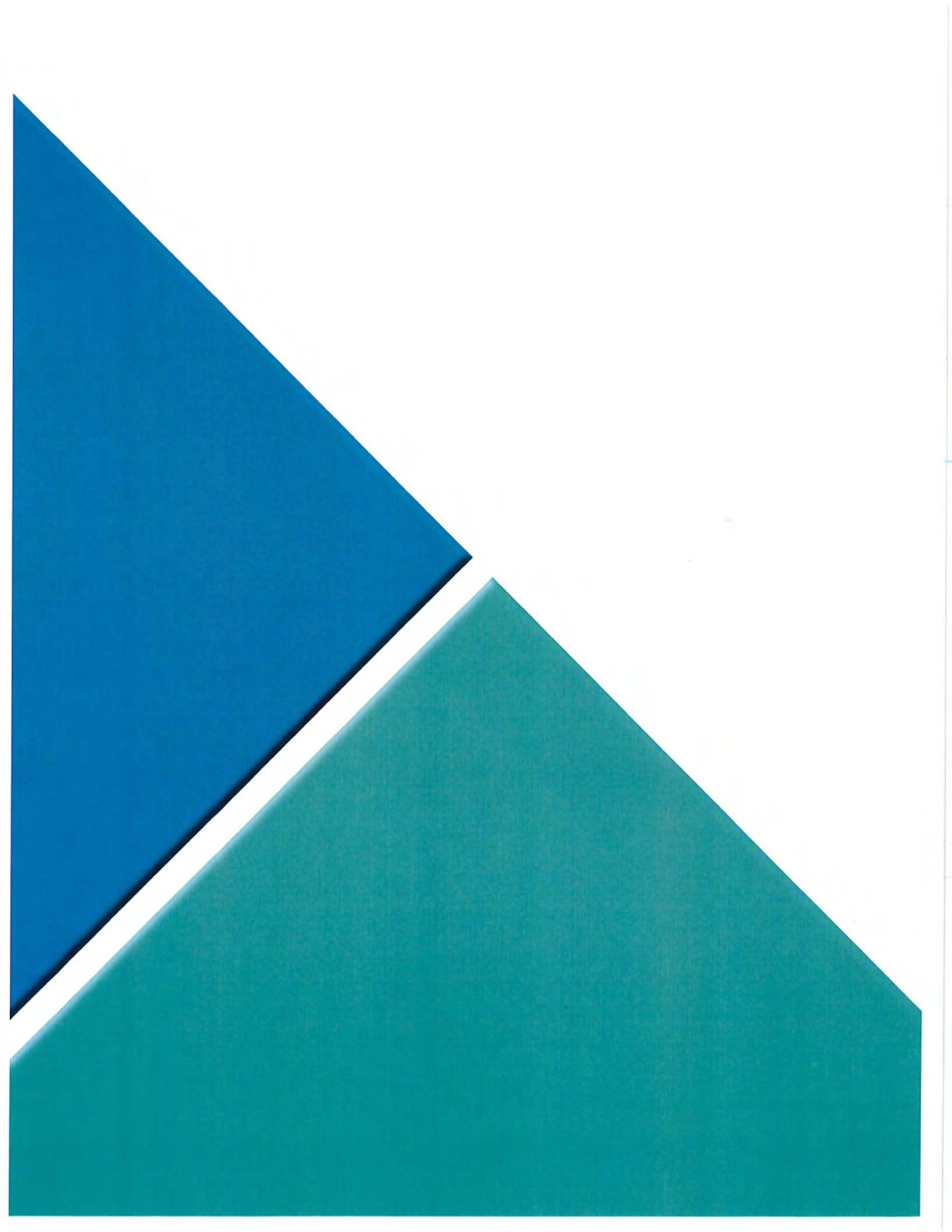
Height	1-2 stories
Development Intensity Guidelines	<ul style="list-style-type: none"> • Conservation: 50-75% of overall development area • Building coverage: 50-70% of lot • Development intensity: 1 du/ac
Recommended Uses	<ul style="list-style-type: none"> • Detached Single Family • Duplex • Cottage Court • Cottage Retail • Small Mixed Use w/ Retail



Rural Preserve Neighborhood
Source: City of Lake Oswego



Rural Preserve Neighborhood
Source: Opticos Design





05

Focus Areas



05

Focus Areas

OVERVIEW

The following *Focus Area* chapter presents five key locations identified on the Future Land Use Map, as shown in the *Future Land Use* chapter (see chapter 4), that have been designated as priority areas for reinvestment, redevelopment, or preservation. **In a land use plan, a focus area represents a specific location or area within the community where more detailed analysis, visioning, and design direction are needed to guide future change.** These areas often hold unique opportunities or challenges related to development patterns, connectivity, infrastructure, or community character.

FOCUS AREAS

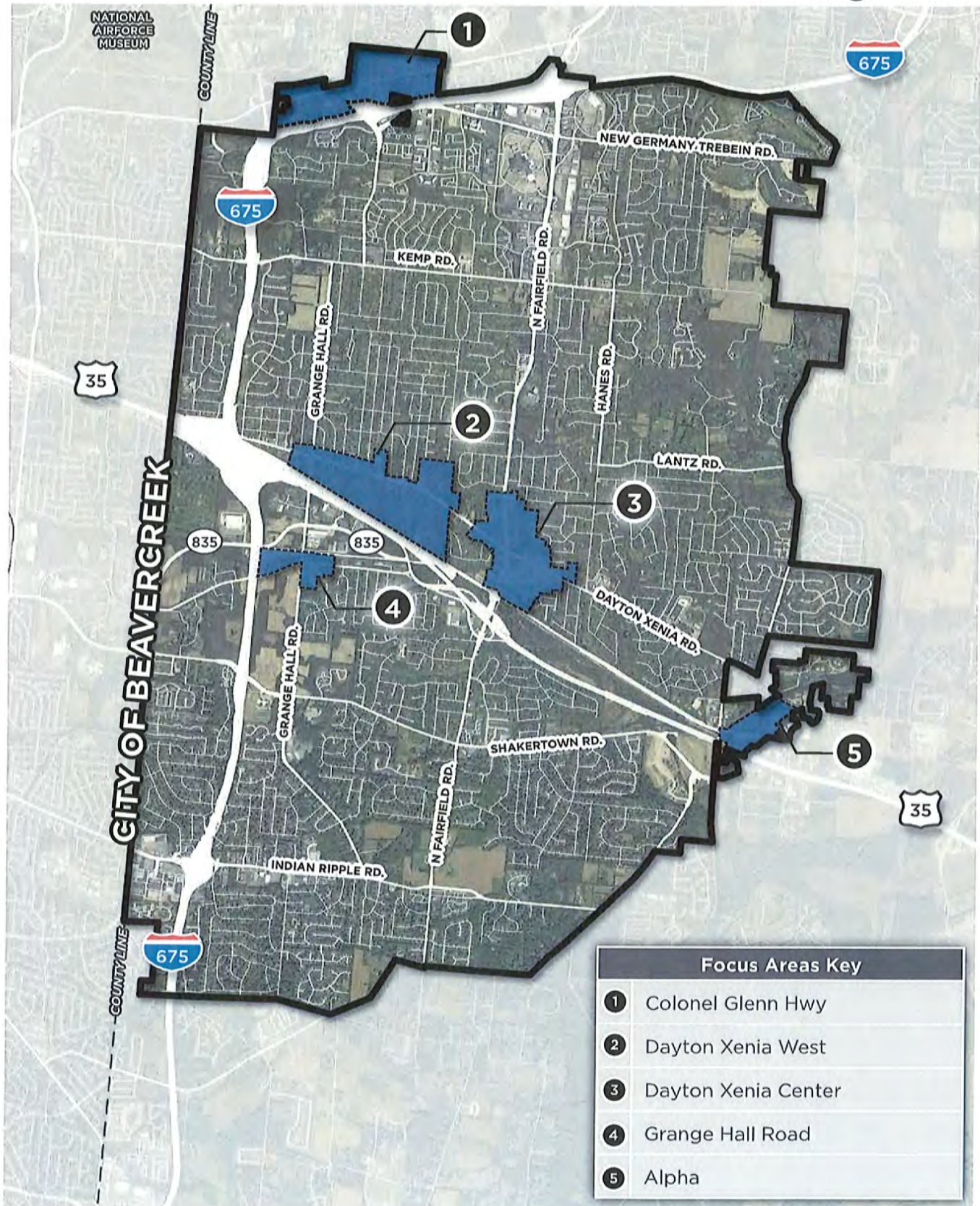
The five designated focus areas (*Figure 5-1*): Colonel Glenn Highway, West Dayton Xenia Road, Grange Hall Road North, Grange Hall Road South, and Alpha, represent strategic locations within Beavercreek where change and investment can most effectively advance the community's long-term aspirations. These areas were selected for their unique mix of visibility, redevelopment potential, infrastructure capacity, and opportunity to strengthen connections between neighborhoods, employment centers, and corridors. Together, these five areas illustrate how targeted planning and design can enhance community identity, economic vitality, and connectivity throughout the city.

Each focus area includes an overview of its existing conditions findings, followed by a vision statement, a set of development principles, and supporting vision diagrams and character imagery that together illustrate the desired long-term form and function of the area. The identification and refinement of these focus areas resulted from an iterative process that combined technical analysis with community engagement. Through this process, the planning team, City staff, and community members collaborated to shape a unified vision for each location. The resulting focus area visions and development principles establish a clear framework to guide future focus area land use decisions, public investments, and private development.

The focus area visions, development principles, and accompanying diagrams are intended to serve as a guide for future development and redevelopment within each identified area. **When new development or development applications are submitted, these materials should be referenced to evaluate whether proposed projects align with the desired character, form, and intent outlined in this plan.** The concepts illustrated are not prescriptive site plans, but rather illustrative tools that convey the community's preferred direction for reinvestment, design, and land use mix. **During project review, applicants, staff, and decision-makers should use these materials to assess consistency with the plan's recommendations and long-term vision.** For more detailed regulatory guidance and standards applicable to each focus area, refer to the city's zoning code.

FIGURE 5-1: Focus Areas Map

1" = 1 mile



COLONEL GLENN HIGHWAY

Assessment Summary

The Colonel Glenn Highway Focus Area is a busy, high-traffic area located along the northern edge of the community. It serves as a crucial east-west link connecting Beaver Creek to Wright-Patterson Air Force Base and Wright State University. This area serves as a primary commercial gateway and has significant potential to develop into a mixed-use district that meets the needs of local employees, students, and residents. With few environmental constraints and excellent access to regional transportation networks, the corridor offers opportunities for reinvestment and redevelopment that can enhance its role as a vibrant, well-connected activity center.

FIGURE 5-2: Colonel Glenn Hwy Focus Area



Vision

An innovative district that leverages the market potential and strong institutional support from Wright-Patterson Air Force Base and Wright State University. The district is envisioned as a dynamic hub that integrates research and development, higher education partnerships, and commercial activity with opportunities for workforce and student housing. Designed with walkability and accessibility in mind, the district will feature amenities such as shops, restaurants, public spaces, and services that not only support employees and students but also enhance the quality of life for nearby residents. Together, these elements create a vibrant, mixed-use environment that supports economic growth, fosters collaboration, and attracts both talent and investment to the community. (See Figure 5-3)

DEVELOPMENT PRINCIPLES

- **Foster Industry Academic Collaboration:** Support and encourage development between Wright-Patterson, Wright State University, and private sector entities to drive innovation, research, and workforce training in the district.
- **Enhance Mobility and Connectivity:** Create a walkable environment with a blend of commercial, educational, residential, and civic spaces that are interconnected creating safe modes for pedestrian and cyclist.
- **Support Housing Diversity and Affordability:** Allow for a range of housing options—from student apartments to workforce housing—that are attainable, well connected, and integrated into the fabric of the district.
- **Design for Flexibility and Adaptability:** Encourage development that can evolve with changing technology and economic conditions, including flexible lab, office, and maker spaces.
- **Prioritize Sustainable and Resilient Infrastructure:** Promote green infrastructure, energy-efficient building practices, and climate-resilient design into the built environment (public and private).
- **Create a Distinct Identity and Sense of Place:** Use placemaking strategies—such as public art, gathering spaces, branding, and signage—to establish a recognizable and appealing district character.

FIGURE 5-3: Colonel Glenn Hwy Focus Area Vision Diagram

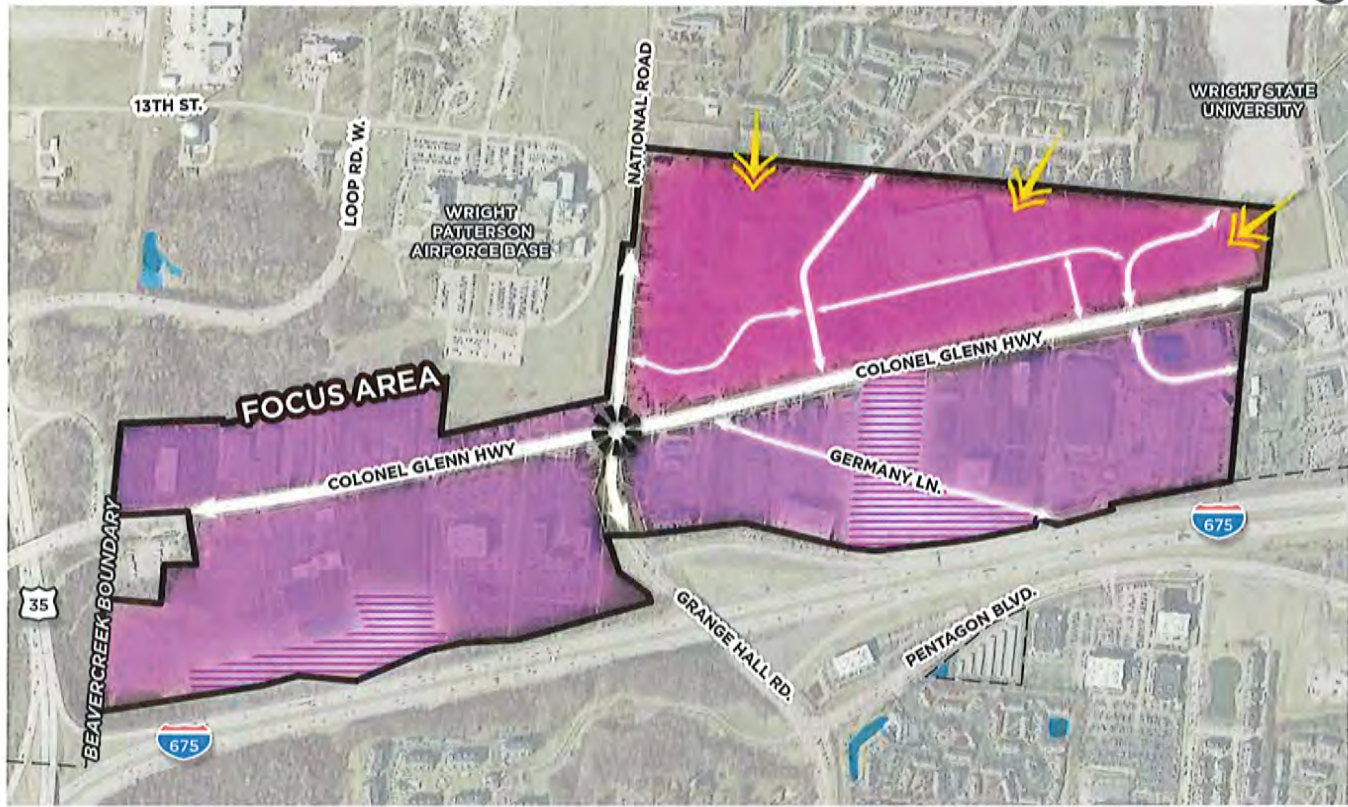


Diagram Key

	University Connection		Existing Roadway Connectivity
	Potential Intersection Enhancements		Mixed Use : Commercial & Residential
	Mixed Use : Commercial & Residential & Innovation & Technology		Mixed Use : Innovation & Technology

LAND USE

The northeast portion of the focus area is designated for high-density mixed-use residential development with supporting commercial uses. This area should include multi-story buildings that combine housing, retail, and service uses to support nearby Wright State University and create a walkable environment for residents, students, and employees. The remainder of the focus area is designated for mixed-use innovation and technology, allowing for research and development facilities, offices, small-scale commercial uses, and limited mixed-use residential. Two smaller areas within the southern portion of the focus area can also accommodate a blend of commercial, residential, and innovation and technology uses. Together, these uses will create a functional employment and activity center that supports collaboration, business growth, and daily services.

CHARACTER IMAGERY



Mixed Use Apartments (Grocery Store)
Source: Developer ECOPro



Mixed Use Apartments (Commercial-Retail)
Source: MA Design



Mixed Use Office Building
Source: Jason Cider

DAYTON XENIA WEST

Assessment Summary

The Dayton Xenia West Focus Area is located along a secondary corridor, and backed by the Creekside Trail. The area provides a strong foundation for a more walkable, pedestrian-friendly environment. The area includes established traditional residential and civic uses, with opportunities to expand commercial and retail services along the street frontage. Undeveloped areas present potential for residential expansion that can integrate with the Creekside Trail thus enhancing connectivity and recreational access. With few environmental constraints, this area is well positioned for growth that enhances its existing character while fostering a more connected, mixed-use neighborhood.

FIGURE 5-4: Dayton Xenia Focus Area



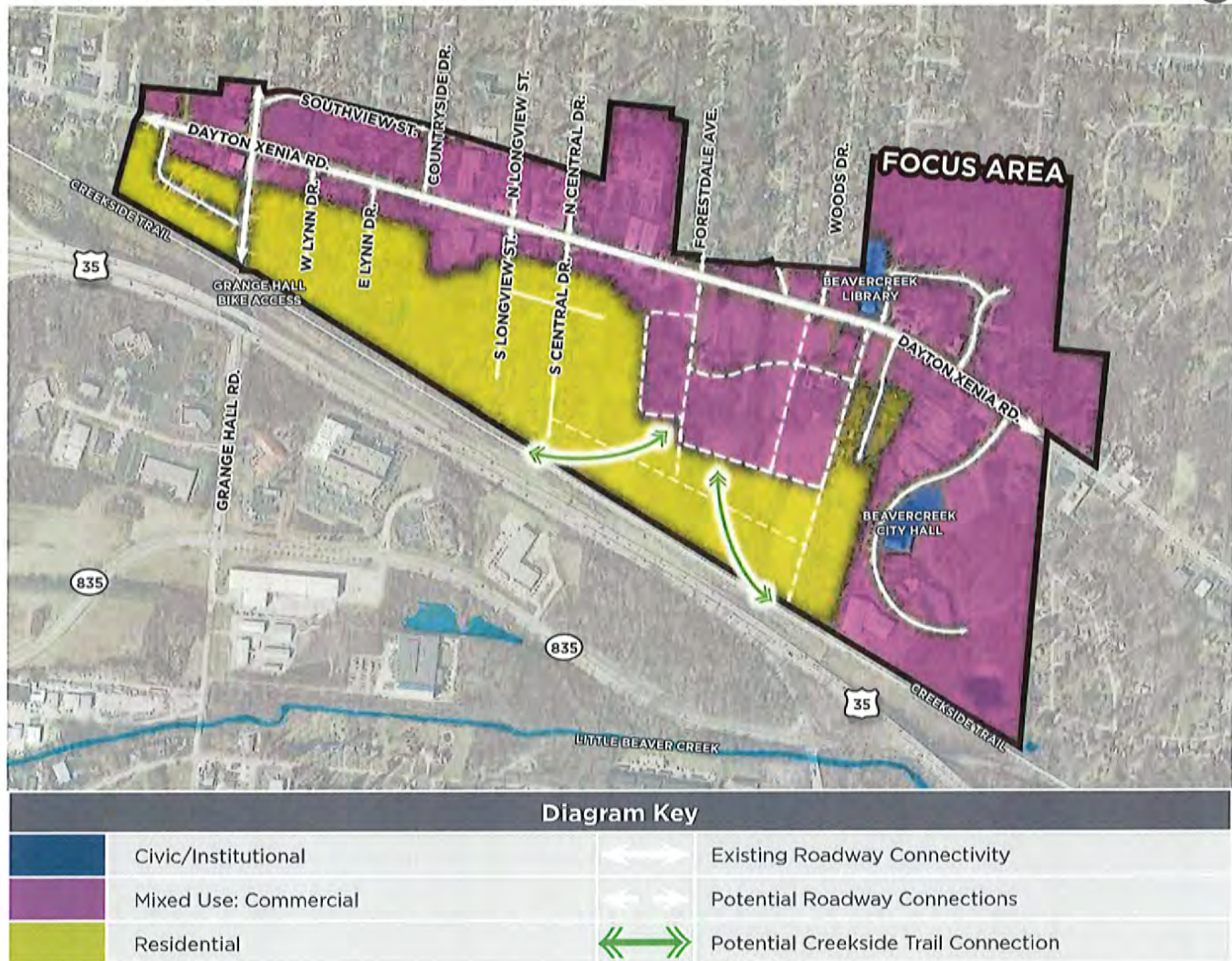
Vision

A revitalized corridor that evolves from a traditional commercial strip into a walkable, mixed-use Main Street district that blends local businesses with diverse housing and civic uses. The district is defined by a pedestrian-friendly streetscape, buildings oriented close to the street, shared rear and side parking, and thoughtfully designed spaces for community gathering and everyday connection. If development occurs in greenfield areas of the corridor, some portion of these areas would be ideal for locating a new community gathering area, thoughtfully designed to encourage public engagement, cultural exchange, and everyday connection among neighbors. (See Figure 5-5).

DEVELOPMENT PRINCIPLES

- **Support Incremental Redevelopment:** Encourage small-scale reinvestment—renovations, infill, and adaptive reuse—to gradually transform the corridor without large-scale displacement.
- **Incorporate Transitional Land Uses:** Allow for a mix of low-intensity commercial and residential uses, especially in areas with converted homes, to bridge between existing single-family neighborhoods and commercial nodes.
- **Prioritize Pedestrian Comfort and Safety:** Improve sidewalks, add street trees, lighting, and crosswalks to create a safer and more comfortable walking environment along this auto-oriented corridor.
- **Encourage Human-Scale Design:** Promote buildings that front the street with active facades and entrances and discourage large setbacks or blank walls that reduce walkability.
- **Cluster Parking and Improve Access Management:** Shift parking to the side or rear, and explore shared access points and consolidated driveways to reduce vehicle conflict and improve corridor flow.
- **Create Green & Social Gathering Spaces:** Introduce pocket parks, plazas, or seating nodes within redevelopment to add moments of connection and relief along the corridor.

FIGURE 5-5: Dayton Xenia West Vision Diagram



LAND USE

The Mixed Use Commercial areas primarily accommodate retail and service businesses with opportunities for upper-story apartments or offices as secondary uses. Building placement should emphasize a street-oriented form with active frontages, reduced building setbacks, and parking located behind or to the side of structures to improve pedestrian accessibility. The Residential areas should continue the pattern of traditional single-family development, with the potential for suburban cluster housing in remaining undeveloped sites to promote compact growth, preserve open space, and integrate trail and greenway connections to the Creekside Trail. Together, these land uses are intended to create a cohesive and connected district that supports both civic activity and neighborhood vitality.

CHARACTER IMAGERY



Mixed Use Commercial
Source: City of New Albany



Residential (Cluster Neighborhood)
Source: MKM Architecture & Design



Neighborhood Trail Connection:
Source: Chatham Park

DAYTON XENIA CENTER

Assessment Summary

The Dayton Xenia Center Focus Area is a primary intersection within the city and serves as one of its most active and visible nodes. Due to its high traffic volumes and central location, the focus area has strong potential to evolve into a more high-density mixed-use center. Enhancements such as coordinated signage, wayfinding, and expand on the existing streetscape improvements, can strengthen its identity and create a stronger sense of place for residents and visitors. With proximity and connections to the Creekside Trail, the area can also improve non-motorized access, linking civic, recreational, and commercial destinations within a cohesive

Vision

A highly visible and evolving crossroads reimagined as a central node of community activity—not a traditional downtown, but a vibrant, mixed-use district with a strong sense of place. This area will transition from an auto-oriented intersection into a more walkable, pedestrian-scale environment, blending commercial uses with new housing, civic spaces, and flexible development opportunities. A signature public space will anchor the district and provide a focal point for community life. Increased density and thoughtfully scaled buildings will support a more active, connected, and economically resilient core, while placemaking and branding elements will reflect Beavercreek's unique identity. (See Figure 5-7).

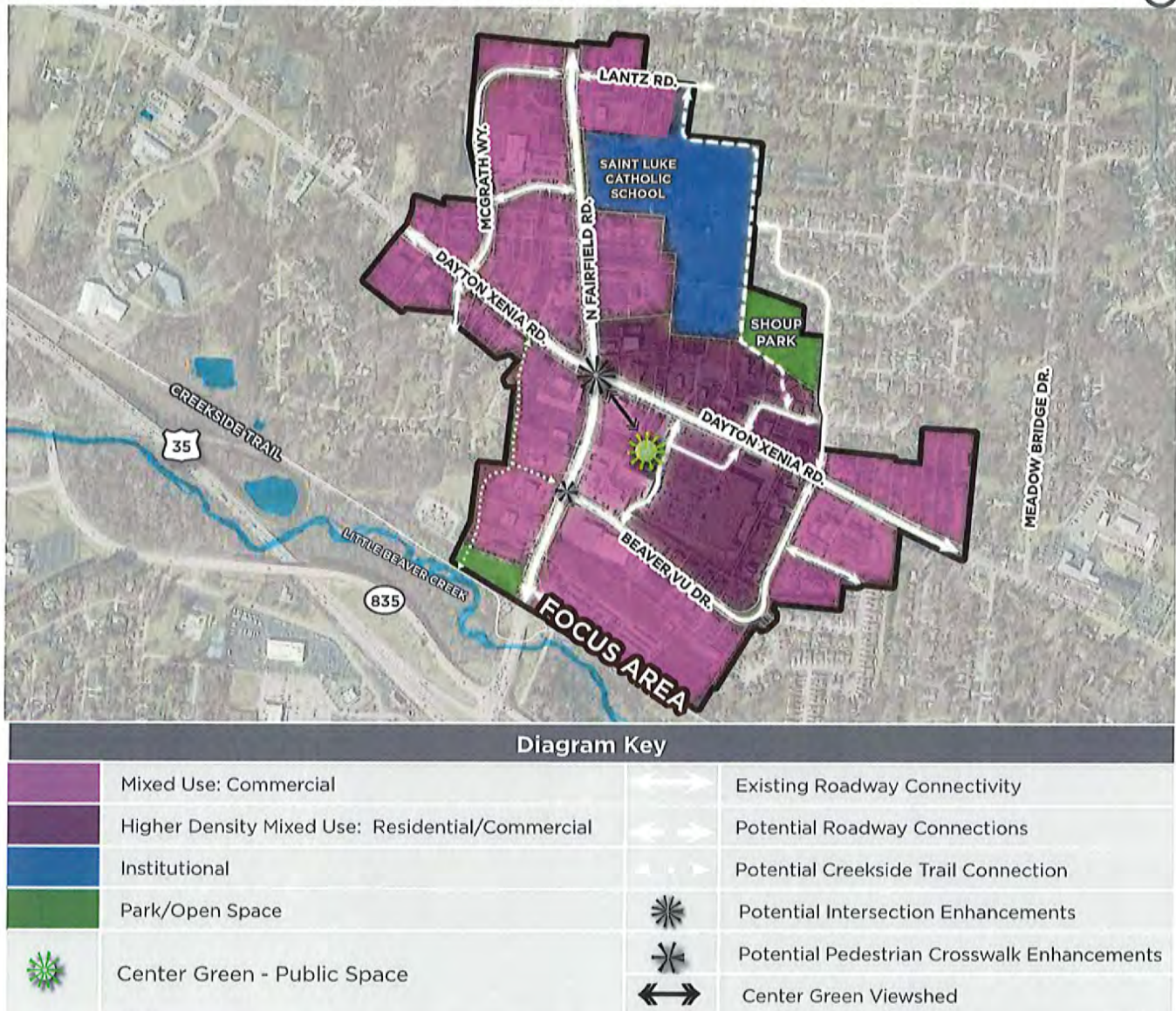
FIGURE 5-6: Dayton Xenia Center Focus Area



DEVELOPMENT PRINCIPLES

- **Promote Compact, Mixed-Use Development:** Support vertical and horizontal mixed-use projects that incorporate housing, retail, office, and civic uses to create a vibrant and diverse activity node.
- **Increase Density and Human-Scale Design:** Encourage higher-density development with buildings that are scaled to the pedestrian experience—featuring active frontages, reduced setbacks, and high-quality architecture.
- **Establish a Signature Public Space:** Integrate a central plaza, green, or commons area as a defining community feature that supports events, gatherings, and informal interaction.
- **Transform the Streetscape for People:** Implement roadway projects that integrates road diet principles, sidewalks, and crossings to prioritize pedestrians and cyclists, with the goal of slowing traffic and creating a more inviting public realm.
- **Celebrate Local Identity Through Placemaking:** Use signage, public art, lighting, materials, and branding to reinforce a distinct sense of place that reflects Beavercreek's character and culture.
- **Encourage Redevelopment of Underutilized Parcels:** Prioritize reinvestment in aging or oversized retail sites through infill, adaptive reuse, and site reconfiguration to better align with the area's future vision.
- **Foster Connectivity to Adjacent Neighborhoods:** Strengthen pedestrian, bike, and transit connections to nearby residential areas, schools, and civic destinations to better integrate this node into the broader community fabric.

FIGURE 5-7: Dayton Xenia Center Vision Diagram



LAND USE RECOMMENDATIONS

The Mixed Use Commercial areas are intended primarily for retail, restaurant, and service-oriented businesses, with opportunities for upper-story residential or office uses to encourage a compact, mixed-use environment. The Higher Density Mixed Use areas allow for multi-story residential and mixed-use buildings that support increased housing options and create transitions between the commercial core and surrounding neighborhoods. Institutional areas provide community-serving uses that complement surrounding development. Park and Open Space areas offer public gathering and recreation opportunities while improving connectivity to the Creekside Trail.

CHARACTER IMAGERY



Mixed Use Commercial
Source: City of New Albany



Higher Density Mixed Use Res./Comm.
Source: Grandview Yard



Center Green - Public Space
Source: MKSK

GRANGE HALL ROAD

Assessment Summary

The Grange Hall Road Focus Area is within a secondary north-south corridor. The west side includes offices and light industrial uses, while the southwest corner features an underutilized strip center with redevelopment potential. The area faces some environmental constraints, including a hazardous site that is being remediated and portions of the Little Beaver Creek floodplain. Adjacent to the future north end of the Spring House Park, the area could strengthen recreational connections and evolve into a neighborhood-scale mixed-use district with modern commercial services, small offices, flexible innovation spaces, and complementary residential

FIGURE 5-8: Grange Hall Road Focus Area



Vision

A transitional district that reflects the evolving edges of Beavercreek—where innovation, employment, and industry continue to grow in the northwest quadrant, while the southeast quadrant becomes a mixed-use corridor that supports surrounding neighborhoods and the adjacent future Spring House Park. This area will balance the needs of light industrial and entrepreneurial activity with a more human-scaled, neighborhood-oriented pattern that integrates housing, small businesses, and open space, and serves the needs of the surrounding neighborhoods. Together, these complementary identities will shape a productive and connected gateway for the community. (See Figure 5-9).

DEVELOPMENT PRINCIPLES

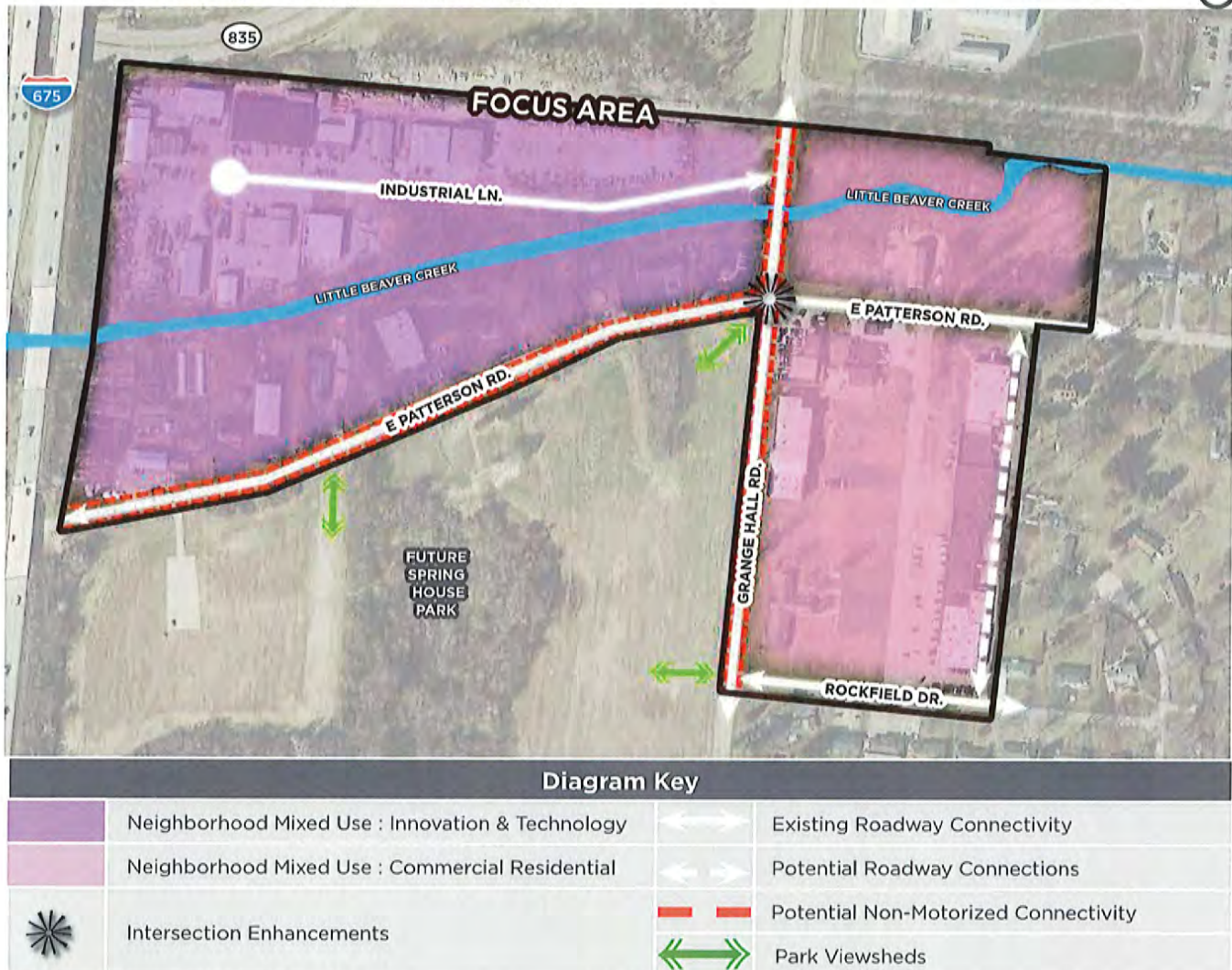
Northwest Quadrant (Innovation & Light Industrial)

- **Reinforce Employment & Innovation Uses:** Support small-scale manufacturing, tech-oriented businesses, and entrepreneurial spaces that build on the area's existing industrial fabric.
- **Encourage Modern, Flexible Building Types:** Promote development that allows for modular office/industrial use, with high-quality architecture that improves visual appeal and long-term adaptability.
- **Improve Access and Infrastructure:** Invest in roadway, utility, and digital infrastructure that supports employment growth while minimizing impacts on adjacent uses.

East Quadrant (Neighborhood Corridor Mixed-Use)

- **Promote Neighborhood commercial:** Encourage neighborhood-serving retail, services, and housing in a walkable form that engages Patterson Road and the adjacent residential fabric.
- **Activate the Streetscape and Public Realm:** Enhance pedestrian comfort through street trees, lighting, crossings, and opportunities for gathering and placemaking.
- **Leverage Adjacent Open Space:** Orient new development to take advantage of views and access to nearby parks or open lands, integrating green space into the development pattern.
- **Support a Compatible Scale and Form:** Ensure that new buildings respect the scale of nearby homes and fit within a neighborhood context, while still allowing for a mix of uses

FIGURE 5-9: Grange Hall Road Vision Diagram



LAND USE

The Neighborhood Mixed Use – Innovation and Technology, intended for light industrial, research, and maker-space uses that support small-scale production, creative industries, and flexible workspaces. The east and southern portion of the focus area, is designated as Neighborhood Mixed Use – Commercial Residential, supporting a combination of small commercial uses, such as retail or offices, and residential development in the form of townhomes or apartments. Ground-floor commercial spaces with upper-story housing are encouraged to create a walkable, neighborhood-oriented environment that complements nearby residential areas and the future Spring House Park.

CHARACTER IMAGERY



Neighborhood Mixed Use: Res./Comm.
Source: Google Earth



Residential Townhomes
Source: Google Earth



Neighborhood Mixed Use: Innovation & Technology
Source: Creo Arc

ALPHA

Assessment Summary

The Alpha Focus Area is a unique area located on the city's southeast edge, tucked off Route 35 along Little Beaver Creek and bisected by the Creekside Trail. The area maintains a strong historic character but offers opportunities for improvement through enhanced signage, wayfinding, and connectivity. While the floodplain constrains portions of the focus area, several undeveloped parcels remain suitable for future residential development that could help preserve the area's natural and agrarian charm. Along Route 35, reinvestment and redevelopment could revitalize the corridor frontage, enhance visual appeal, and serve residents in the focus area and visitors traversing the Creekside Trail.

Vision

Alpha will remain a distinctive and cherished part of Beavercreek by preserving its rural, small-scale character and historic village charm. Future development will be limited and carefully designed to reflect the form and feel of a traditional rural hamlet, with context-sensitive, walkable buildings that integrate seamlessly into the existing fabric. Alpha will also enhance connectivity by strengthening links to the Creekside Trail and creating direct connections to Angel Pass Park, expanding recreational opportunities and further tying the hamlet to its agricultural, historic, and natural surroundings. (See Figure 5-11).

DEVELOPMENT PRINCIPLES

- **Preserve Historic and Rural Character:** Protect existing historic structures and the overall small-town character of Alpha through design standards, preservation incentives, and sensitive infill guidelines.
- **Maintain a Low-Intensity Development Pattern:** Limit new development to a scale that complements the existing village—emphasizing single-story or modest two-story structures, traditional setbacks, and rural lot configurations.
- **Support Context-Sensitive Infill:** Allow for small-scale residential or mixed-use infill that mimics the architectural style, materiality, and orientation of historic buildings.
- **Limit Infrastructure Expansion:** Avoid large-scale infrastructure improvements that would enable or incentivize intensive development inconsistent with the hamlet character.
- **Protect the Environment and Open Space Setting:** Preserve and enhance connections to Little Beaver Creek and its surrounding open lands, tree cover, and viewsheds to maintain Alpha's rural character and prevent encroachment from suburban-scale development.
- **Enhance Walkability and Local Connections:** Improve pedestrian paths and street connectivity within Alpha and to nearby trail systems—especially the former railroad corridor—to foster quiet mobility and heritage tourism.
- **Celebrate Alpha's Unique Identity:** Use signage, interpretive elements, and public space design to highlight the community's roots—possibly through a small park, the old mill, historic marker program, or local storytelling efforts.

FIGURE 5-10: Alpha Focus Area



FIGURE 5-11: Alpha Vision Diagram



LAND USE

The Neighborhood Mixed Use: Commercial area is located near Alpha Mill and includes small-scale retail, service, and office uses intended to serve local residents and trail users. Buildings in this area should front the street with parking located behind or to the side. The Residential Hamlet area includes existing and future residential neighborhoods that maintain a traditional development pattern but may allow clustered housing in undeveloped areas to preserve open space and improve trail access. The Parks/Open Space areas provide green buffers, recreational amenities, and trail connectivity along the Creekside Trail and Angel Pass Park.

CHARACTER IMAGERY



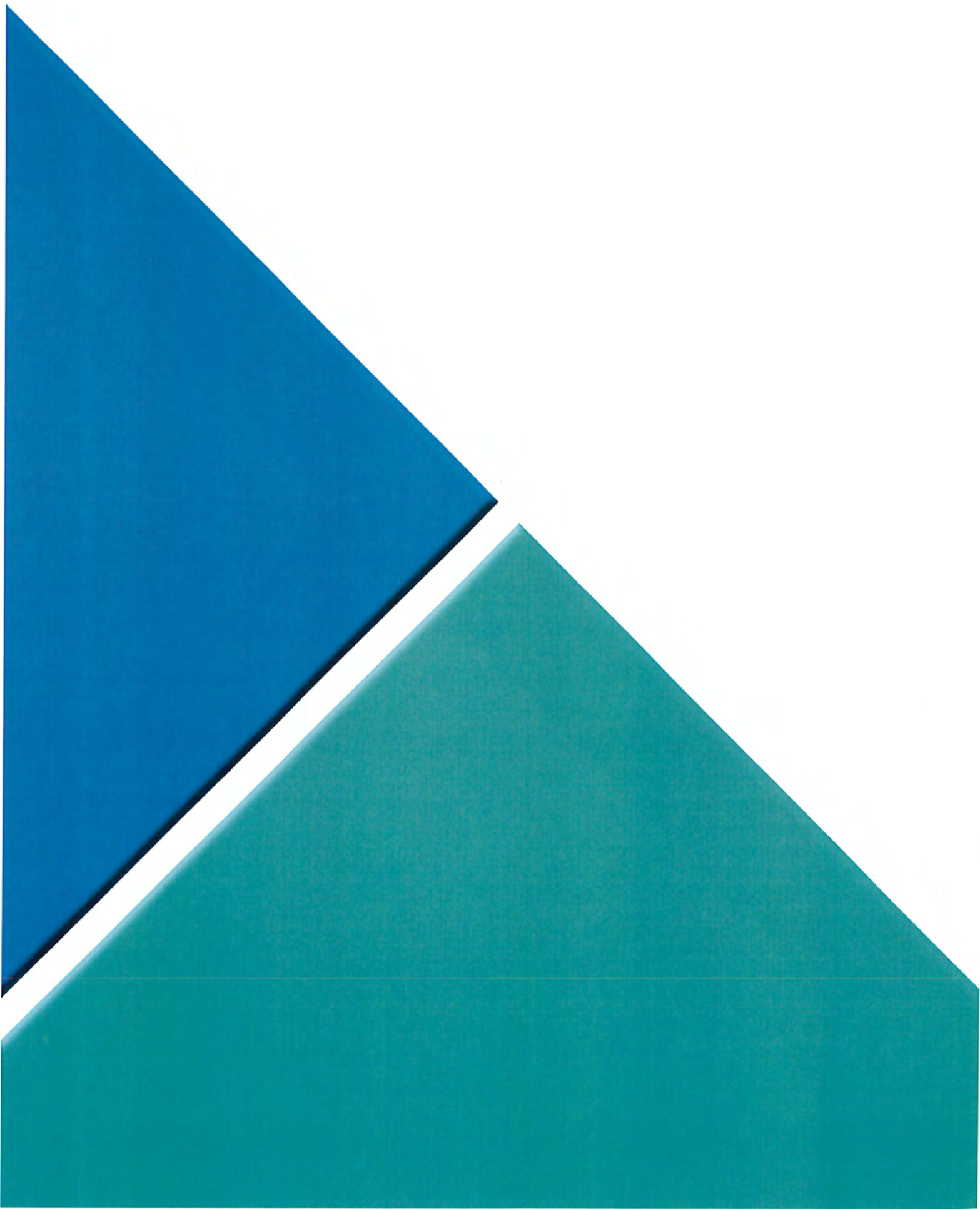
Neighborhood Mixed Use: Commercial
Source: Willow Bridge Property Company



Residential Hamlet
Source: Hamlet Maybank



Enhanced Node (Signage)
Source: Jacksonville





06

Implementation & Recommendations

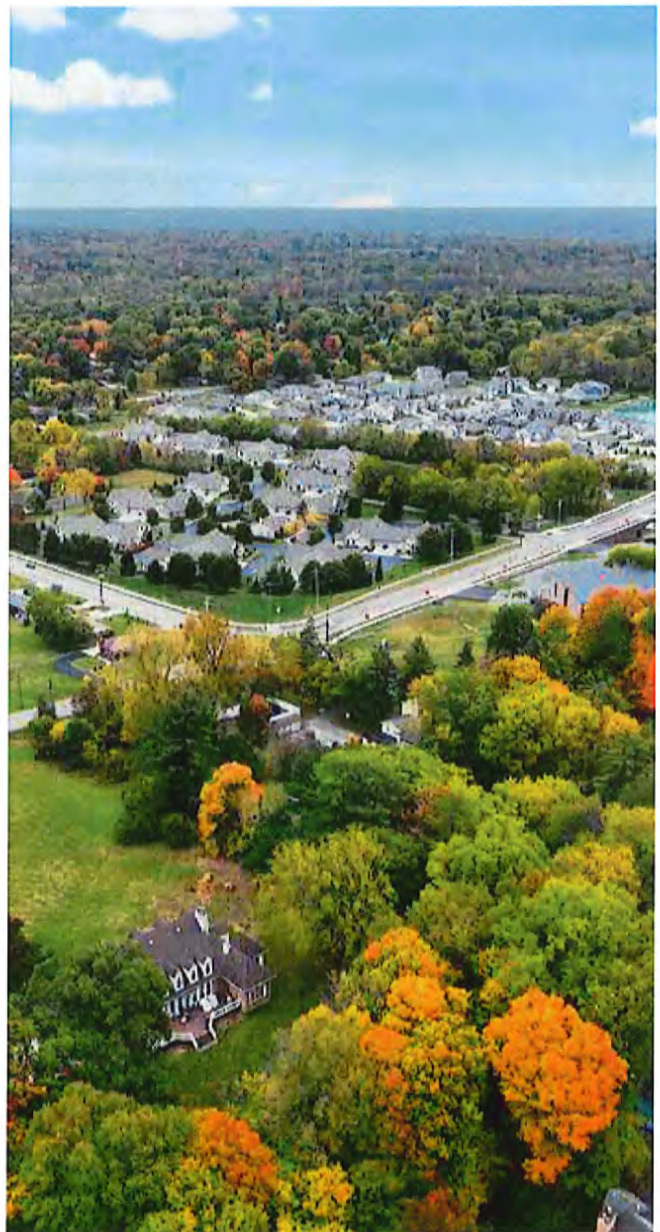


06

Implementation & Recommendations

OVERVIEW

The following *Implementation and Recommendations* chapter concludes the City of Beavercreek Land Use Plan and Code Update. It **consolidates the Future Land Use principles and goals, as outlined in the Future Land Use chapter (see Chapter 4), along with additional associated objectives.** The objectives are specific, action-oriented statements that outline practical steps to achieve the broader principles and goals of the Land Use Plan & Code Update. They translate community aspirations into clear guidance for decision-making and implementation by defining how principles and goals will be realized through future policies, development standards, and investments. Each objective provides direction for shaping growth, guiding land use and zoning decisions, and reinforcing the community's desired character and vision for the future. **Building on this framework, the chapter concludes with a series of next steps to guide the City and its partners as they transition from planning to implementation.**



Source: Dayton Daily News

PRINCIPLE: PROMOTE SUSTAINABLE GROWTH AND DEVELOPMENT

GOAL: Enable development patterns that balance economic growth, environmental protection, and community character. This includes guiding new development to appropriate areas, encouraging compact and walkable neighborhoods, and preserving natural landscapes.

OBJECTIVES:

- Encourage infill & redevelopment of underutilized properties
 - Ensure context-sensitive design standards that maintain community character while allowing flexibility for innovation.
 - Support compact, walkable, and mixed-use development patterns that provide housing diversity, transportation options, and accessible amenities.
 - Preserve the character of areas with a semi-rural or natural feel through thoughtful development standards.
-

PRINCIPLE: SUPPORT A VERSATILE AND RESILIENT ECONOMY

GOAL: Provide opportunities that support a wide range of businesses, employment centers, and innovation hubs. Encourage mixed-use development, adaptive reuse, and investment in key corridors and nodes to foster long-term economic vitality.

OBJECTIVES:

- Support the growth and retention of local businesses by providing flexible land use opportunities and creating spaces for innovation and collaboration.
- Promote a mix of employment opportunities—including small businesses, light industrial, technology, and creative industries—that provide jobs for a range of skill levels.
- Encourage private investment in key corridors and nodes by supporting infrastructure improvements, streetscape enhancements, and mixed-use development that attract private reinvestment and foster economic vibrancy.

PRINCIPLE: PROTECT AND ENHANCE THE NATURAL ENVIRONMENT

GOAL: Preserve the community's natural resources, including waterways, wetlands, wooded areas, and open spaces. Encourage development practices that minimize environmental impacts, promote green infrastructure, and improve resilience to flooding, and other environmental challenges, while enhancing access to natural areas for recreation and education.

OBJECTIVES:

- Protect the ecological health of Little Beaver Creek and other natural waterways preserving riparian buffers, reducing stormwater runoff, and enhancing water quality through sustainable land management practices.
- Promote the use of green infrastructure—such as bioswales, rain gardens, and permeable pavements—to manage stormwater and reduce flooding impacts.
- Encourage development to be context-sensitive and environmentally responsible, ensuring new projects complement the natural environments such as the Little Beavercreek and the Creekside Reserve.

PRINCIPLE: ENHANCE COMMUNITY CHARACTER

GOAL: Protect the unique character of Beavercreek by preserving traditional neighborhoods while supporting context-sensitive development and enhancing parks, open spaces, and cultural amenities. Ensure that future growth strengthens community identity, promotes livability, and fosters inclusivity.

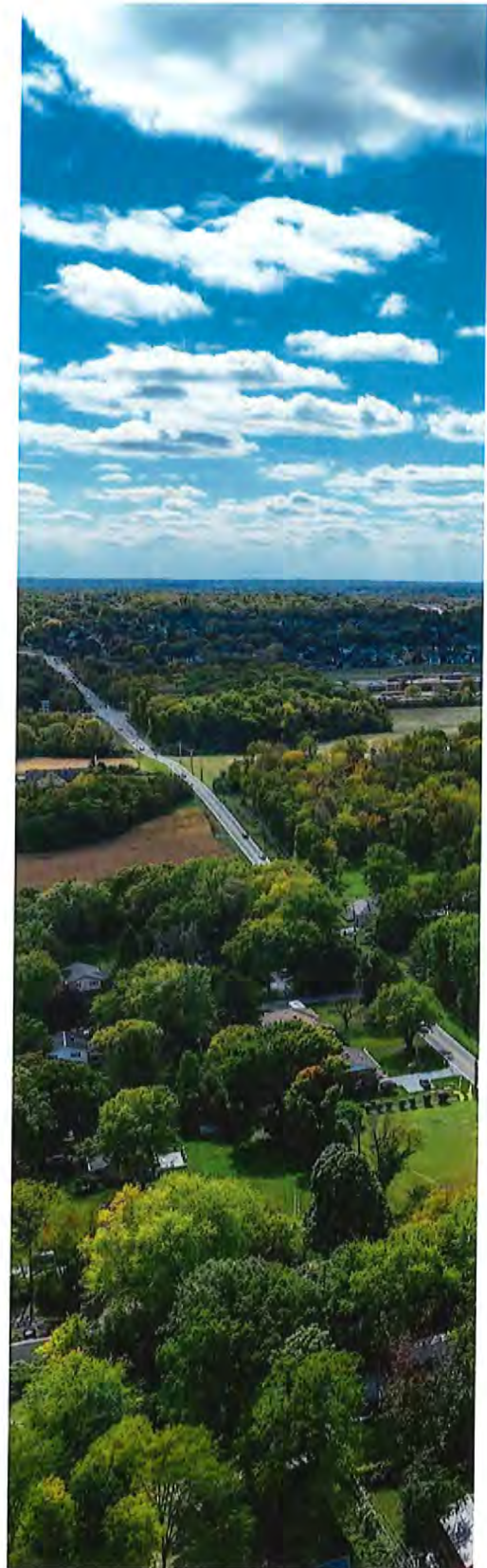
OBJECTIVES:

- Preserve the integrity of existing neighborhoods by maintaining compatible scale, design, and land use transitions between new development and traditional residential areas.
- Strengthen community identity by investing in parks, cultural amenities, a community center, and public spaces that serve as gathering places and reflect Beavercreek's character.
- Create a sense of place by implementing cohesive signage, wayfinding, and gateway features that reflect the community's identity and character.

NEXT STEPS

Following adoption of the Land Use Plan, the next step is to translate the guiding principles and goals into actionable strategies that shape future growth and development. Implementation will require coordinated efforts between elected officials, city staff, community members, and partner organizations to ensure the plan's vision is realized over time. The following are key next steps to consider when moving forward with implementation of the Land Use Plan.

- » **Zoning Code Updates and Amendments:**
Continually monitor the zoning code update for evolving best practices and update as necessary.
- » **Design and Development Standards:**
Develop or refine design guidelines that encourage high-quality development, walkability, and preservation of community character.
- » **Focus Area Plans:**
Prepare detailed focus area studies to guide redevelopment, infrastructure improvements, and public realm enhancements in outlined focus areas.
- » **Land Use Plan Updates:** Review and update at least every five years to ensure its continued relevance with current economic conditions, development trends, and planning best practices.
- » **Economic Development Partnerships:**
Collaborate with local businesses, chambers of commerce, and regional partners to attract investment and support innovation.
- » **Community Engagement and Education:**
Continue engaging residents, business owners, and stakeholders through outreach, workshops, and digital platforms to maintain transparency and community ownership of the plan.
- » **Monitoring and Reporting:**
Establish metrics and a regular reporting process to track progress, evaluate outcomes, and adjust implementation strategies as needed.
- » **Community Resilience & Economic Shock Analysis:**
Prepare a high-level study evaluating the city's vulnerability to major economic disruptions—such as significant workforce shifts, regional employer changes, or other unanticipated shocks—and identify strategies that to ensure long-term resilience.



City of Beavercreek