

TO THE CITY COUNCIL  
OF THE CITY OF BEAVERCREEK,  
GREENE COUNTY, OHIO:

PETITION FOR THE ORGANIZATION OF THE  
BEAVERCREEK COMMUNITY AUTHORITY

In accordance with Chapter 349 of the Ohio Revised Code, Rockford Homes, Inc., an Ohio corporation ("Developer"), whose address is 999 Polaris Pkwy, Columbus, OH 43240, hereby submits this petition (this "Petition") to the City Council of the City of Beavercreek ("City Council") for the organization and establishment of a community authority (the "Authority") to be known as the Beavercreek Community Authority. All terms set forth herein and not defined shall have the respective meanings assigned thereto in Chapter 349 of the Ohio Revised Code, unless context so requires a different meaning.

For purposes of the establishment of the Authority, the Developer is a "developer" within the meaning of Section 349.01(E) of the Ohio Revised Code, and the City of Beavercreek (the "City") is the only "proximate organization" as that term is defined in Section 349.01(M) of the Ohio Revised Code. The Developer further states in fulfillment of Section 349.03 of the Ohio Revised Code as follows:

1. The Authority is to be named the "Beavercreek Community Authority".
2. The principal office of the Authority shall be located at 1368 Research Park Dr, Beavercreek, OH 45432, or such other location as may hereafter be determined by the Board of Trustees of the Authority.
3. Attached to this Petition as Exhibit A-1 is a map of all the land comprising the Authority's New Community District (the "District"), all of which is located within the corporate boundaries of the City. Legal descriptions of all the parcels in the District (collectively, the "Property") are attached as Exhibit A-2, including a full and accurate description of the boundaries of the District. All properties within those boundaries will be included in the District. The total acreage to be included in the District is approximately 54.28 acres. The Developer owns or controls all acreage within the District as noted on Exhibit A-2 within the meaning of Section 349.01(E) of the Ohio Revised Code.
4. A statement setting forth the zoning regulations proposed for the New Community are attached to this Petition as Exhibit B.
5. The development of the areas included in the proposed District is comprised of a residential subdivision with no more than 121 single-family residential units. Attached to this Petition as Exhibit C is a current plan indicating the proposed development program for the District, the land acquisition and land development activities, community facilities, services proposed to be undertaken by the new community authority under such program, the proposed method of financing such activities and services, including a description of the bases, timing, and

CLERK OF COUNCIL

AUG 22 2025

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## Petition for the Organization of the Beavercreck Community Authority

manner of collecting any proposed community development charges, and the projected total residential population of, and employment within, the new community.

6. Consistent with Section 349.04 of the Ohio Revised Code, the Board of Trustees governing the Authority (the "Board") should consist of seven members. One local government representative should be appointed by City Council. Three citizen members should be appointed by City Council. Three developer members should be appointed by the Developer (or its designated successor) in its capacity as developer. Following the issuance of the final certificate of occupancy for the original approximate 121 homes in the District, City Council shall have the right to appoint all Developer members. Pursuant to Section 349.04 of the Ohio Revised Code, such re-appointments should be made in the same manner as the initial appointments. No elections should be held for successor Trustees.

7. Attached to this Petition as Exhibit D is a preliminary economic feasibility analysis, including the area development pattern and demand, location and proposed District size, present and future socio-economic conditions, public services provision, financial plan, and a statement of the Developer's management capability.

8. The development will comply with all applicable environmental laws and regulations.

9. The Authority may only be dissolved in accordance with a resolution passed by the Board of Trustees of the Authority and with the concurring approval of City Council by ordinance. Unless otherwise agreed by obligees of the Authority, the Authority may not be dissolved so long as any bond, note or other legal indebtedness of the Authority remains outstanding.

10. Developer agrees that the City may add additional property to the District without the consent of Developer, and Developer agrees that it will not object to any such additions. Developer further agrees that the City may submit amendments to this Petition without Developer's consent, provided that any such amendments shall not remove property within the District that was owned and developed by the Developer or an affiliate of the Developer, modify the Developer's right to appoint developer members to the Board of Trustees of the Authority, or modify or change any right or obligation of Developer with respect to any Community Development Charge, without Developer's written consent.

Attached Exhibits A-1, A-2, B, C, and D are incorporated and made a part of this Petition.

In consideration of the foregoing, the Developer hereby requests that City Council, as the "organizational board of commissioners" under Section 349.03 of the Ohio Revised Code, determine that this Petition is sufficient and complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and further request that City Council fix the time and place of a hearing on this Petition for the establishment of the Authority. That hearing must be held not less than thirty (30) nor more than forty-five (45) days after the filing of this Petition with the Clerk of Council.



Petition for the Organization of the Beavercreek Community Authority

IN WITNESS WHEREOF, the Developer has caused this Petition for Organization of the Beavercreek Community Authority to be executed by its duly authorized representative as of the day and year first above written.


ROCKFORD HOMES, INC.,  
an Ohio corporation

By: [Signature]  
Name: JAMES C. LIPNOS  
Title: DIRECTOR & LAND

State of Ohio :  
County of Delaware : SS

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 2025, by ROCKFORD HOMES, INC., by JAMES LIPNOS, DIRECTOR & LAND on behalf of the company.

My Commission Expires: March 2, 2028

Patricia C. Helber  
Notary  
  
PATRICIA C. HELBER  
Notary Public  
State of Ohio  
My Comm. Expires  
March 2, 2028

## Petition for the Organization of the Beavercreek Community Authority

### Schedule of Exhibits

Exhibit A-1	District Map
Exhibit A-2	District Legal Description
Exhibit B	Proposed Zoning Regulations
Exhibit C	Proposed District Development Plan
Exhibit D	Preliminary Economic Feasibility Analysis



Petition for the Organization of the Beavercreek Community Authority

**EXHIBIT A-1**

**DISTRICT MAP**

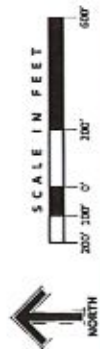
[attached]



# WRIGHTWOOD SPRINGS

## LAYOUT PLAN

PROJECT NUMBER: 24520.00 | DATE: 08/06/2025





**EXHIBIT A-2**

**DISTRICT LEGAL DESCRIPTIONS**

**Parcel I:**

Located in Section 1, Town 2, Range 7, City of Beavercreek, County of Greene, State of Ohio, and being a tract of land described as follows:

beginning at a railroad spike in the west line of said Section 1, said point being in the centerline of Grange Hall Road, said point being also South three degrees twenty-one minutes zero seconds (3° 21' 00") East and six hundred forty-one and 85/100 (641.85) feet from an iron pin at the northwest corner of said Section 1, said point being also in the western extension of the south line of Woodhaven Subdivision, Section 10, as recorded in Volume 7 Page 105 in the Plat Records of Greene County, Ohio; thence with the western extension of the south line of said Woodhaven Subdivision, Section 10, and with the south line of Woodhaven Subdivision, Section 9, as recorded in Volume 7 page 78 and 79 in the Plat Records of Greene County, Ohio, North eighty-six degrees thirty-five minutes thirty-five seconds (86° 35' 35") East for one thousand four hundred nine and 91/100 (1,409.91) feet to an iron pin at the southeast corner of said Woodhaven Subdivision, Section 9, also passing an iron pin at two and 57/100 (2.57) feet, said pin being the southwest corner of said Woodhaven Subdivision, Section 9, the southeast corner of said Woodhaven Subdivision, Section 9 being in the west line of land conveyed to Miami Valley Research Foundation as recorded in 176 page 617 in the Official Records of Greene County, Ohio; thence with the west line of said Miami Valley Research Foundation land, South three degrees thirty-one minutes thirty-nine seconds (3° 31' 39") East for one thousand two hundred twenty-one and 07/100 (1,221.07) feet to an iron pin; thence continuing with the west line of said Miami Valley Research Foundation land, North eighty-six degrees fifty-one minutes forty-one seconds (86° 51' 41") East for three hundred thirty-nine and 80/100 (339.80) feet to an iron pin; thence continuing with the west line of said Miami Valley Research Foundation land, South three degrees fourteen minutes thirty-nine seconds (3° 14' 39") East for eight hundred thirty-eight and 47/100 (838.47) feet to an iron pin in the centerline of Shakertown Road; thence with the centerline of said Shakertown Road, South eighty-six degrees fifty-two minutes fifty seconds (86° 52' 50") West for one thousand seven hundred fifty-one and 95/100 (1,751.95) feet to an iron pin at the intersection of the centerline of said Shakertown Road with the centerline of said Grange Hall Road, said point being in the west line of said Section 1; thence with the west line of said Section 1, and the centerline of said Grange Hall Road, North three degrees twenty-one minutes zero seconds (3° 21' 00") West for one thousand one hundred sixty-two and 48/100 (1,162.48) feet to a railroad spike at the southwest corner of land conveyed to the Church of Latter Day Saints as recorded in Volume 363 page 228 in the Deed Records of Greene County, Ohio; thence with the south line of said Church of Latter Day Saints land, North eighty-six degrees twenty-nine minutes thirty seconds (86° 29' 30") East for four hundred two and 84/100 (402.84) feet to an iron pin at the southeast corner of said Church of Latter Day Saints land; thence with the east line of said Church of Latter Day Saints land, North three degrees thirty minutes thirty seconds (3° 30' 30") West for two hundred fifty and 00/100 (250.00) feet to an iron pin at the northeast corner of said Church of Latter Day Saints land; thence with the north line of said Church of Latter Day Saints land, South eighty-six degrees twenty-nine minutes thirty seconds (86° 29' 30") West for four hundred two and 15/100 (402.15) feet to railroad spike in the west line of said Section 1, and the centerline of said Grange Hall Road, passing a railroad spike at three hundred ninety-eight and 85/100 (398.85) feet; thence with the west line of said Section 1, and the centerline of said Grange Hall Road, North three degrees twenty-one minutes zero seconds (3° 21' 00") West for six hundred thirty-nine and 86/100 (639.86) feet to the point of beginning, containing 70.884 acres more or less, according to a survey of said premises by Luis G. Riancho, Registered Surveyor, State of Ohio No. 5287.

**Less and except the following described property:**

Situate in Section 1, Town 2, Range 7, City of Beavercreek, Greene County, Ohio and being 25.924 Acres of The Farm, Phase I as recorded in Plat Cabinet 37, Pages 283B-284B of the Plat Records of Greene County, Ohio.



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**Also Less and except the following described property:**

Situated in the State of Ohio, County of Greene, City of Beavercreek, being located in Section One, Township Two, Range Seven, Between the Miami survey, and being a part of that original 70.884 acre tract described in a deed to Miami Valley Research Foundation, of record in Volume 179, page 337, all records referenced herein are on file at the Office of the Recorder for Greene County, Ohio, and being further bounded and described as follows:

Commencing for reference at the intersection of the centerline of Shakertown Road and Grange Hall Road, being at the southwest corner of said original 70.884 acre tract, being at the southwest corner of Lot 1 of The Farm Phase 1, of record in Plat Cabinet 37, slide 283B, as said Lot 1 is described in a deed to Bethel Christian Assembly of God, Dayton, Ohio, of record in Volume 3332, page 116, and said point being on the west line of said Section One, (reference 1-inch iron pin found North 12 degrees 16 minutes 40 seconds East at a distance of 1.00 feet);

Thence South 84 degrees 22 minutes 55 seconds East, along the centerline of said Shakertown Road, along the south line of said original 70.884 acre tract and along the south line of said Lot 1, a distance of 966.32 feet to an MAG nail set at the southeast corner of said Lot 1, said point being the TRUE POINT OF BEGINNING for this description;

Thence across said original 70.884 acre tract along the following five (5) described courses:

1. North 05 degrees 37 minutes 05 seconds East, along the east line of said Lot 1, (passing an iron pin found with a cap stamped "Kleingers" at a distance of 40.00 feet), a total distance of 1,169.06 feet to an iron pin set at the northeast corner of said Lot 1;
2. South 84 degrees 46 minutes 15 seconds East, along a new division line and the easterly projection of the north line of said Lot 1, a distance of feet to an iron pin set on the west line of a 46.8605 acre tract described in a deed to Miami Valley Research Foundation, of record in Volume 176, page 617;
3. South 05 degrees 12 minutes 36 seconds West, along the west line of said 46.8605 acre tract, a distance of 333.71 feet to a 5/8 inch iron pin found at a southwest corner of said 46.8605 acre tract;
4. South 84 degrees 24 minutes 04 seconds East, along a south line of said 46.8605 acre tract, a distance of 339.80 feet to an iron pin set at a southeast corner of said 46.8605 acre tract;
5. South 05 degrees 29 minutes 36 seconds West, along a west line of said 46.8605 acre tract, a distance of 838.48 feet to a southwest corner of said 46.8605 acre tract, said point being on the south line of said original 70.884 acre tract and being on the centerline of said Shakertown Road, (reference a 5/8 inch iron point found North 23 degrees 08 minutes 02 seconds West at a distance of 0.32 feet);

Thence North 84 degrees 22 minutes 55 seconds West, along the south line of said original 70.884 acre tract, along the centerline of said Shakertown Road, a distance of 785.63 feet to the TRUE POINT OF BEGINNING.

The above description contains a total area of 18.480 acres (including 0.451 acres with the present road occupied of Shakertown Road), located within Greene County Auditor's parcel number B42000300130002900.

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with caps stamped "Structurepoint-PS 8438".

Bearings described herein are based on the bearing of South 84 degrees 22 minutes 55 seconds East for the centerline of Shakertown Road, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS and NGS OPUS solution.

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This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual survey performed in August, 2014 and is true and correct to the best of my knowledge and belief.

For informational purposes only: Parcel No. B42000300130002900.

**Parcel II:**

Located in Section 1, Town 2, Range 7 M.R.S., City of Beavercreek, County of Greene, State of Ohio, and being a tract, of land described as follows:

Beginning at an iron pin in the west line of land conveyed to Lois A. Corbet et al. by deed recorded in Volume 536, Page 77 in the Deed Records of Greene County, Ohio, said point of beginning being the northeast corner of land conveyed to Dayton Suburban, Inc., by deed recorded in Volume 503, Page 883 in the Deed Records of Greene County, Ohio, said point of beginning and said northeast corner of Dayton Suburban, Inc., land being located on the north side of pavement on Shakertown Road;

Thence with the north line of said Dayton Suburban, Inc., land and the centerline of Shakertown Road in part, South eighty-six degrees fifty-two minutes fifty seconds (86° 52' 50") West for six hundred nine and 05/100 (609.05) feet to an iron pin and the southeast corner of land conveyed to Allen B. Andrew et al. by deed recorded in Volume 383, Page 244 in the Deed Records of Greene County, Ohio;

Thence leaving said centerline and said north line with the east line of said Andrew et al. land, North three degrees fifteen minutes no seconds (03° 15' 00") West for eight hundred thirty-eight and 31/100 (838.31) feet to an iron pin and an angle point in said east line;

Thence continuing with said east line of Andrew et al. land, South eighty-six degrees fifty-one minutes twenty seconds (86° 51' 20") West for three hundred thirty-nine and 80/100 (339.80) feet to an iron pin and an angle point in said east line;

Thence continuing with said east line of Andrew et al. land, North three degrees thirty-two minutes no seconds (03° 32' 00") West for one thousand two hundred twenty-one and 07/100 (1221.07) feet to an iron pin and the northeast corner of said Andrew et al. land and the southeast plat corner of Woodhaven, Section 9 as recorded in Book 7, Pages 78 and 79 in the Plat Records of Greene County, Ohio;

Thence with the east plat line of said Woodhaven, Section 9, North three degrees twenty-four minutes thirty seconds (03° 24' 30") West for three hundred eighty-six and 70/100 (386.70) feet to an iron pin and the southwest corner of a five and 0000/10,000 (5.0000) acre tract of land conveyed to James F. Hale, Jr., et al. by deed recorded in Volume 485, Page 969 in the Deed Records of Greene County, Ohio;

Thence with the south line of said Hale land, North eighty-six degrees forty-six minutes thirty seconds (86° 46' 30") East for nine hundred fifty-four and 53/100 (954.53) feet to an iron pin and the west line of said Corbet et al. land;

Thence with the west line of said Corbet et al. land, South three degrees seventeen minutes no seconds (03° 17' 00") East for two thousand four hundred forty-seven and 65/100 (2447.65) feet to the point of beginning, containing forty-six and 8605/10,000 (46.8605) acres, more or less,

**Less and except the following described property:**

Situated in the State of Ohio, County of Greene, City of Beavercreek, Section 1, Town 2, Range 7, M.R.s. and being part of a tract of land conveyed to Miami Valley Research Foundation as recorded in Official Record 176, Page 617 of the Deed Record of Greene County, Ohio and being more particularly described as follows:



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Being a parcel lying on the left side of the existing centerline of right of way of Shakertown Road as part of the Shakertown Road Widening Centerline Plat made by Northwest Consultants, Inc. for the City of Beavercreek as recorded in Plat Cabinet 38 Page 214B-215A of the plat records of Greene County, Ohio and being located within the following described points in the boundary thereof:

Commencing at the intersection of the existing centerlines of right way of Shakertown Road and Grange Hall Road, said intersection being 1.02 feet right of station 39+09.68 of the baseline of construction of Shakertown Road, said intersection witnessed by a 1 inch iron pipe found, North 10 degrees 11 minutes 24 seconds East, 1.00 feet;

Thence easterly on the existing centerline of right of way of Shakertown Road, South 86 degrees 28 minutes 40 seconds East, 1751.95 feet, to a point on the existing centerline of right of way of Shakertown Road; said point also described as the grantor's southwest corner, said point being 10.78 feet left of station 56+61.57, said point witnessed by a 1 inch iron pin found, North 33 degrees 19 minutes 38 seconds West, 0.18 feet, said point also being the TRUE POINT OF BEGINNING for the parcel of land herein described;

Thence northerly on the grantor's west property line, also being the east line of Traditions at Beavercreek Plat as recorded in Plat Cabinet 38 Page 155A - 158B of the plat records of Greene County, Ohio, North 03 degrees 23 minutes 30 seconds East, 30.00 feet, to an iron pin to be set on the proposed north right of way line of Shakertown Road, said point being 40.78 feet left of station 56+61.20;

Thence easterly on the proposed north right of way line of Shakertown Road, South 86 degrees 28 minutes 40 seconds East, 609.03 feet, to an iron pin to be set on the grantor's east property line, said point being 57.83 feet left of station 62+61.39;

Thence southerly on the grantor's east property line, also being the west line of Autumn Springs Section One Plat as recorded in Plat Cabinet 30 Page 157A - 158B of the plat records of Greene County, Ohio, South 03 degrees 21 minutes 30 seconds West, 30.00 feet, to a point being the grantor's southeast property corner, said point being 28.31 feet left of station 62+66.44;

Thence westerly on the grantor's south property line, also being the centerline of right of way of Shakertown Road for the western 402.95 feet, North 86 degrees 28 minutes 40 seconds West, 609.05 feet, to the TRUE POINT OF BEGINNING and containing 0.4194 acres of which 0.2796 acres is PRO (Present Road Occupied), leaving a net take of 0.1398 acres, more or less, subject to legal highways, an existing 10' DP&L gas easements as recorded in Official Record 468, Page 472 of the Deed Records of Greene County, Ohio, an existing drainage easement as recorded in Official Record 176, Page 617 of the Deed Records of Greene County, Ohio and other easements of record.

The above described area is contained within Greene County Auditor's permanent parcel number B42000300130003000.

Description based on a field survey, conducted by Northwest Consultants, Inc. between the months of February 2016 through April 2016 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings expressed herein are assumed and are for the express purpose of showing angular measurements only.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum stamped "CITY OF BEAVERCREEK R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC." and will be set after construction.

This description was prepared by Todd E. Stuart, E.I. and reviewed on May 18, 2017 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.



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Also less and except the following described property:

Located in Section 1, Town 2, Range 7 M.R.S., City of Beavercreek, County of Greene, State of Ohio, and being part of a 48.8605 acre tract conveyed by deed to Miami Valley Research Foundation as recorded in Volume 176, Page 617 of the Official Records of Greene County, Ohio and being more particularly described as follows:

BEGINNING at the southeast corner of Lot 1 of Traditions at Beavercreek recorded in Plat Cabinet 38, Pages 155A— 156B in the Deed Records of Greene County, Ohio;

Thence North 05 degrees 29 minutes 44 seconds East along the east line of said Lot 1 a distance of 798.48 feet to a rebar with cap stamped "ASI PS 8438";

Thence North 84 degrees 24 minutes 20 seconds West along the north line of said Lot 1 a distance of 339.91 feet (339.80 feet per deed) to a rebar with cap stamped "ASI PS 8438";

Thence North 05 degrees 12 minutes 18 seconds East along the east line of said Lot 1 a distance of 333.71 feet to the northeast corner of said Lot 1 being marked by a rebar with cap stamped "ASI PS 8438";

Thence South 84 degrees 46 minutes 33 seconds East a distance of 949.88 feet to a capped rebar set on the west line of Autumn Springs Section Two recorded in Plat Cabinet 30, Pages 423B-425A;

Thence South 05 degrees 27 minutes 47 seconds West along said west line and the west line of Autumn Springs Section One recorded in Plat Cabinet 30, Pages 157A—158B a distance of 1,148.53 feet to a capped rebar set on the north right-of-way line of Shakertown Road per Instrument Number 2017013174 recorded in said Deed Records;

Thence North 84 degrees 23 minutes 10 seconds West along said north right-of-way line a distance of 608.92 feet to the southerly extension of said Lot 1.

Thence North 05 degrees 29 minutes 44 seconds East along said southerly extension of Lot 1 a distance of 10.00 feet to the Point of Beginning, Containing 18.637 acres of land, more or less.

BASIS OF BEARINGS - OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE GRID BEARINGS - CENTERLINE OF SHAKERTOWN ROAD BEING N 84° 23' 10" W.

For Informational purposes only: Parcel No. B42000300130003000.

SURVEY RECORDED IN	
GREENE COUNTY SURVEYOR'S	
RECORD NO	PAGE
19	161
SR 19/145	

Description Check	
Greene County Engineer's Tax Map Dept.	
<input checked="" type="checkbox"/>	Legally Sufficient As Described
<input type="checkbox"/>	Legally Sufficient With Corrections Noted
<input type="checkbox"/>	Legally INSUFFICIENT, New Survey Required
Date: 05-20-2025	By: PAM
PAR ID Dist	BK PG PAR

**EXHIBIT B**

**PROPOSED ZONING REGULATIONS**

**Wrightwood Springs  
Development Text  
July 3, 2025**

**The codified ordinances of the City of Beavercreek shall apply except as otherwise provided or clarified within. Where there is a conflict or difference between the provisions of this development text or the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this development text shall prevail.**

**INTENT AND PURPOSE.**

In response to the City's RFP for the development of the 54.28 acre parcel of land on Grange Hall Road, Rockford Homes has designed a conceptual plan, along with proposed development text for a no more than 121 unit single family home community. Rockford Homes has reviewed the due diligence material and has prepared a proposal to be reviewed by Staff, Planning Commission and City Council. While not all encompassing, this proposal shall illustrate Rockford's intention to develop the property. Final details on landscape design, lighting, signage and engineering will be updated based upon City comments throughout the process.

The Land Use Plan (LUP) suggests Low Density Residential at densities of less than 3 dwelling units per acre. The Rezoning and Specific Site Plan show 121 homesites for a density of 2.23 units per acre.

**GENERAL STANDARDS OF THE PLANNED UNIT DEVELOPMENT.**

(A) *Project control and ownership.* The land is currently owned by the Beavercreek Development Corporation, who has entered into a Purchase and Sale Agreement dated 5/21/2025 with Rockford Homes.

(B) *Permitted Uses.* Permitted Uses shall include single-family residential, model homes, storm water detention/retention, recreational and passive open space, walking trails and cluster mailbox units (CBU) and associated gazebos or arbors.

(C) *Density and Unit Count.* It is the intent of Rockford Homes to create a high-quality single-family residential development consisting of no more than 121 homes on 54.28 acres of land for a gross density of 2.23 units per acre.

(D) *Accessory Uses.* Detached garages, sheds or other storage buildings are prohibited. Private decks, patios, pergolas, gardens and swimming pools are permitted according to the City of Beavercreek Codified Ordinances.



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(E) *Development Standards.* Rockford intends to rezone the property to the Residential Planned Unit Development District to allow both the Developer and the City to meet the unique aspects of this site. Central to the site is the Willowcrest Stormwater project which includes two large stormwater detention ponds. There are road connections to adjacent properties, the first being River Hills Road to the north which has been cut-off from connection by the stormwater project. The connection to the east is to Southbrook Drive.

(1) *Lot Size.* The minimum lot size is 7,000 sf, however, as requested by the City in the RFP, we have included both 18,000 sf lots and 20,000 sf lots where there are lots abutting adjacent single-family developments. The minimum lot width is 60 feet. Additionally, Rockford has proposed some larger lots at 80' x 140' along the northern property line.

(2) *Minimum House Size.* Minimum floor area for all single-family residential units shall be 1,200 square feet for a ranch home and 1,600 square feet for a multi-level or two-story home.

(3) *Maximum Building Height.* Maximum building height for all structures is 35 feet;

(4) *Building Setbacks.* To accommodate a broader range of housing types, the side yard setback varies depending on Lot Size.

Front: 30', except for lots 1-7, 110-111, 121 which shall be 25'

Rear: 35', except for lots 1-6, 36-38 which shall be 50' and lots 47-49, 55-57 which shall be 40'

Sides: 5', except that no principal structure shall be closer than 15' to each other

(5) *Encroachments into Setbacks.*

Cantilevered fireplaces, A/C units, window wells, eaves and overhangs shall be permitted to encroach a maximum of 2 feet into the side yard setback.

Decks, patios and pergolas shall be permitted to encroach a maximum of 10 feet into the rear yard setback.

(6) *Sidewalks and Paths.* The developer shall install 5 foot wide sidewalks on both sides of all public roads. An 8 foot wide asphalt path shall be installed along the frontage of Grange Hall Road. Every effort shall be made to make pedestrian connections to Southbrook Drive and to the future Park on the west side of Grange Hall Road.

(7) *Parking and Garages.* Each house shall be required to have a minimum 2 car attached garage.

(8) *Landscaping.*

Existing tree lines shall be preserved to the greatest extent possible.

Undergrowth, invasive species, dead, dying and diseased trees may be removed.



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Each home shall include a landscape package to be detailed and the lot shall be seeded or sodded.

Street trees shall be required along all new streets. Street trees shall be a minimum of 2" caliper and be located at 1 tree per lot or a minimum of 60 feet on center within public right-of-ways.

(F) *Architectural Standards.*

Permitted exterior cladding materials shall be brick or brick veneer, stone or stone veneer, composite or synthetic siding.

25 year dimensional asphalt shingles.

Aluminum and vinyl shall be used for trim, fascia and soffits.

Diversity Standards. The same floor plan and elevation combination shall not be constructed side by side, or directly across the street from one another.

Permitted window styles include single-hung, double-hung, casement, fixed, round, picture and bay windows. Windows may be wood, aluminum clad or vinyl clad.

(G) *Lighting.* In lieu of streetlights, each home will include a lamp post located near the driveway and public sidewalk.

(H) *Signage.* Except as otherwise provided below, the City of Beavercreek's sign regulations shall apply.

Developer shall be allowed one sign advertising the sale of homes along Grange Hall Road. This sign shall not exceed 32 square feet per side.

Developer shall be allowed two permanent entry signs at the entrance on Grange Hall Road. Details to be provided.

Developer shall be allowed model signage designating the company name, hours of operation and other information as needed.

Developer shall be allowed standard Real Estate For Sale signs on each lot.

**EXHIBIT C**

**PROPOSED CURRENT DEVELOPMENT PROGRAM AND PLAN**

**A. Proposed Development Program**

The primary goal of the New Community Development Program for the Authority is to develop infrastructure necessary to fulfill the current and future needs of the District. The proposed Authority will support the development of the District. The District is expected to include approximately 121 single-family homes. The expected development program is further detailed in the current development plan for the District, which are attached to and forms part of this Exhibit C.

**B. Proposed Land Acquisition and Land Development Activities, Community Facilities and Services**

The Developer owns or controls (within the meaning of Section 349.01(F) of the Ohio Revised Code) all land within the proposed District as depicted in Exhibit A-1 and described in Exhibit A-2. As authorized by Section 349.06(B) of the Ohio Revised Code, the Developer intends for the Authority to improve, maintain, sell, lease or otherwise dispose of real and personal property and Community Facilities. In connection with the development of the private improvements on the Property, certain property may be acquired by the City or the Authority and certain infrastructure improvements will be made and Community Facilities will be constructed to support the private improvements. The land acquisition, infrastructure improvements and Community Facilities include but are not limited to on and off-site streets, including lighting, sidewalks, park space and park improvements, community rooms and recreational facilities, parking garages and other parking facilities, transmission lines for on-site and off-site utility improvements, on and off-site storm water management facilities, energy efficiency improvements, landscaping of common areas, establishment of retention ponds, outdoor amenities, including art exhibits, greenspace, gathering areas, and other public enhancements, additional entertainment and cultural venues, and site preparation for those improvements and the private improvements.

In addition, the Authority may bear other costs of the new community development program within the meaning of Section 349.01(J), Ohio Revised Code, including inspection costs, testing, water connection fees, contractor fees, general contractor fees, legal fees, property taxes, appraisals and market studies, civil engineering and staking fees, development fee, environmental engineering, geotechnical engineering, permitting, costs of issuance of, debt service reserve funding of, and capitalized interest relating to any debt issued pursuant to Section 349.05, Ohio Revised Code, and necessary contingency amounts. The Authority may engage in such other Land Development activities and provide such other Community Facilities and services as are determined by the Authority and as are permitted under Chapter 349 of the Ohio Revised Code.



**C. Proposed Method of Financing**

The Authority will finance certain costs of the provision of services by the Authority within the District, including; but not limited to, landscaping, street and sidewalk cleaning and maintenance, maintenance of parking facilities, security, events programming and any other community improvement services through the levy and collection by the Authority of "community development charges," as defined in the Act (the "Community Development Charges"), that the Authority expects to levy on certain parcels within the District. After the payment of administrative expenses and reimbursement of the City for costs of establishing and administering the Authority, the first priority use of Community Development Charges (unless otherwise agreed by the City from time to time) will be to reimburse the City for amounts it has advanced for Community Facilities, including debt service on outstanding notes and bonds. Thereafter, the Authority and the City will agree on other uses of the Community Development Charges that will aid the Authority in the implementation of its New Community Development Program and the development of the District. The Authority may issue notes or bonds of the Authority to provide for payment of the costs of land acquisition, land development and Community Facilities. A schedule of the currently projected Community Development Charges is attached to this Exhibit C.

Charge Covenant Filing

The Developer plans to file a Declaration of Covenants, Restrictions and Agreements for the Beavercreek Community Authority (the "Declaration") with the County Recorder pursuant to Section 349.07 of the Ohio Revised Code for developable property within the Authority's District. The Declaration creates covenants running with the land to establish the obligation of current and future landowners to pay the Assessed Valuation Charge (as defined below) once the Authority is formed and the charges are implemented by the Board. One or more additional declarations may be filed as part of any expansion of the Authority's District.

Bases of Determining Community Development Charges

The Community Development Charge is expected to consist of a charge based on the assessed valuation of certain real property within the District (the "Assessed Valuation Charge"), at millage rates determined by the Board and applicable property owners. The millage rate shall not exceed 4.5 mills nor be collected from a parcel for a period that exceeds 30 years without the approval of the City.

Timing and Manner of Collecting Community Development Charges

Collections of the Community Development Charges will be administered under the direction of the Board. The Community Development Charges are expected to be payable annually or semiannually on due dates to be determined by the Authority. As permitted by Section 349.07 of the Ohio Revised Code, it is anticipated that the Authority will certify the Assessed Valuation Charge to the applicable County Auditor, who will enter the charges on the tax list and duplicate of real property and certify the charges to the County Treasurer for collection with the tax bills. Delinquent payments of the Community Development Charges are expected to be collected in the



## Petition for the Organization of the Beavercreek Community Authority

same manner provided for the collection of delinquent real property taxes. The Authority may also undertake separate collection actions under the Declaration.

### **D. Projected Total Residential Population of, and Employment Within, the New Community Authority**

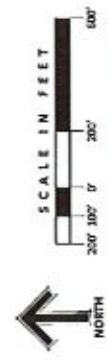
The District is expected to include approximately 121 residential units and an estimated 340 residents upon completion. No employees are expected within the District.



# WRIGHTWOOD SPRINGS

## LAYOUT PLAN

PROJECT NUMBER: 24520.00 | DATE: 08/05/2025





## Projected Community Development Charges

Years	4.5 NCA Mils / Year	Total NCA Collected
2025	Engineering & Development Phase	
2026	Home Construction Phase	
2027	\$ 20,790	\$ 20,790
2028	\$ 41,580	\$ 62,370
2029	\$ 62,370	\$ 124,740
2030	\$ 83,160	\$ 207,900
2031	\$ 103,950	\$ 311,850
2032	\$ 106,549	\$ 418,399
2033	\$ 106,549	\$ 524,948
2034	\$ 106,549	\$ 631,496
2035	\$ 106,549	\$ 738,045
2036	\$ 106,549	\$ 844,594
2037	\$ 106,549	\$ 951,143
2038	\$ 106,549	\$ 1,057,691
2039	\$ 106,549	\$ 1,164,240
2040	\$ 106,549	\$ 1,270,789
2041	\$ 106,549	\$ 1,377,338
2042	\$ 106,549	\$ 1,483,886
2043	\$ 106,549	\$ 1,590,435
2044	\$ 106,549	\$ 1,696,984
2045	\$ 106,549	\$ 1,803,533
2046	\$ 106,549	\$ 1,910,081
2047	\$ 106,549	\$ 2,016,630
2048	\$ 106,549	\$ 2,123,179
2049	\$ 106,549	\$ 2,229,728
2050	\$ 106,549	\$ 2,336,276
2051	\$ 106,549	\$ 2,442,825
2052	\$ 106,549	\$ 2,549,374
2053	\$ 106,549	\$ 2,655,923
2054	\$ 106,549	\$ 2,762,471
2055	\$ 106,549	\$ 2,869,020
2056	\$ 106,549	\$ 2,975,569
2057	\$ 85,759	\$ 3,061,328
2058	\$ 64,969	\$ 3,126,296
2059	\$ 44,179	\$ 3,170,475
2060	\$ 23,389	\$ 3,193,864
2061	\$ 2,599	\$ 3,196,463
2062	\$ -	\$ 3,196,463
	<b>\$ 3,196,463</b>	

## **EXHIBIT D**

### **PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS**

#### **A. Area Development Pattern and Demand**

The current land use of District area within and without the District is residential, retail, entertainment and agricultural farmland. The proposed future land uses within the initial District area will be single-family residential. The Developer owns or controls all of the land that will be developed within the District.

Development information for the City, including the District, is included in the City's Land Use Plan attached to this Exhibit D. Per the City's Land Use Plan, it is located within Vacant Planning Area 64, and calls for low-density residential development, which aligns with the development plan for the district.

The District is located adjacent to a thriving residential subdivision in the City, with residential and commercial development expected to continue. The District is approximately two miles from the U.S. 35/Dayton-Xenia Road partial interchange and 2.5 miles away from the I-675/Indian Ripple Road full interchange.

#### **B. Location and Proposed District Size**

The District is located in the City as more fully shown in Exhibit A-1 and described in Exhibit A-2. The size of the proposed District is approximately 54.28 acres.

#### **C. Present and Future Socio-Economic Conditions**

##### **Population**

The U.S. Census Bureau reported that the City had a population of 48,012 as of 2024, growing approximately 3% from 2020, when it was at 46,549. The City expects this growth to accelerate, supported by robust economic development activities. Increased population in the Dayton Metropolitan Statistical Area (the "MSA") should provide a strong backdrop for growth in the City.

Population growth in the City has eclipsed growth throughout the MSA and the State, showing that Beavercreek is an asset to the region. Forthcoming developments and continued investments from employers should allow Beavercreek to continue leading the region in growth, and facilitate a strong economic and real estate environment, which is expected to attract continued migration from across the MSA and the State, and the corresponding economic stimulus that type of activity may bring.

The U.S. Census Bureau estimated the MSA's population was 821,740 people in 2024. The age demographics of the MSA skew slightly younger than the state, with a median age of 38.6.



## Petition for the Organization of the Beavercreek Community Authority

The MSA is also better educated than the nation as a whole, with a 92.9% high school graduation rate, 3.1% higher than the national average.

### Employment

The Ohio Department of Jobs and Family Services (the “ODJFS”) reported the following unemployment rate statistics for the years 2022-2024:

Region	2022	2023	2024
City of Beavercreek	3.3%	3.1%	3.7%
Dayton MSA	3.9%	3.7%	4.3%
State of Ohio	4.0%	3.7%	4.3%

With Beavercreek’s economy outperforming the MSA, and the state it lies within, the District will assist the City in continuing to develop beyond the pace of the MSA.

The City has many large employers, such as Wright-Patterson Air Force Base, Soin Medical Center, Beavercreek City Schools, Radiance Technologies, UFS Inc, Woolpert Inc, and GE Dayton-Elano Unison Industries. The top five occupational categories are Executive, Managers, and Administrators (13.42%), Computer and mathematical occupations (11.62%), Office and Administrative support (10.79%), Sales (10.39%), and Business and Financial Operations (7.23%). With the top five categories all being white-collar occupations, it is clear the Beavercreek is developing a modernized economy that brings economic security and high-paying jobs. Additionally, the top industry in the city is Professional, Scientific, and Technical Services, claiming 25.9% of the workforce, while Healthcare follows behind at 9.4%, further reinforcing the strong economic base of Beavercreek, supported by highly regarded industries.

The MSA’s annual average unemployment rate for 2024 was 4.3%, up from 4.3% in 2022, according to the Ohio Labor Market Information site for the ODJFS. According to the Dayton Daily News, the MSA’s largest employers are Wright-Patterson Air Force Base (27,500 employees), Premier Health (13,800 employees), Kettering Health Network (8,400 employees), Montgomery County (4,300 employees), Greene University (3,750 employees), and Honda of America (3,300 employees). Based on data from September 2024, most jobs (93.1%) are in the private sector, with the government accounting for the remaining 6.9%. The region's economy appears to be service-based, as 86.7% of all jobs fall within service-providing industries. The largest employers are in private education and health services (8.6%), trade, transportation, and utilities (7.6%), and professional and business services (5.7%). Manufacturing follows closely behind, with 4.7% of total employment.

The accelerating housing market and steady population growth will require a strong base of infrastructure to support it. Well-constructed and family-oriented housing developments will be necessary in order to keep up with forthcoming demand, and the tax dollars that underly new development will, in turn, support Beavercreek in its continued growth.

**D. Public Services Provision**

The City, or its agents, will provide the District with fire and EMS, police, refuse, water, sanitary sewer and storm sewer services. The Authority is not expected to directly provide any public services or utilities. The District is served by the Beavercreek City School District. Gas, electric and communications services are available from various providers. All law enforcement services, fire protection services and emergency medical services within the District shall be provided by the City.

**E. Financial Plan**

The Developer anticipates that private capital will be used to fund the construction costs of projects to be developed within the District, with a portion of those costs reimbursed by City revenues and Community Development Charges. The Authority, subject to Ohio Revised Code Chapter 349, its related rules and laws, the Petition, and the Declarations may provide financing for certain public improvements and Community Facilities within the District. The Developer expects that Community Development Charges, such as those levied and collected with respect to the Assessed Valuation Charge, as well as any financial support such as tax increment financing service payments in lieu of taxes, will be sufficient to repay any bonds issued by the City or the Authority. Private improvements are expected to be financed by equity contributions and debt borrowings of private development partners.

**F. Developer's Management Capability**

Founded in 1985 by Robert E. Yoakam Sr., Rockford Homes has been serving customers for over 35 years providing the excellent quality construction and service that has become synonymous with the Rockford Homes brand. Rockford Homes has grown to become Central Ohio's largest privately held home builder by serving its customers in the best locations at competitive prices. Rockford's leadership has navigated ever-changing customer needs and standards beginning with its founder Robert E. Yoakam Sr. to Robert E. Yoakam Jr. who served as President from 1992 to 2015 to Donald R. Wick serving as President from 2015 to 2018 and now to a third generation in Robert E. Yoakam. Today, Rockford Homes continues the same family ownership and will carry on its rich tradition of being Central Ohio's largest family-owned homebuilder.

Rockford Homes was named BIA (Building Industry Association) Builder of the Year in both 2002 and 2016 for encouraging the American dream of homeownership, maintaining professional excellence, and supporting the standards and policies of the BIA.





2020

# Beavercreek Land Use Plan

2020 UPDATE

PREPARED BY THE BEAVERCREEK PLANNING AND DEVELOPMENT DEPARTMENT

## CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER CURRAN ON THE 27<sup>TH</sup> DAY OF JULY, 2020.

**AN ORDINANCE AMENDING THE LAND USE PLAN IN  
ACCORDANCE WITH CHAPTER 158.171 (D) (1) OF THE CITY OF  
BEAVERCREEK ZONING CODE.**

WHEREAS, the City of Beavercreek Planning Commission has determined it necessary to make certain additions, deletions and changes to the City of Beavercreek Land Use Plan; and

WHEREAS, following a public hearing held on January 9, 2020, Planning Commission voted to recommend the additions, deletions and changes to the City of Beavercreek Land Use Plan to Beavercreek City Council; and

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

NOW, THEREFORE THE CITY OF BEAVERCREEK HEREBY ORDAINS:

**SECTION I**

The current language, numbers and words of various sections of the City of Beavercreek Land Use Plan shall be, and hereby is, amended with the additions, deletions and changes as described in Attachment A, dated July 23, 2020.

**SECTION II**

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

**SECTION III**

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

PASSED this 10<sup>th</sup> day of August, 2020.

  
\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

  
\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

**SUMMARY**

This Ordinance adopts the proposed changes to the City of Beavercreek Land Use Plan as described in Attachment A dated July 23, 2020.

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

July 23, 2020



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# Introduction

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

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

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

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

## Determination of Compliance

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

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



## The Plan for Land Use

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

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

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

## Adoption and Revision

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

## Amendments to the Land Use Plan

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

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

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



# Land Use Classifications

## Introduction

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

- Open Space -Public Use
- Low Density Residential (up to 3.01 du/ac *(or dwelling units per acre)*)
- Medium Density Residential (up to 6.01 du/ac)
- High Density Residential (up to 9.51 du/ac)
- Office
- Neighborhood Commercial -Office
- Community Commercial - Office
- Office
- Mixed Use
- Regional Commercial - Office
- Residential Office (low-density residential)
- Research Office
- Research and Development, Office, Light Industrial- High Tech Manufacturing

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

## Open Space-Public Use Classification

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

The activity-oriented uses represented by the Open Space-Public Use category includes



public parks, a public golf course, public recreation facilities, and city-owned facilities. The land area included in this category is descriptive rather than prospective; i.e., the land is currently used for the category. City facilities and lands are included in the category in recognition that land uses necessary for the operation of a city may not neatly fit into a future land use plan. Therefore, the city properties, for example in Alpha and on Research Park Drive, may, in the

future be developed according to their intended use and the needs of the City, and not as open space and recreation.





## General Residential Classification

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

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

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

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

## Single Family Residential Classification

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





## Medium Density Residential Classification

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Medium Density Residential development describes areas allowing less than 6.01 dwelling units per acre. Dwelling types may be single family, two-family, and/or multifamily development at appropriate locations, as long as they meet the overall density requirements. Public water supply and sanitary sewer service are required for areas designated for Medium Density Residential development.



## High Density Residential Classification

---

The High Density Residential designated areas are for development at densities less than 9.5 dwelling units per acre. Dwelling types may be single family, two-family or multiple-family structures, as long as they meet the overall density requirements. Both public water supply and sanitary sewer service are required for areas designated for High Density Residential. Due to the complexity and integration with surrounding commercial projects that many high density residential projects feature, many, if not all, high density residential projects are recommended to go through the Planned Unit Development process.





## Office Classification

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

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

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



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

## Commercial Classification

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

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

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



## Neighborhood Commercial -Office and Community Commercial - Office Classification

### Neighborhood Commercial-Office

Neighborhood Commercial -Office developments generally are small projects containing uses that are intended to provide for the daily needs of residents that live nearby.

They typically include:

daycare centers, restaurants, grocery stores, drug stores, barber and beauty shops, laundries, dry cleaners, gas stations, florists, and other similar types of businesses offering everyday convenience goods and personal services. In some instances it may be appropriate to mix uses of residential within areas that are classified as Neighborhood Commercial -Office.



### Community Commercial/ Community Office

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

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



## Regional Commercial- Office Classification

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



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

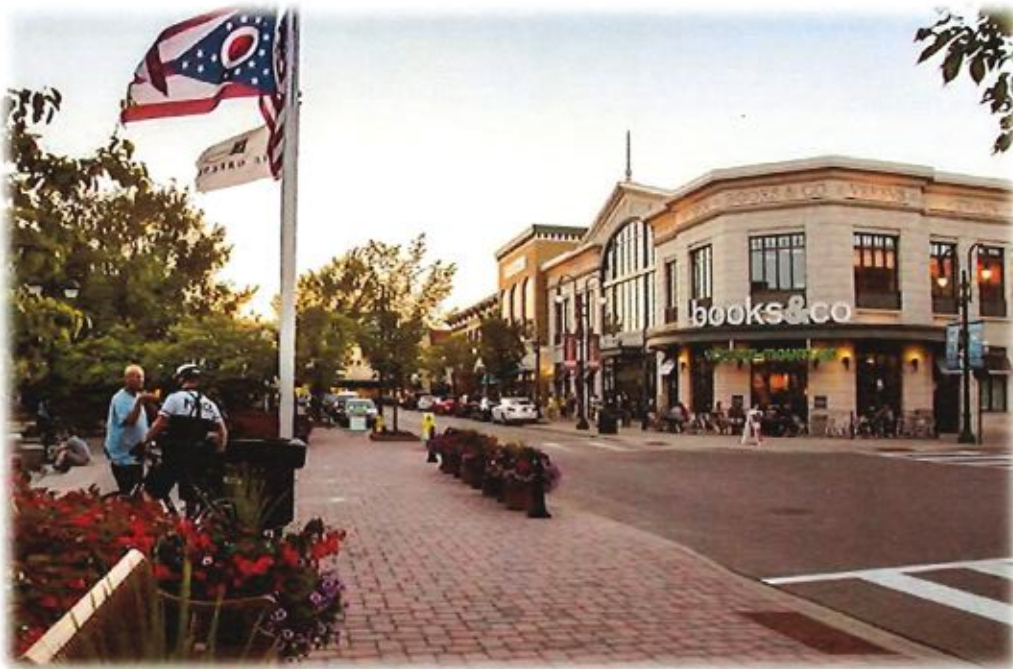




## Mixed Use

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



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

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

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

Research and Development, Office, Light Industrial- High Tech Manufacturing areas should be located within close proximity of the labor force, and possess excellent access to the many methods of transportation required to ship raw materials and finished products. Sites should be a reasonable

distance from intersections of regional network thoroughfares that in turn access major highways via interchanges. Sites should be located so that trucks and employees do not travel through residential or commercial areas, but rather along the periphery of those urban uses of the community, in accessing a freeway arterial.

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

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





# Vacant Planning Areas

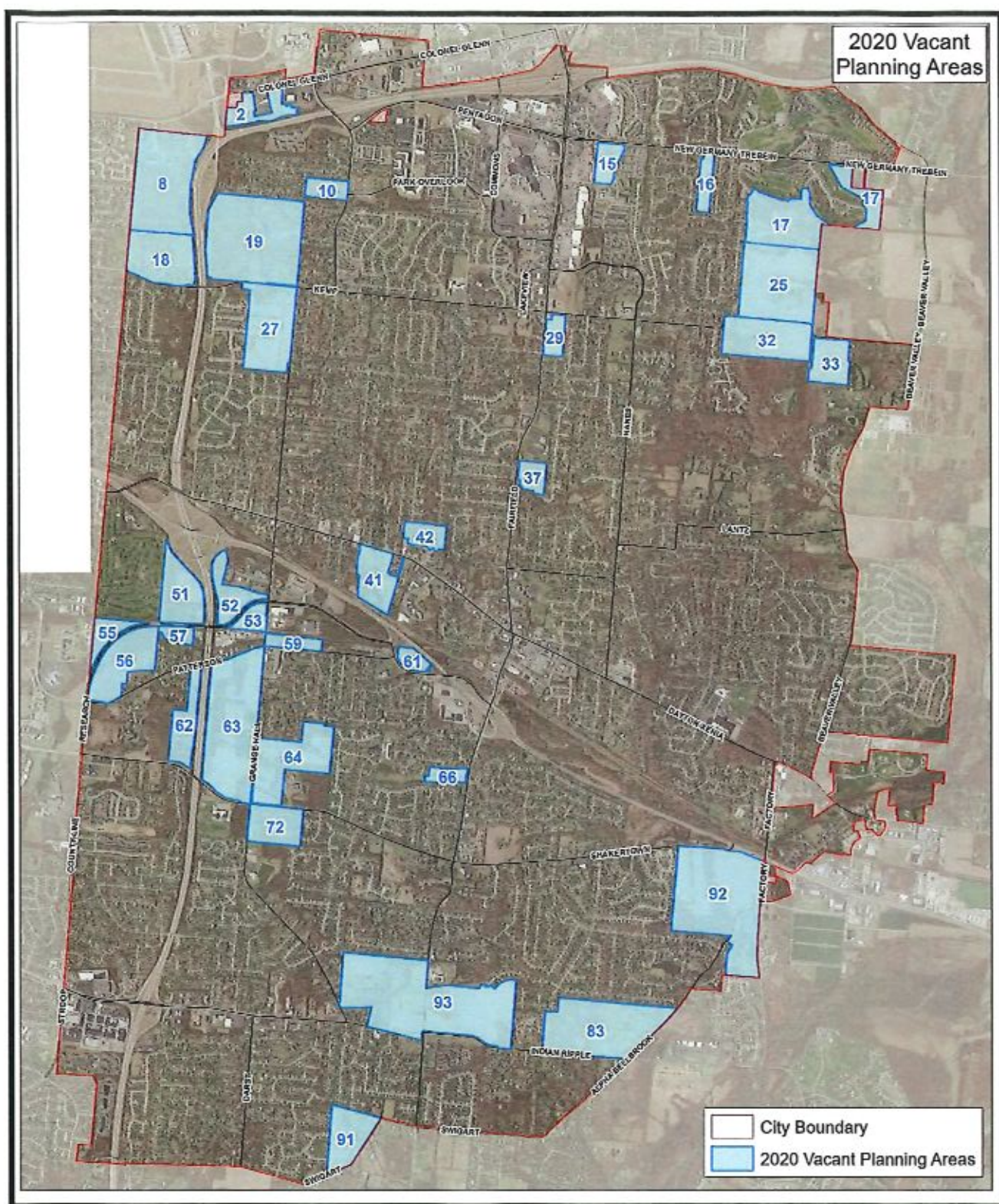
At the time the Land Use Plan was first adopted in 1990, the plan covered only the 93 vacant planning areas (VPAs), which were primarily large parcels of undeveloped land scattered throughout the city. The plan has been amended over the years to create additional vacant planning areas for property which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

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

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

Four VPAs from the 2015 Land Use Plan are no longer designated as such with this update, four VPAs were combined into two VPAs, and five VPAs had a significant portion of their area reduced. These eliminations and/or reductions were due to either development occurring within the area, or due to development patterns in the vicinity of the former VPA. The 2015 Land Use Plan included the areas that contain Cedarbrook Flower Farm Development, Traditions of Beavercreek, an estate-sized private residence, and Northrup Grumman office building, among others.

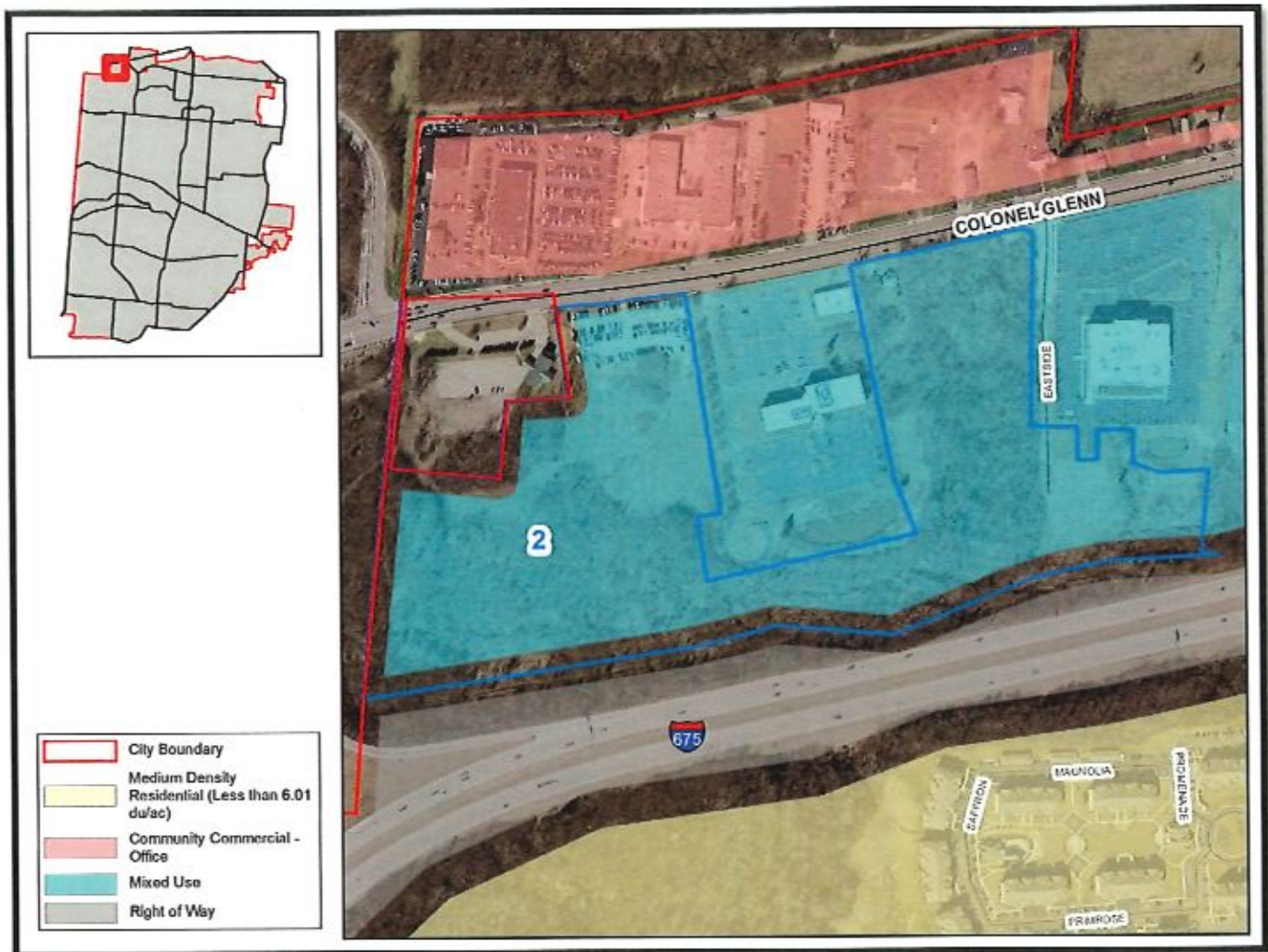






## Vacant Planning Area 2

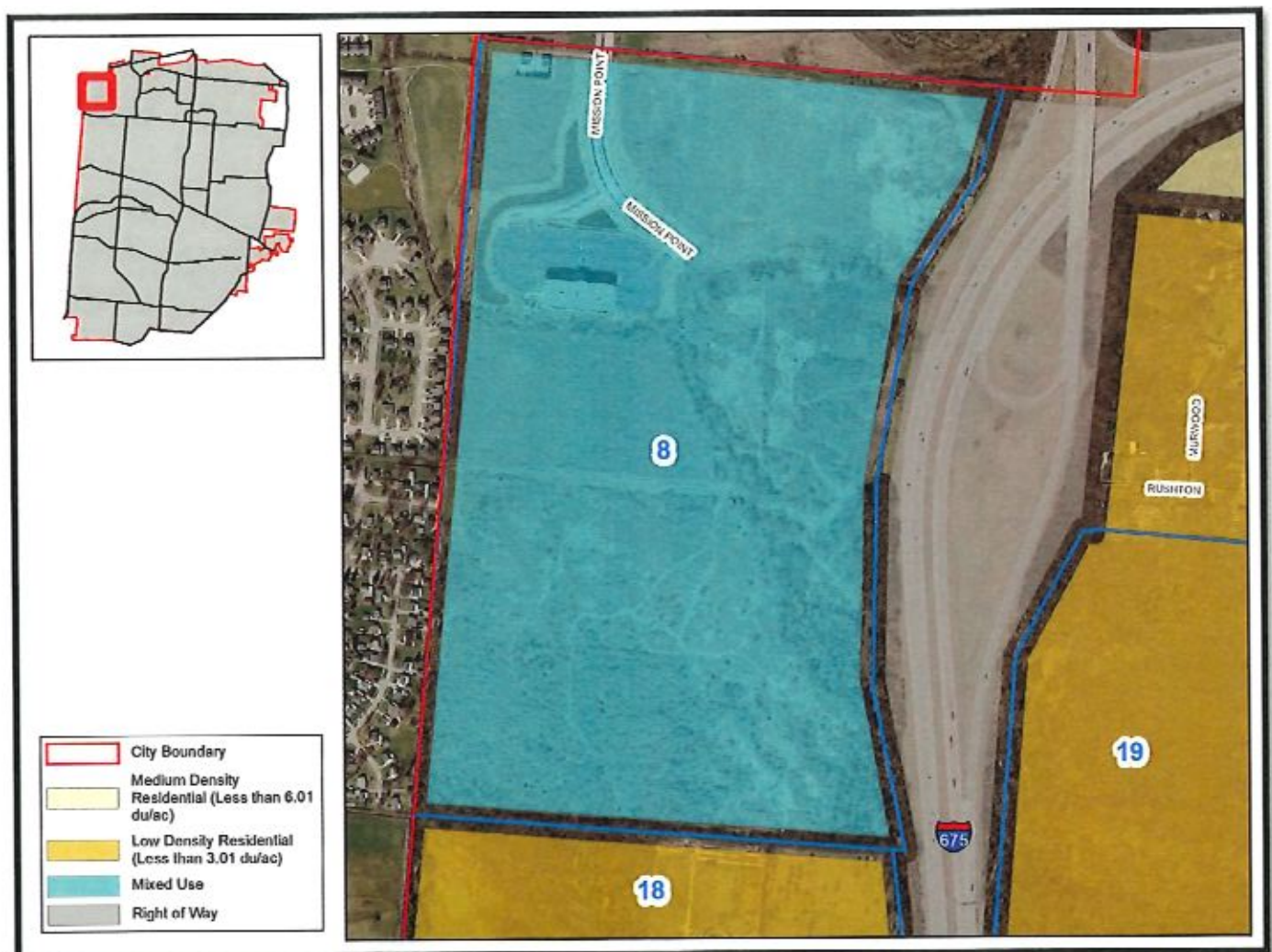
VPA 2, which is approximately 29.5 acres, contains Signal Hill, an office development at the eastern portion of the VPA, and overflow parking for Dave Dennis Auto Sales at the westend. The vacant land remaining in VPA 2 is designated for Mixed Use development, in compatibility with now existing adjacent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



## Vacant Planning Area 8

VPA 8, which is approximately 135 acres, is located south of the vacant U.S. government property along Colonel Glenn Highway, between I-675 to the east and the county border to the west. VPA 18 is located to the south. VPA 8 is designated for Mixed Use in consideration of its proximity to WPAFB and the various principal and accessory uses compatible with the Air Force Base, and the defense program in general.

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



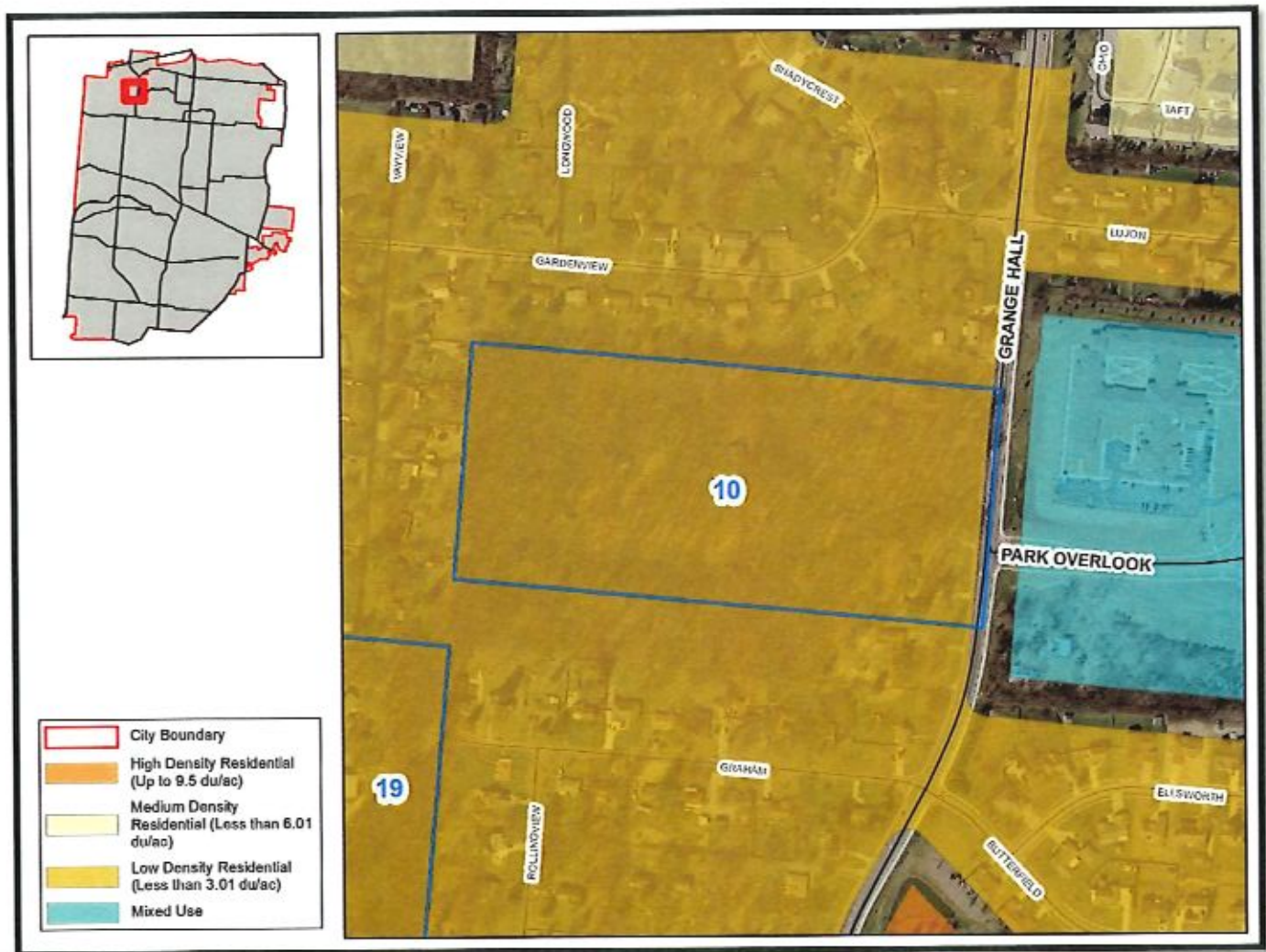


## Vacant Planning Area 10

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

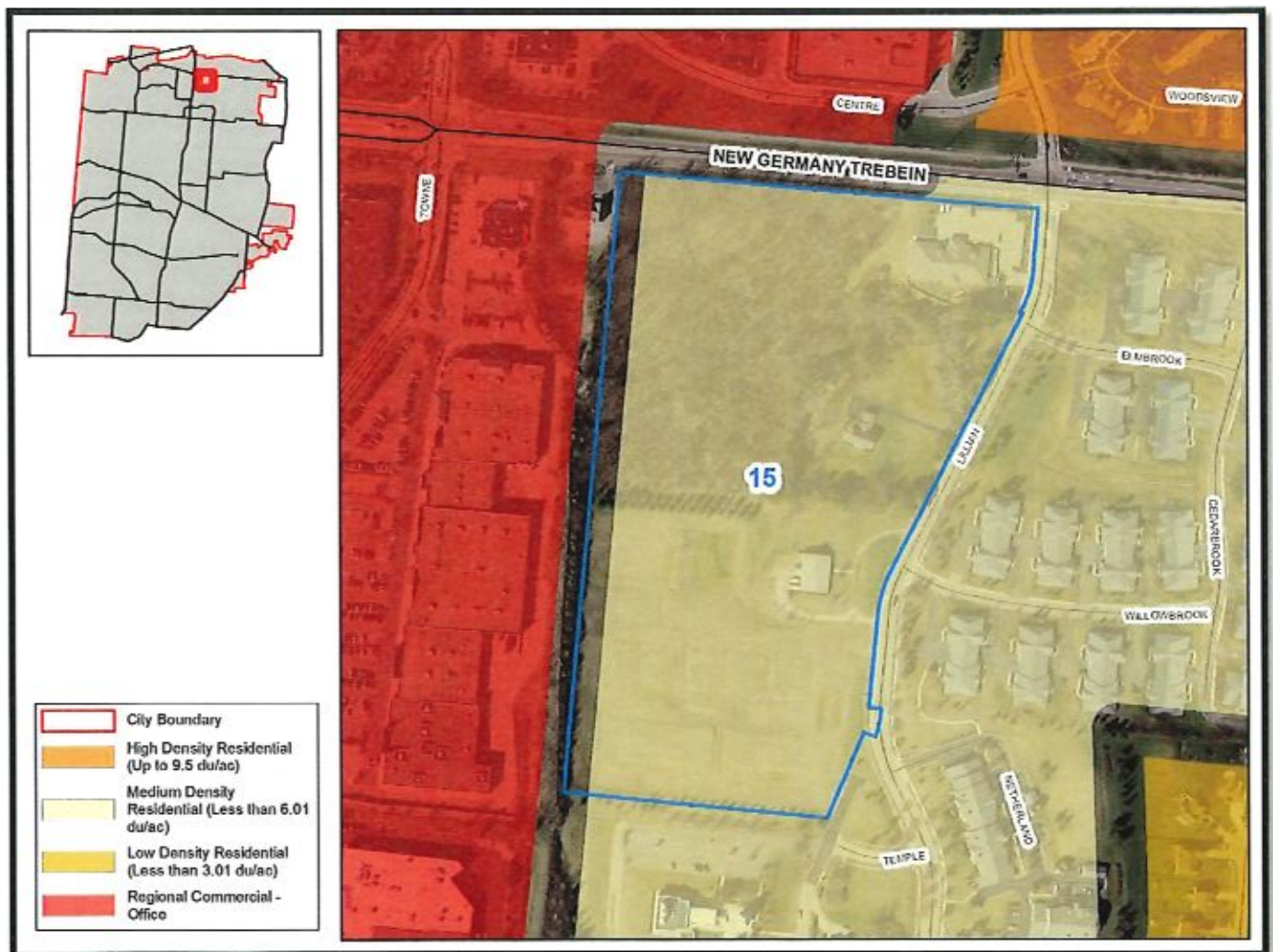
The VPA contains four houses on estate-sized lots. Its use is designated for continuation as Low Density Residential development which is the present use of VPA 10.

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



## Vacant Planning Area 15

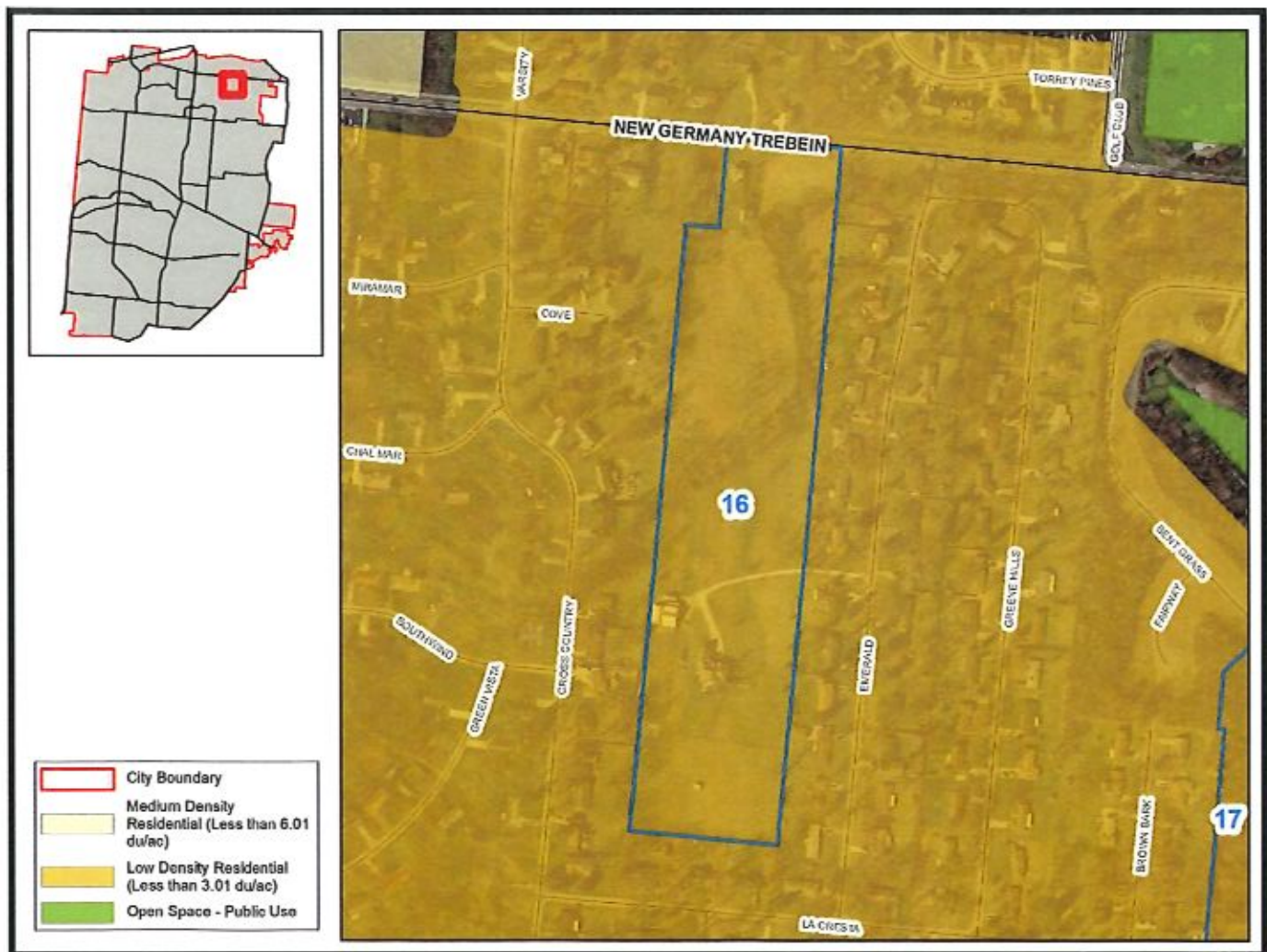
VPA 15, which is approximately 20 acres, is located south of New Germany-Trebein Road in north central Beavercreek. Given its frontage on Lillian Lane and its location between Brookstone residential development to the east and shopping centers to the west, VPA 15 is designated for Medium Density Residential. The Rainbow Child Development Center is located on the southwest corner of Lillian Lane and New Germany Trebein Road. The northwest portion of the VPA contains floodway and fringe of the New Germany Branch of the Beaver Creek.





## Vacant Planning Area 16

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

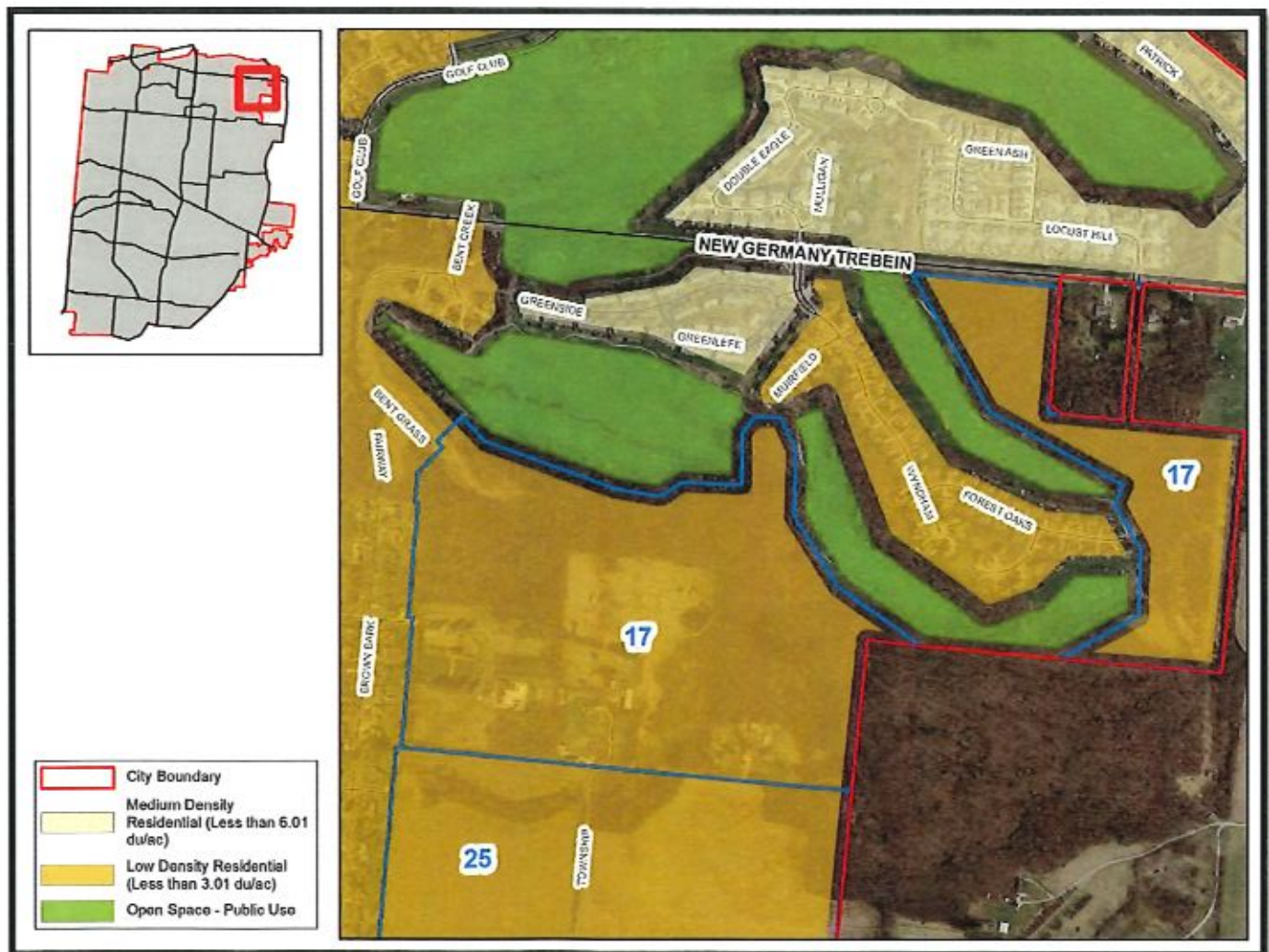


## Vacant Planning Area 17

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

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

None of VPA 17 is located within a regulatory floodplain.

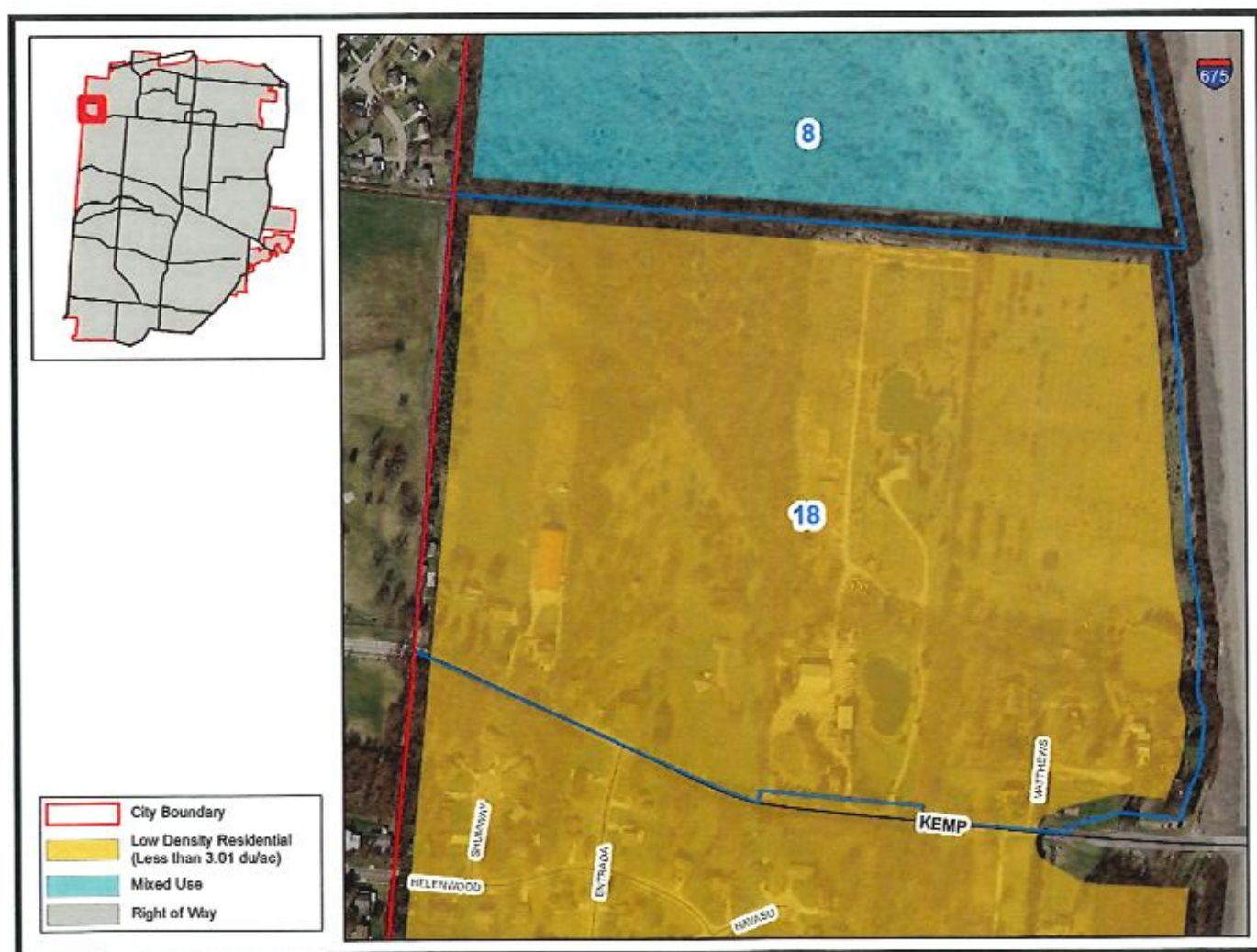




## Vacant Planning Area 18

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

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

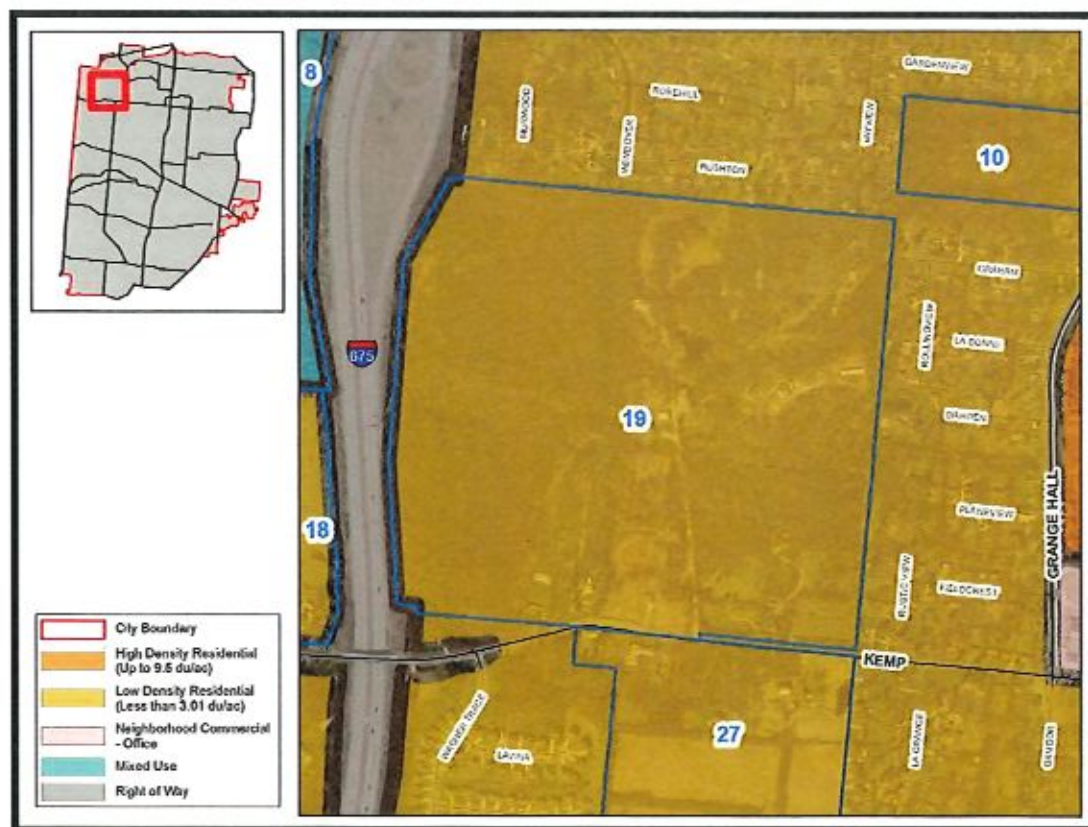


## Vacant Planning Area 19

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

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

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

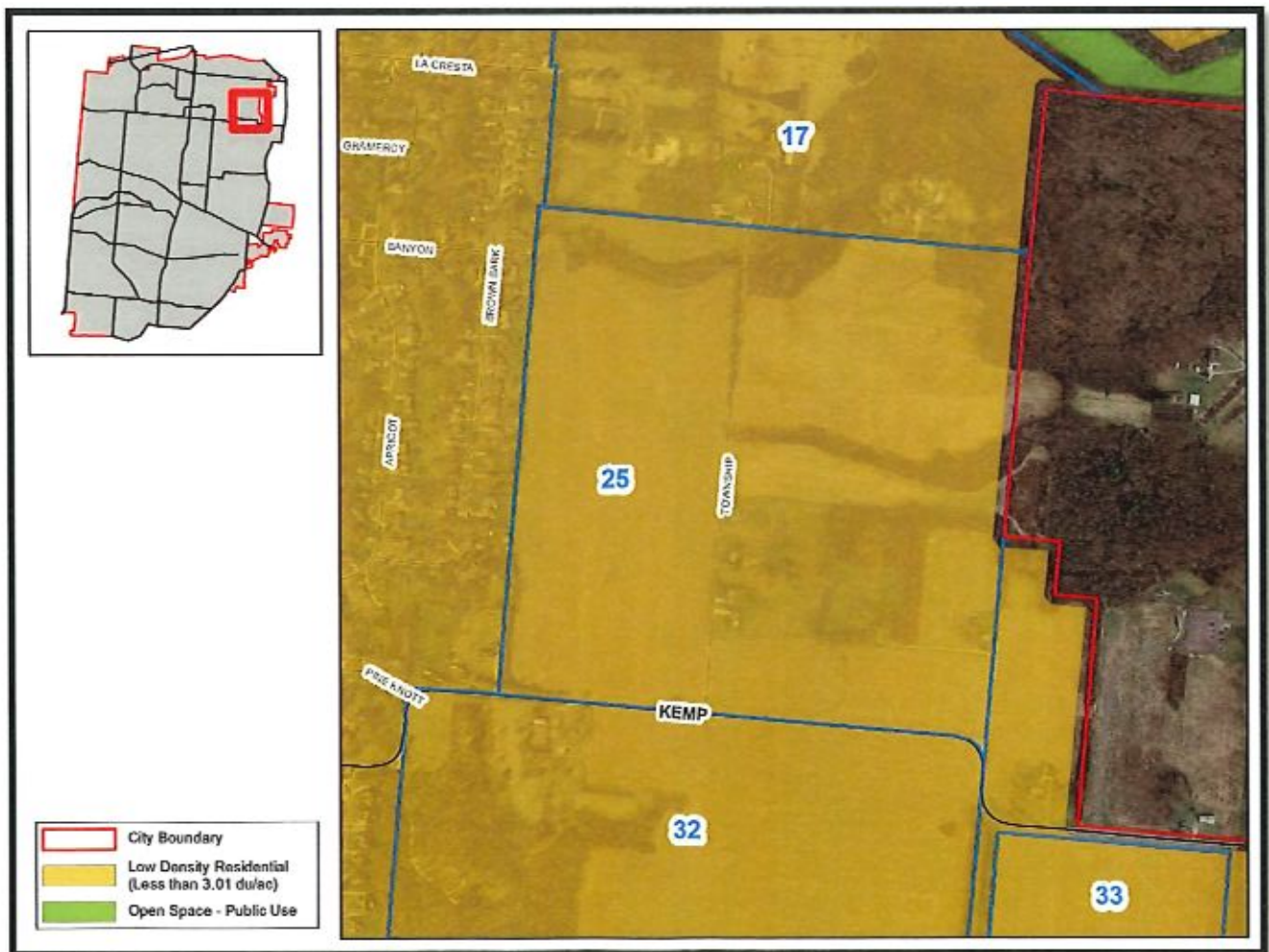




## Vacant Planning Area 25

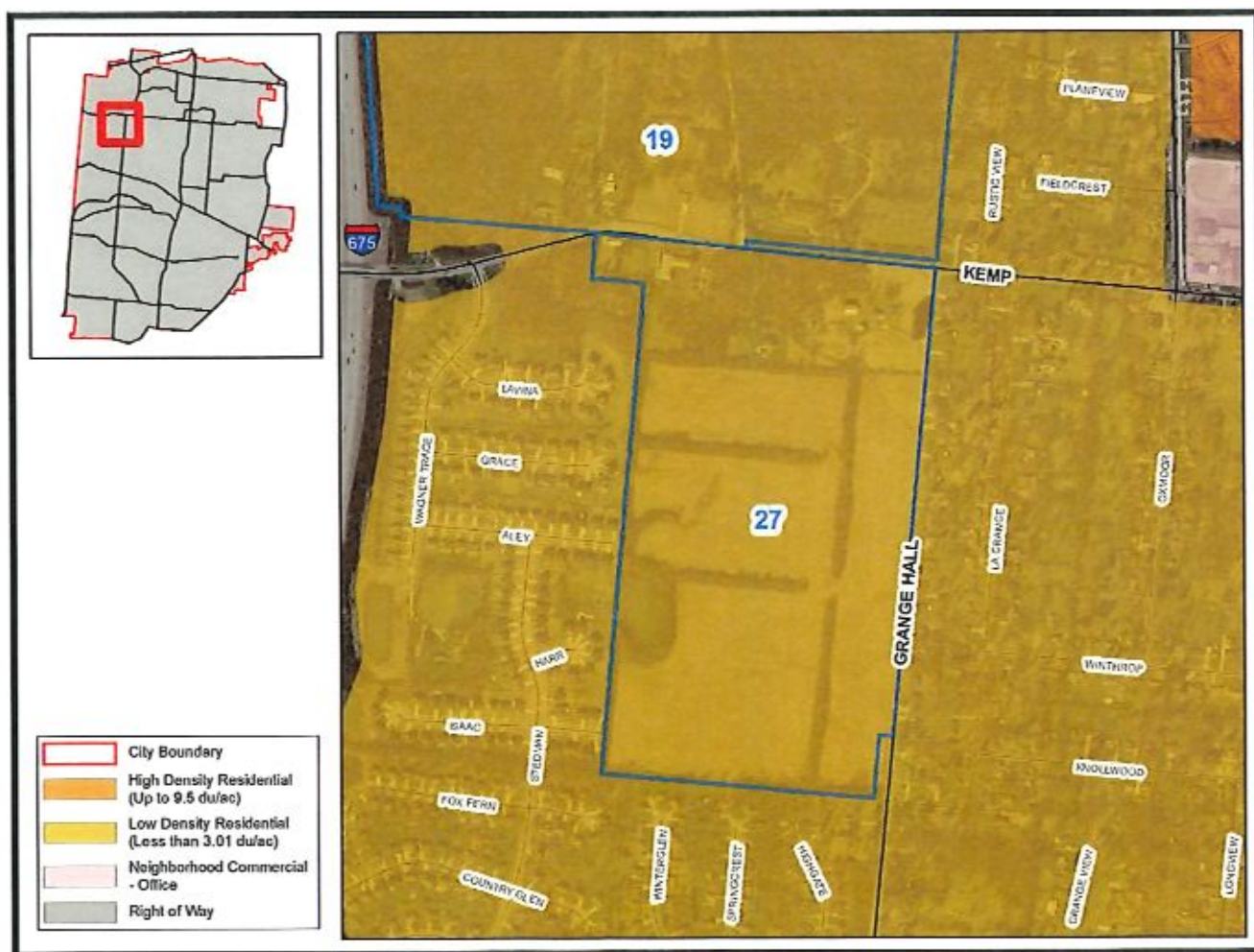
VPA 25, which is approximately 123 acres, is located north of Kemp Road at the eastern border of the City. The Zimmer Estates plat is adjacent to the west, Greene Valley Recreation Club is to the north and is accessed through the Greene Hills Estates plat via La Cresta Drive and an old dumpsite off of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

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



## Vacant Planning Area 27

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

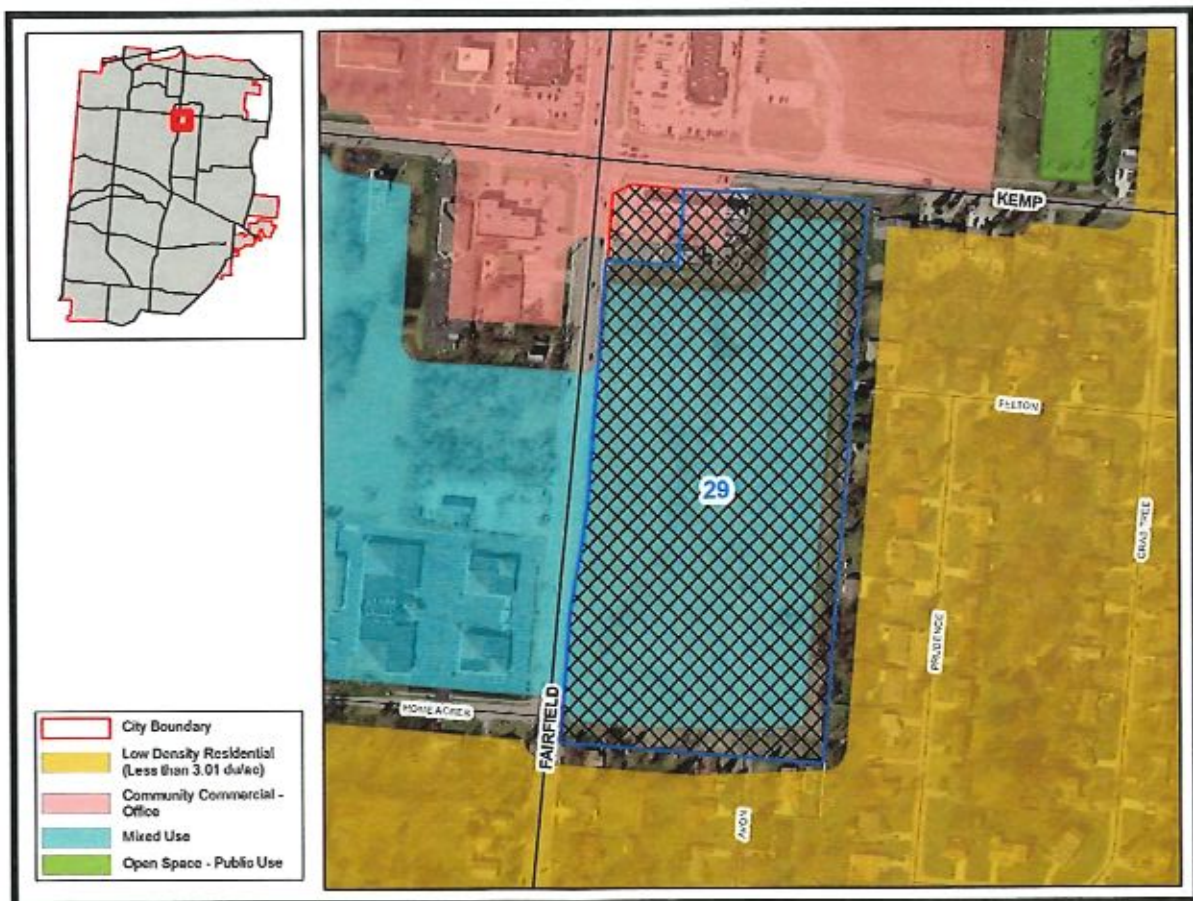




## Vacant Planning Area 29

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

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

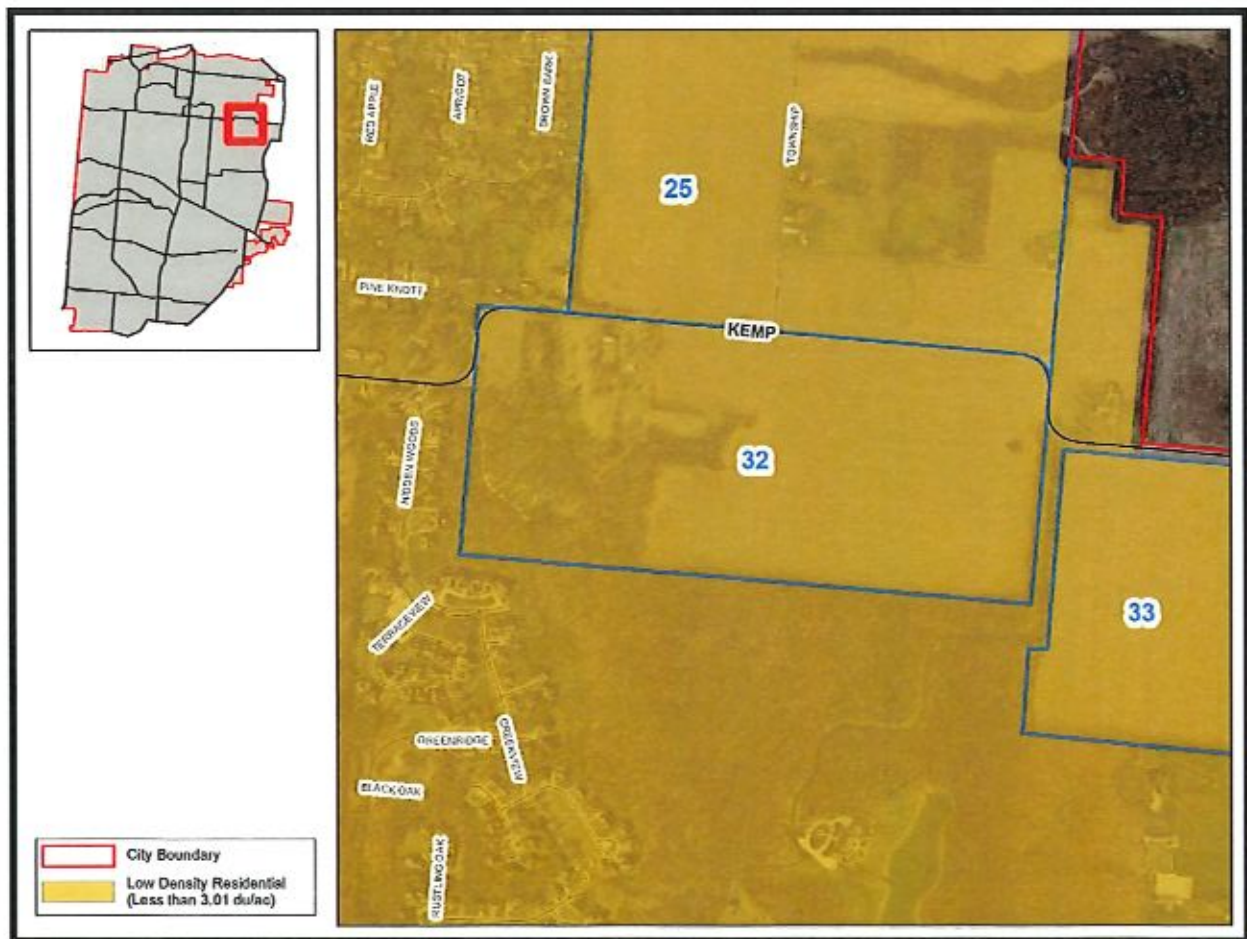


## Vacant Planning Area 32

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

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

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

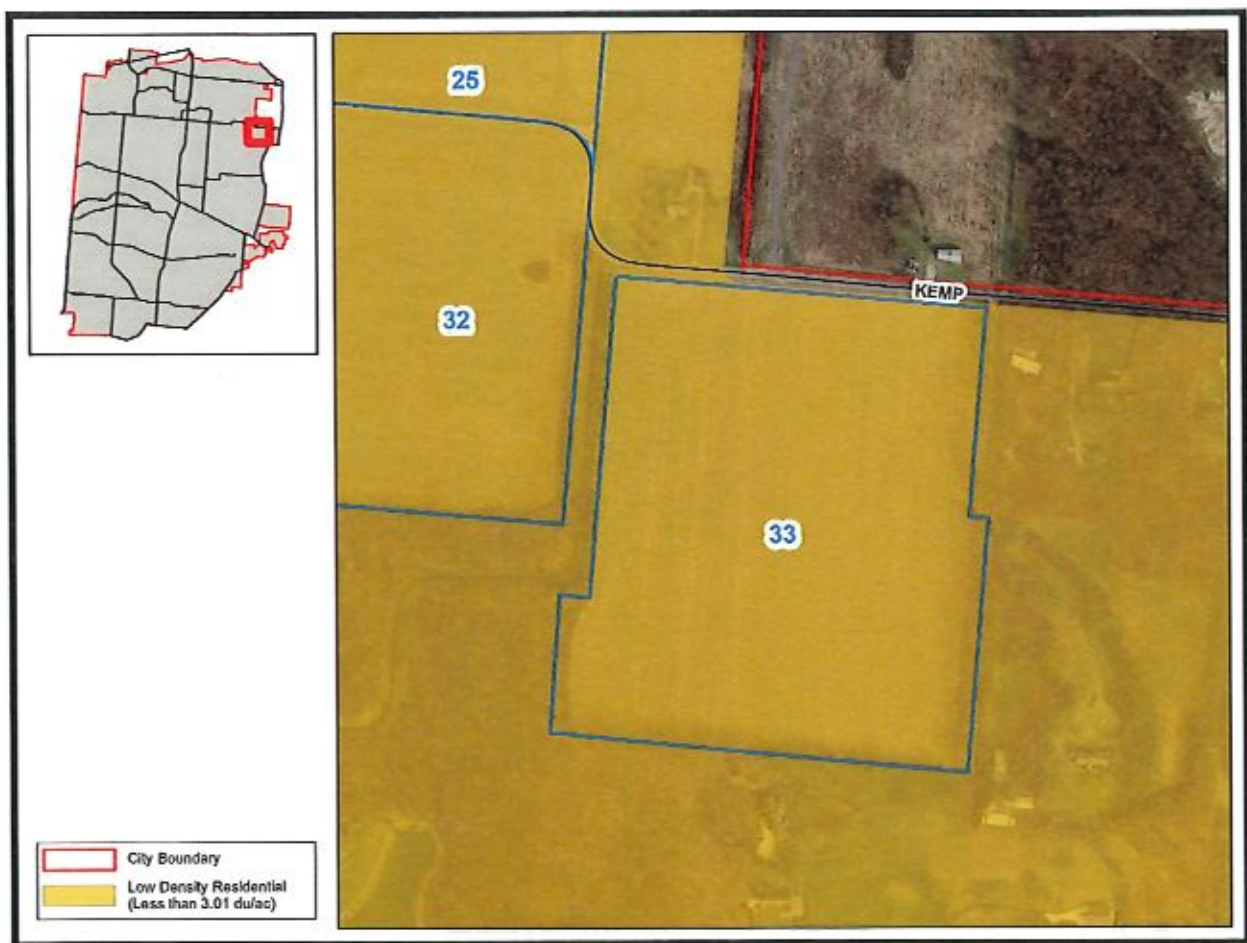




## Vacant Planning Area 33

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

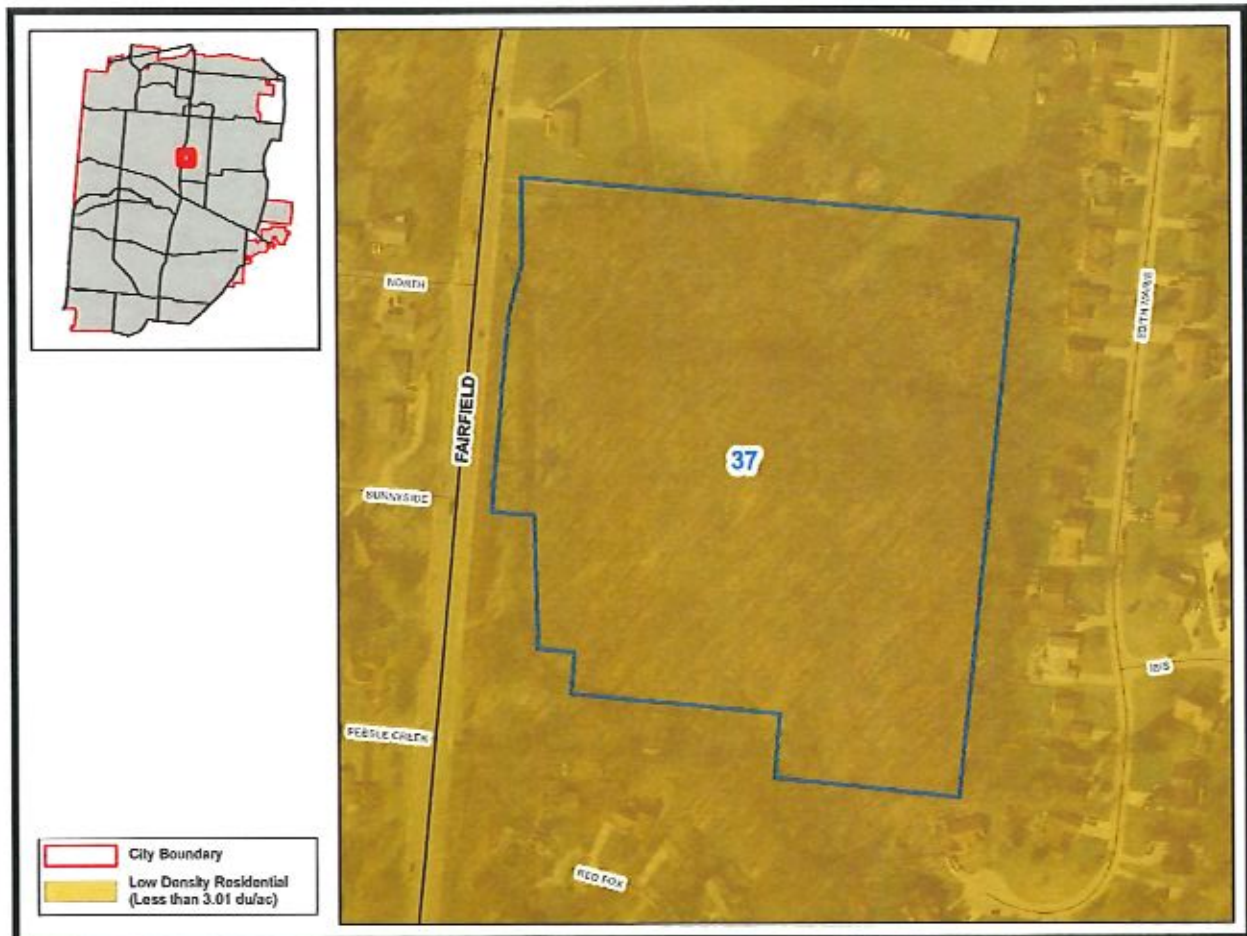
Thoroughfare access is from Kemp Road, an unimproved minor arterial, where it is approximately 3 miles to access either I-675 or US 35. Road improvements would be necessary for more intense use of VPA 33.



## Vacant Planning Area 37

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

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



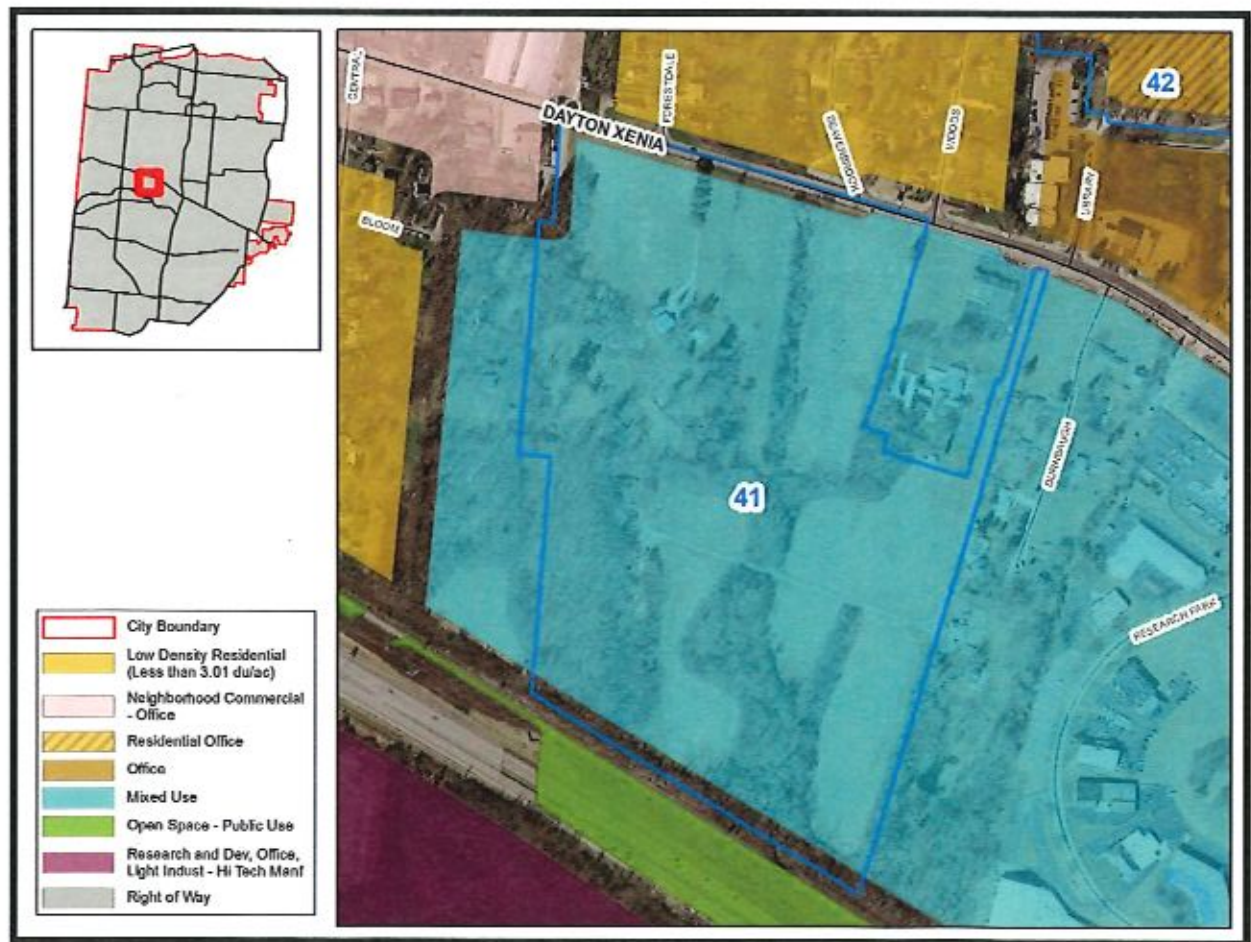


## Vacant Planning Area 41

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

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

Thoroughfare access for any development within this VPA should be primarily from Dayton-Xenia Road. While there are no local streets directly connected to this VPA, direct connection to Research Park Drive, as well as the utilization of Creekside Trail should be highly considered with any development project.









## Vacant Planning Area 51

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

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

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

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

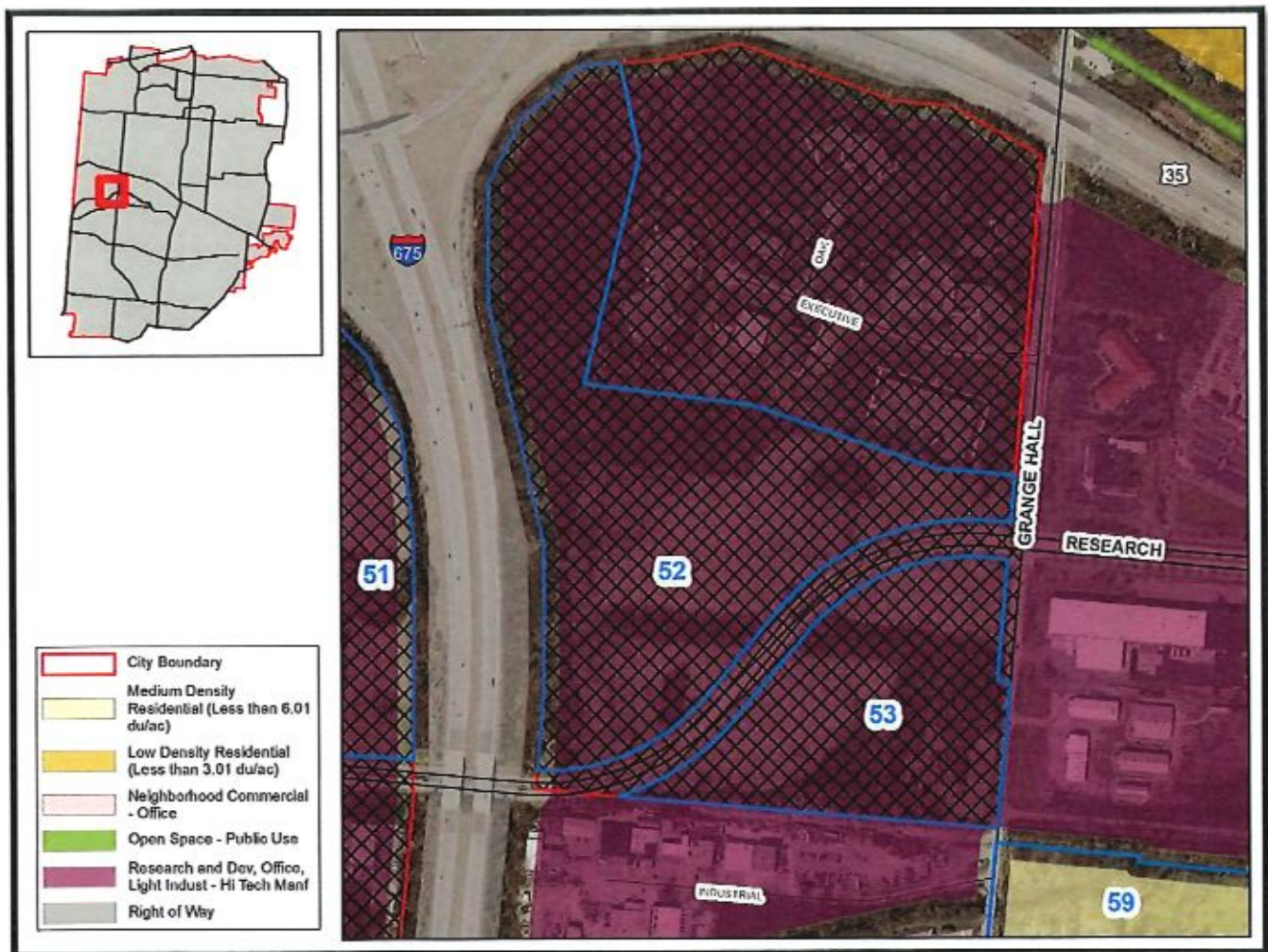


## Vacant Planning Area 52

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

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

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



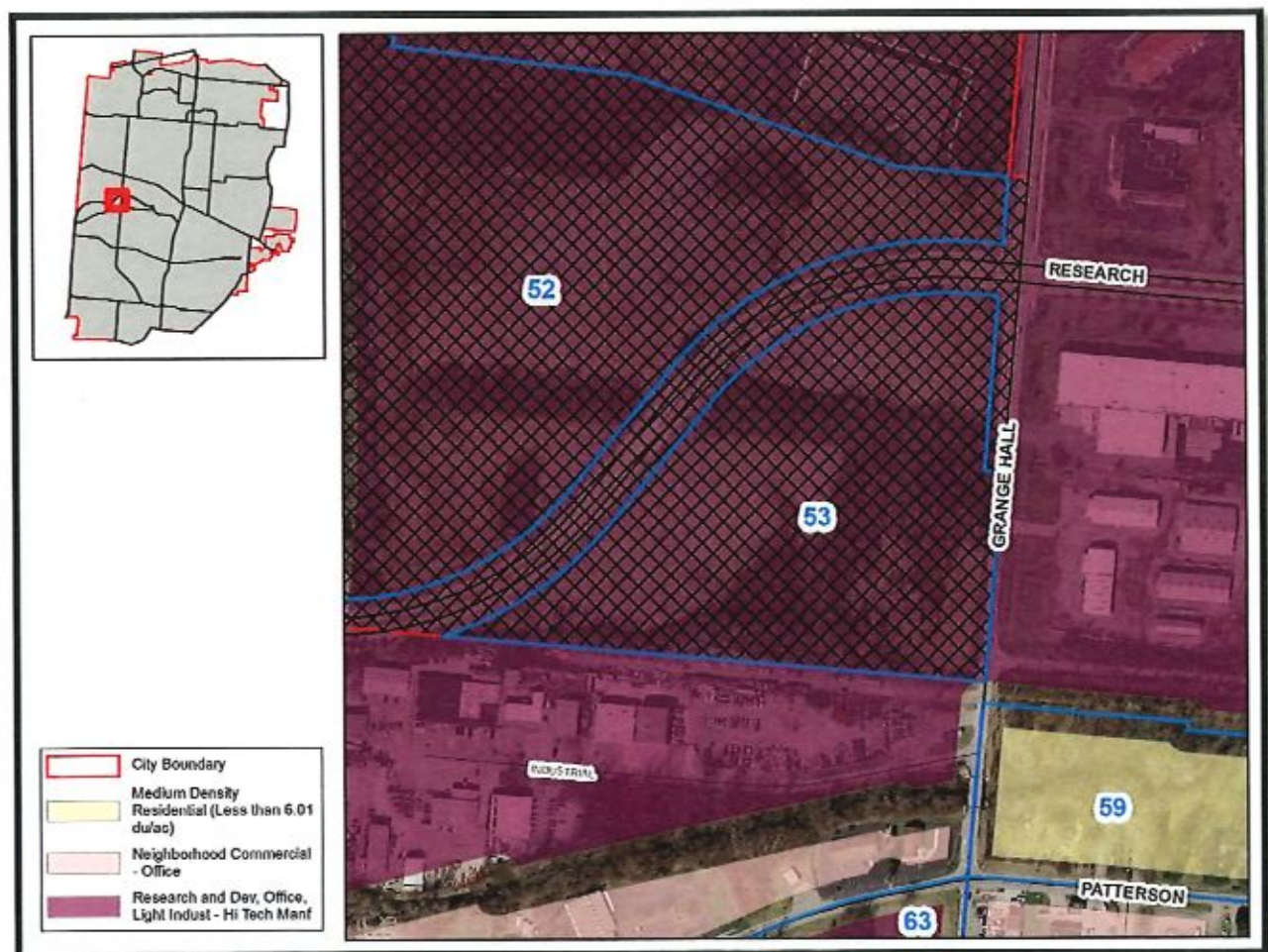


## Vacant Planning Area 53

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

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

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



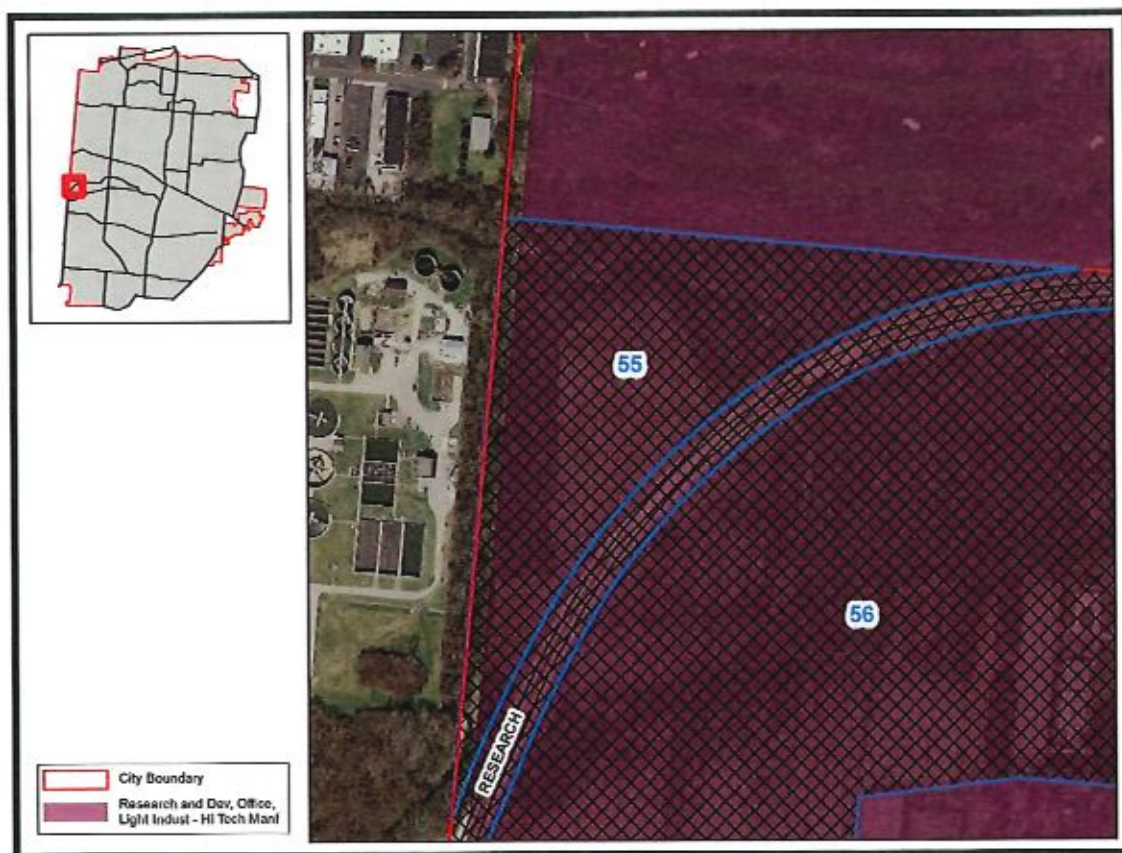
## Vacant Planning Area 55

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

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

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

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





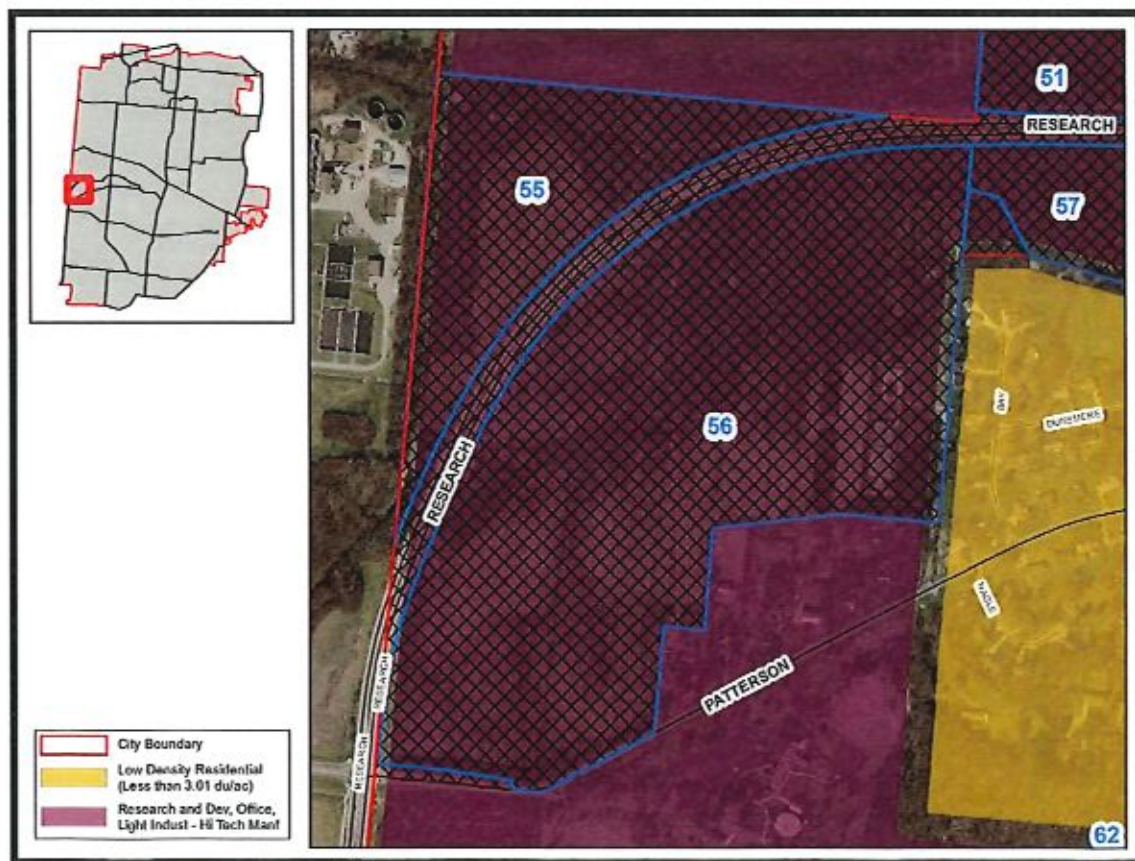
## Vacant Planning Area 56

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

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

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

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





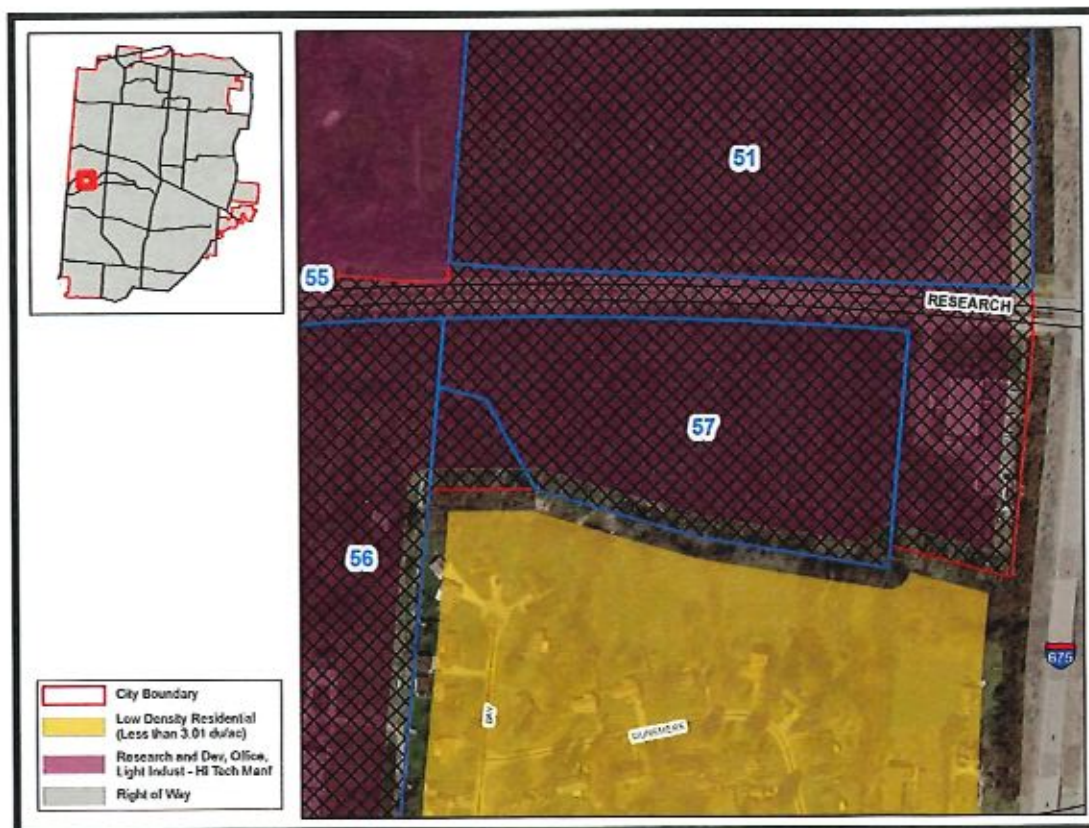
## Vacant Planning Area 57

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

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

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

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





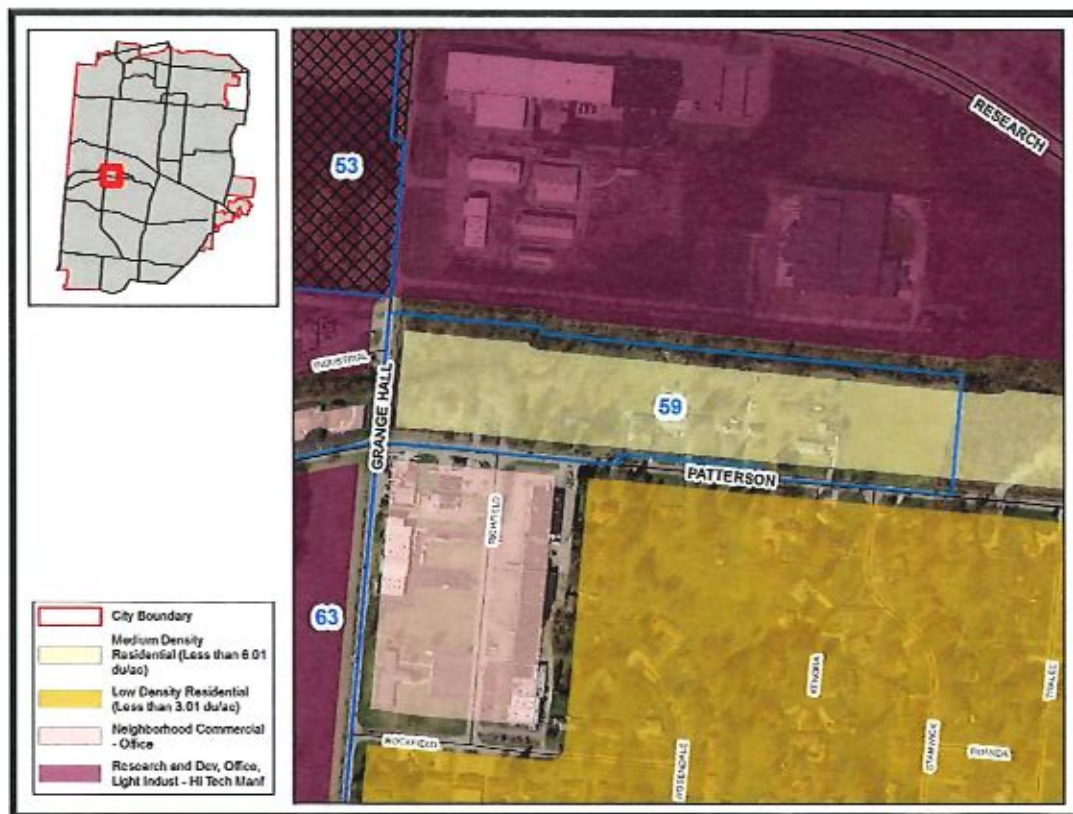
## Vacant Planning Area 59

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

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

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

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



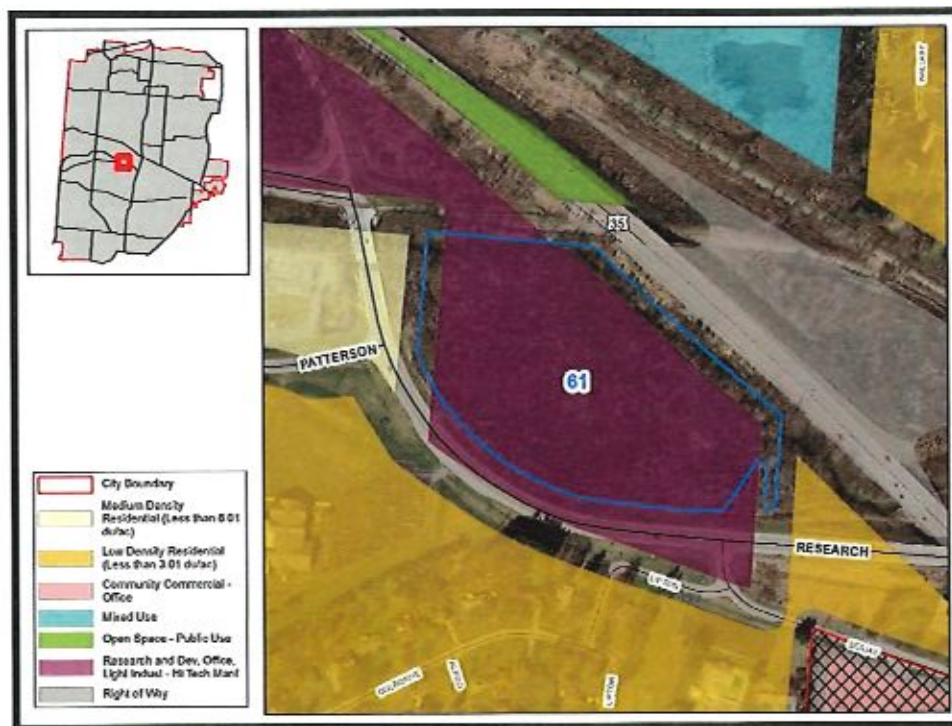
## Vacant Planning Area 61

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

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

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

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

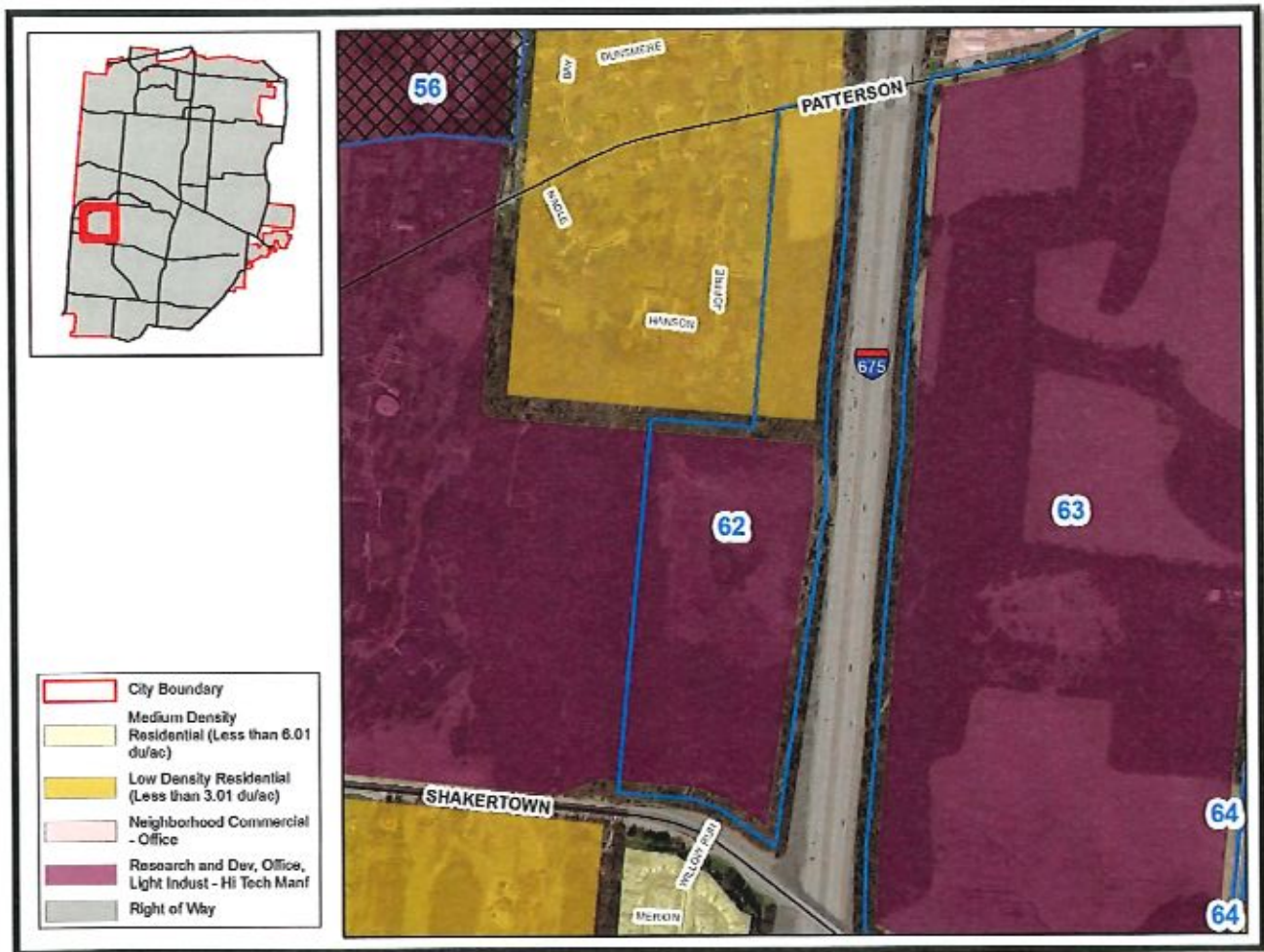




## Vacant Planning Area 62

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

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

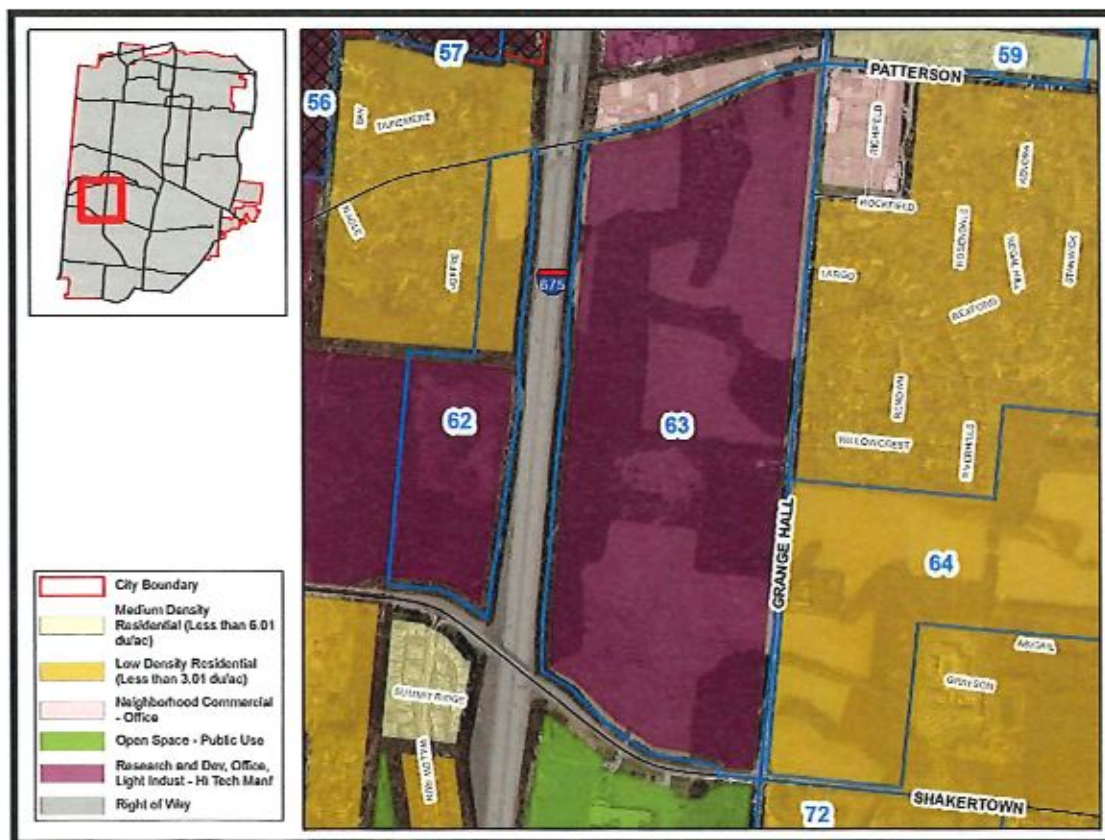


## Vacant Planning Area 63

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

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

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



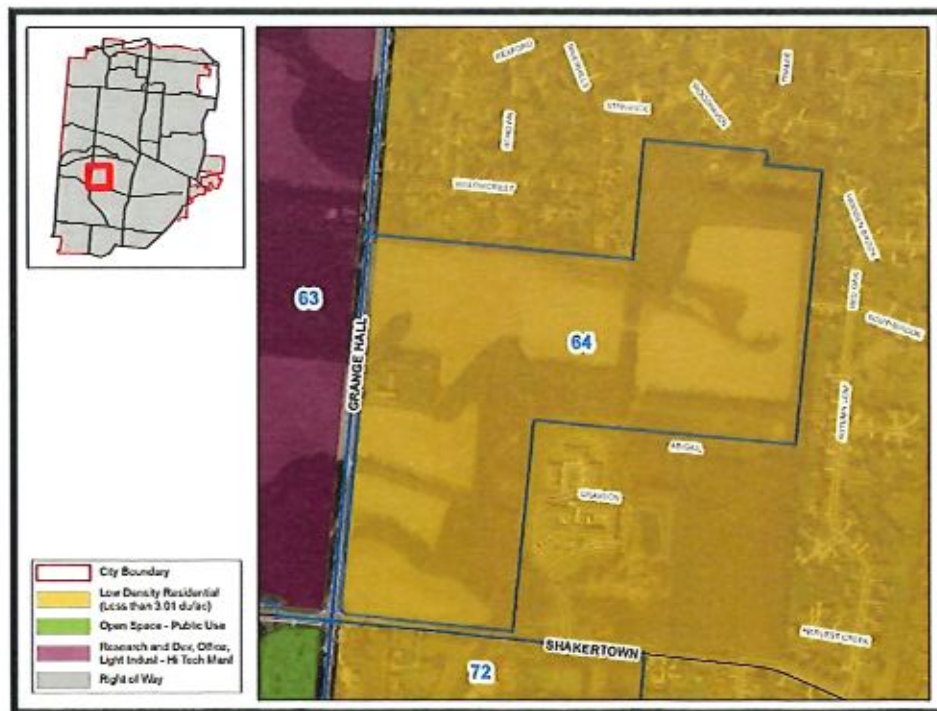


## Vacant Planning Area 64

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

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

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







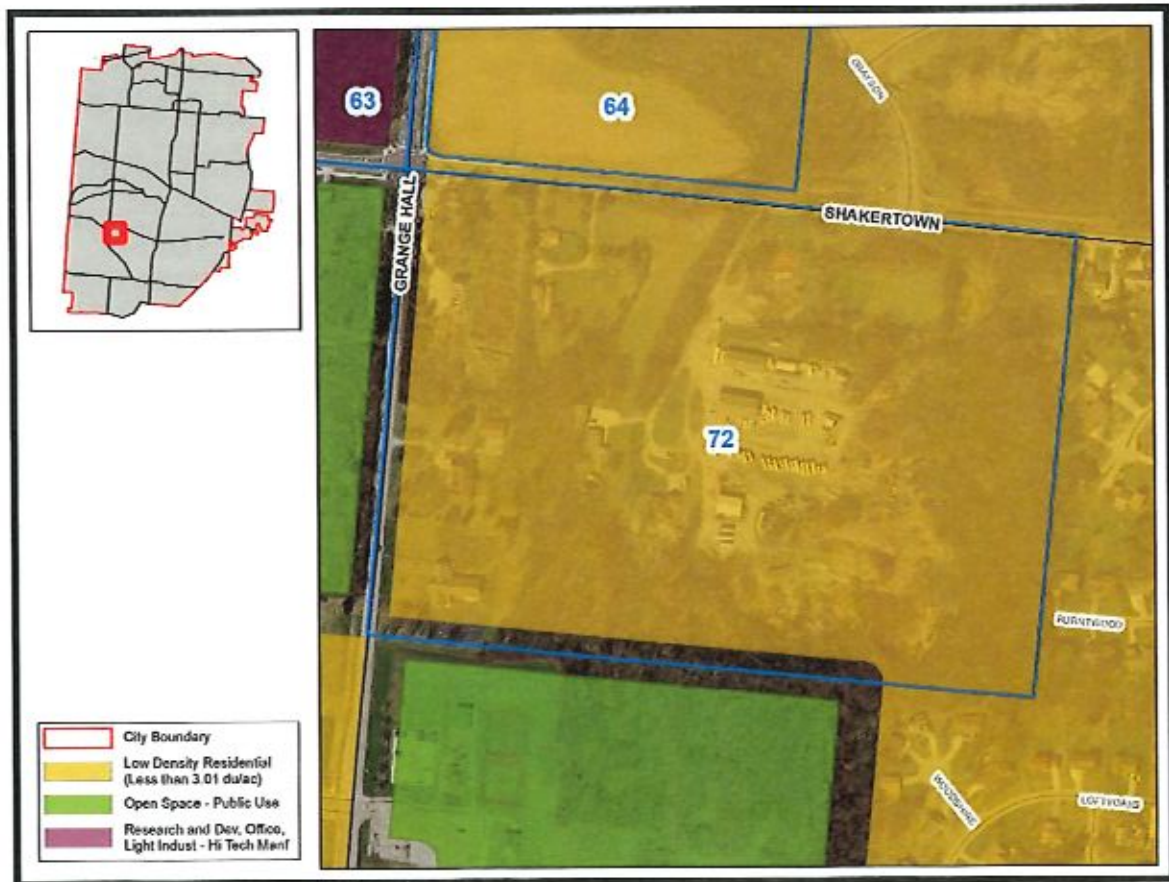
## Vacant Planning Area 72

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

VPA 72 is designated for Low Density Residential use.

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

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



## Vacant Planning Area 83

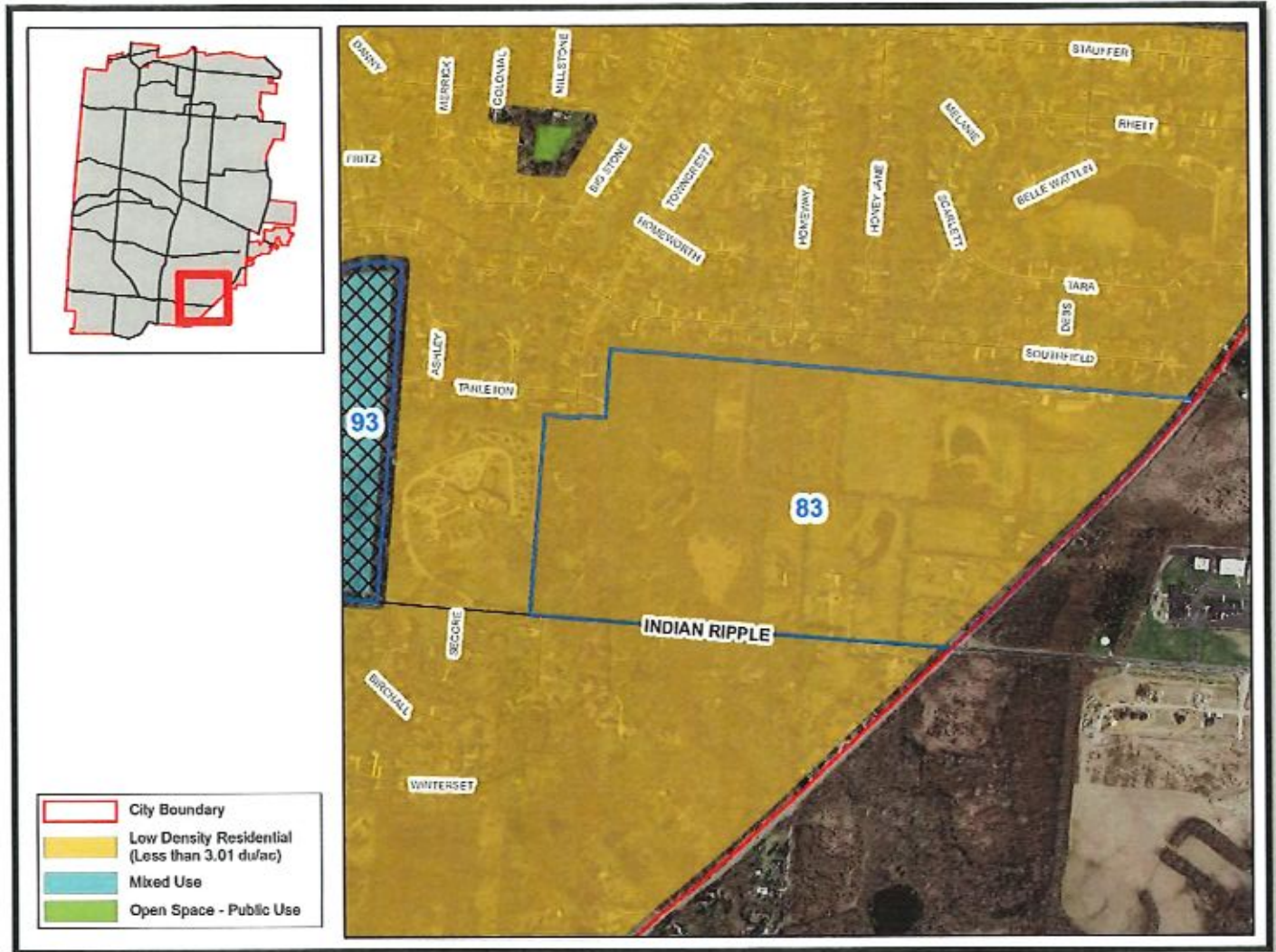
VPA 83, which is approximately 129 acres, is a collection of partially developed properties located northwest of the Indian Ripple Road and North Alpha-Bellbrook Road intersection. It is bordered by Tara Estates to the north, vacant agriculturally-used land across North Alpha-Bellbrook Road to the east/southeast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

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

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

See map on the next page









## Vacant Planning Area 92

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

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

Residential densities within this VPA can be negotiable, so long as any residential density higher than Low Density Residential is part of an integration of commercial/office/residential uses combined. Should plans include single family residential areas in this VPA, Low Density Residential will be the standard density used for those portions that abut the existing single family residential neighborhoods.



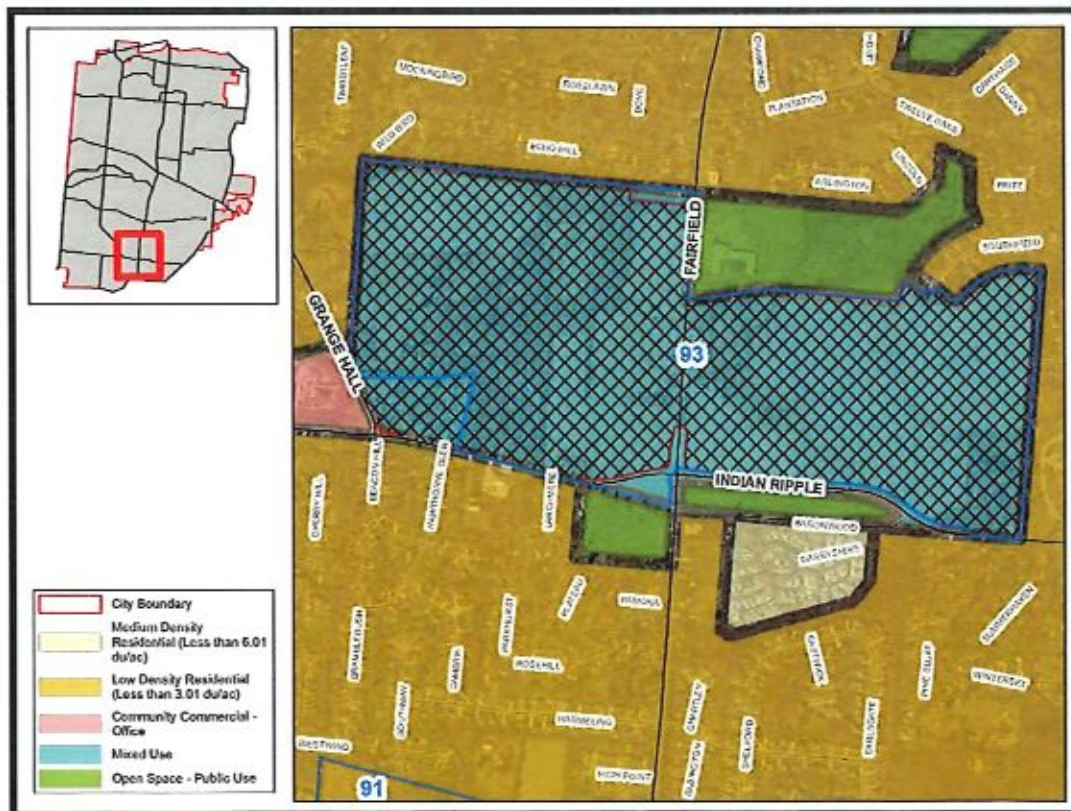


## Vacant Planning Area 93

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

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

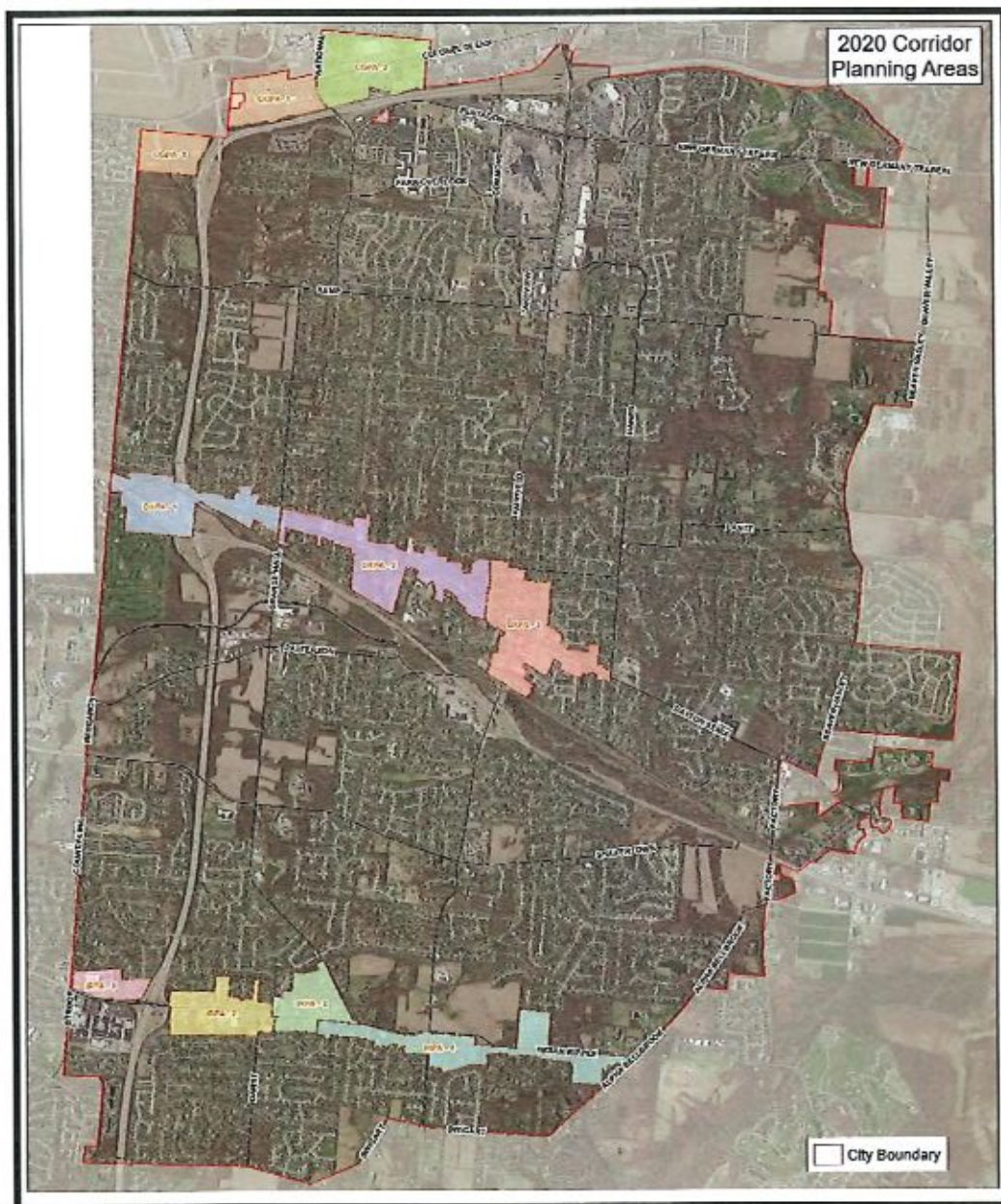
Residential densities within this VPA can be negotiable, so long as any residential density higher than Low Density Residential is part of an integration of commercial/office/residential uses combined. Should plans include single family residential areas in this VPA, Low Density Residential will be the standard density used for those portions. Residential densities within this VPA can be negotiable, so long as any residential density higher than Low Density Residential is part of an integration of commercial/office/residential uses combined. Should plans include single family residential areas in this VPA, Low Density Residential will be the standard density used for those portions that abut the existing single family residential neighborhoods.





# Corridor Planning Areas

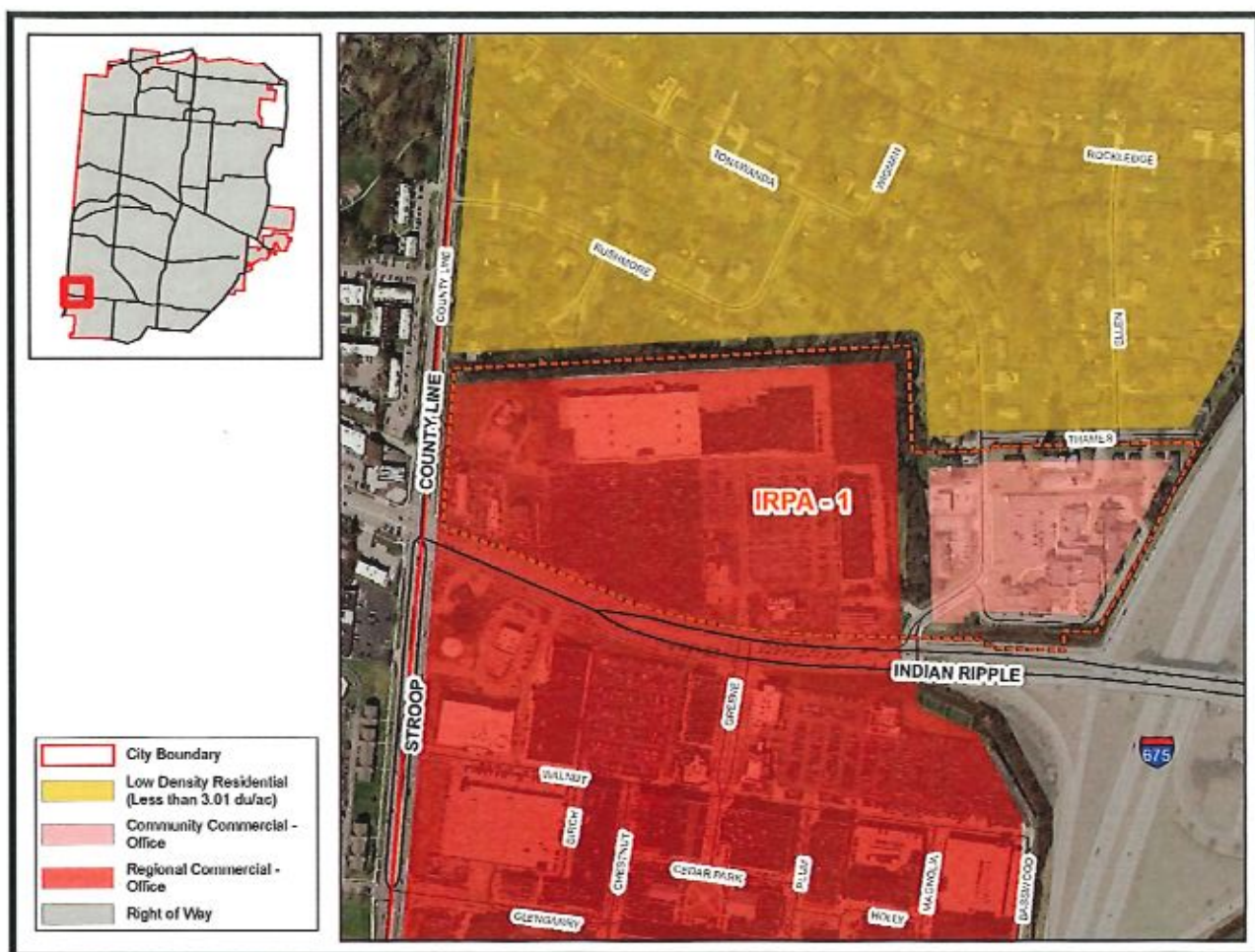
The purpose of calling out Corridor Planning areas is to direct focus on major corridors throughout to ensure that they continue to remain viable as a community develops and evolves. The three major commercial thoroughfares that have been studied are: Indian Ripple Road, Dayton-Xenia Road, Colonel Glenn.



## Indian Ripple Planning Area 1

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

Indian Ripple Planning Area 1 consists of Regional Commercial-Office designation along the north side of the roadway in the vicinity of the existing Greene Crossings Shopping Center and BP Oil station, and Neighborhood Commercial - Office in the area encompassing the recently renovated Village at the Greene.





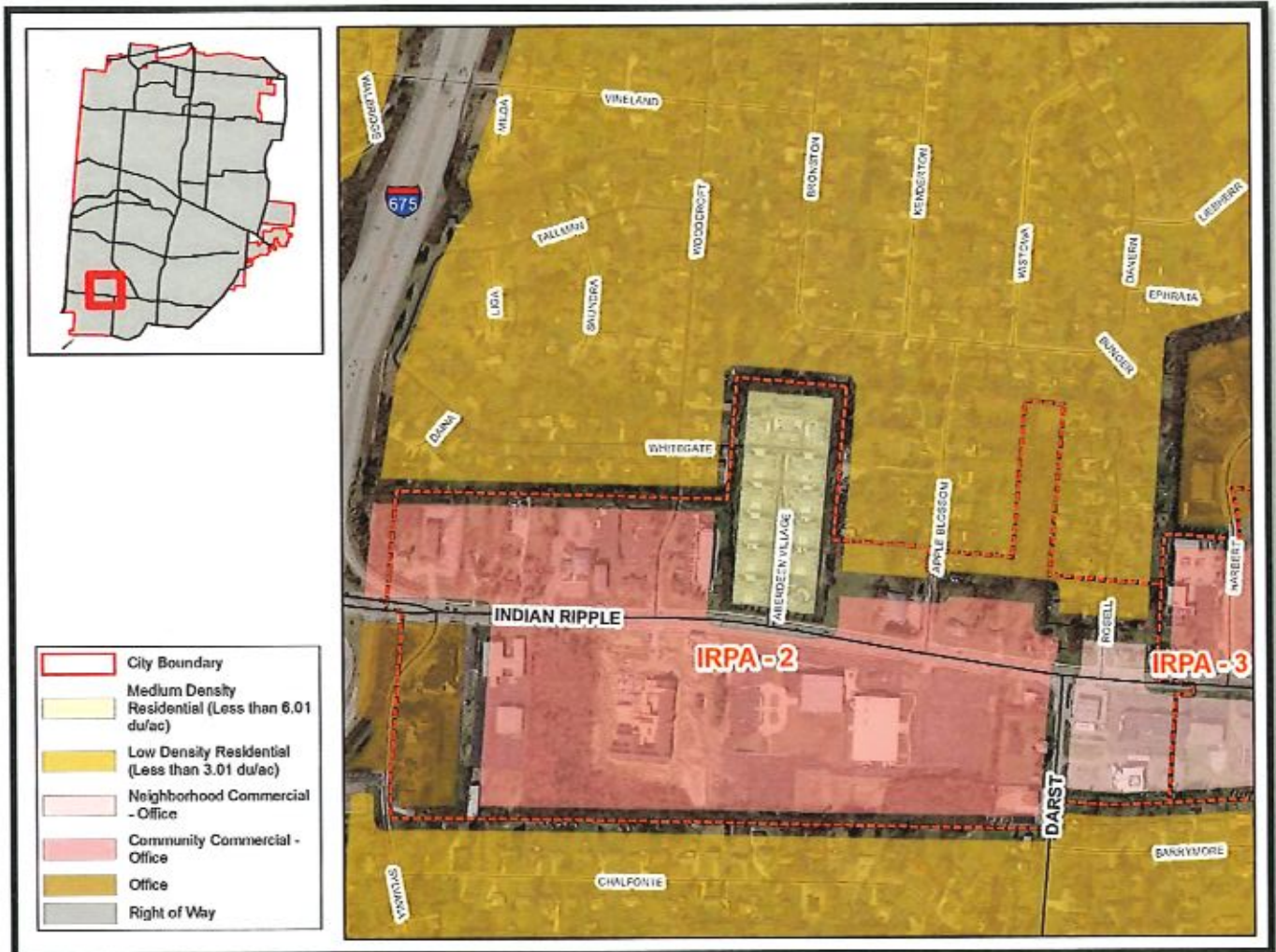
## Indian Ripple Planning Area 2

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

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

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

Map on next page



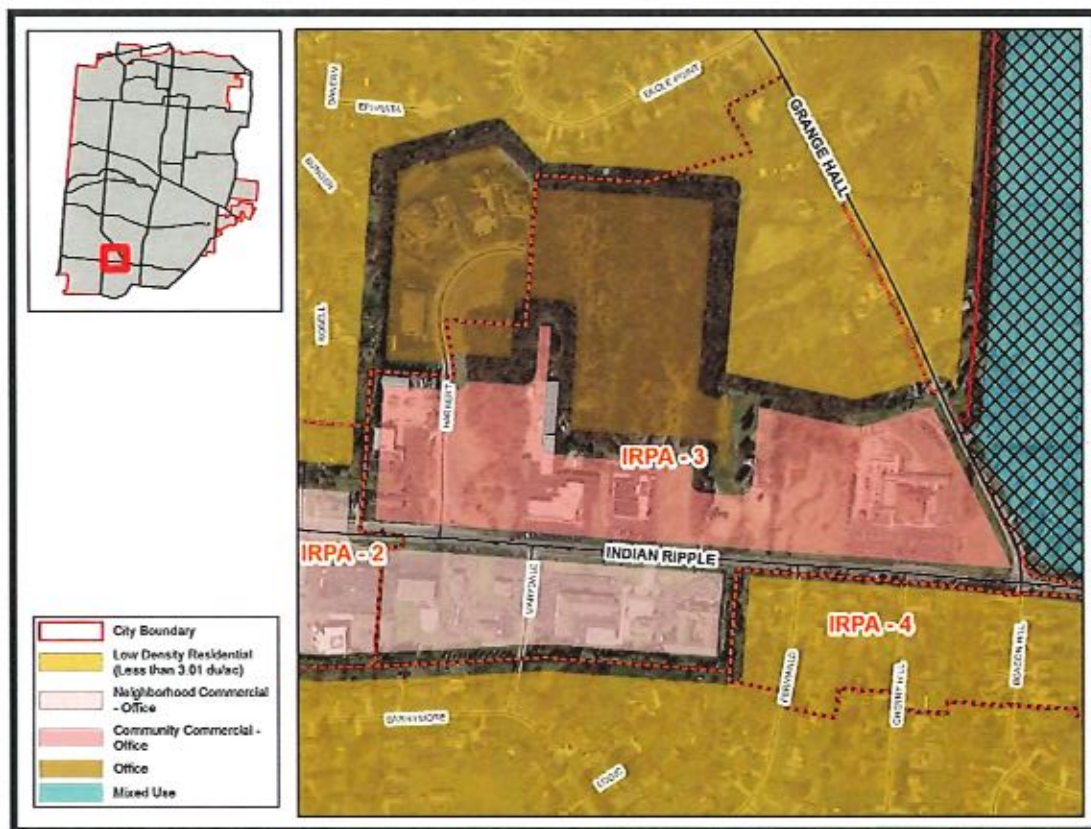


## Indian Ripple Planning Area 3

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

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

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

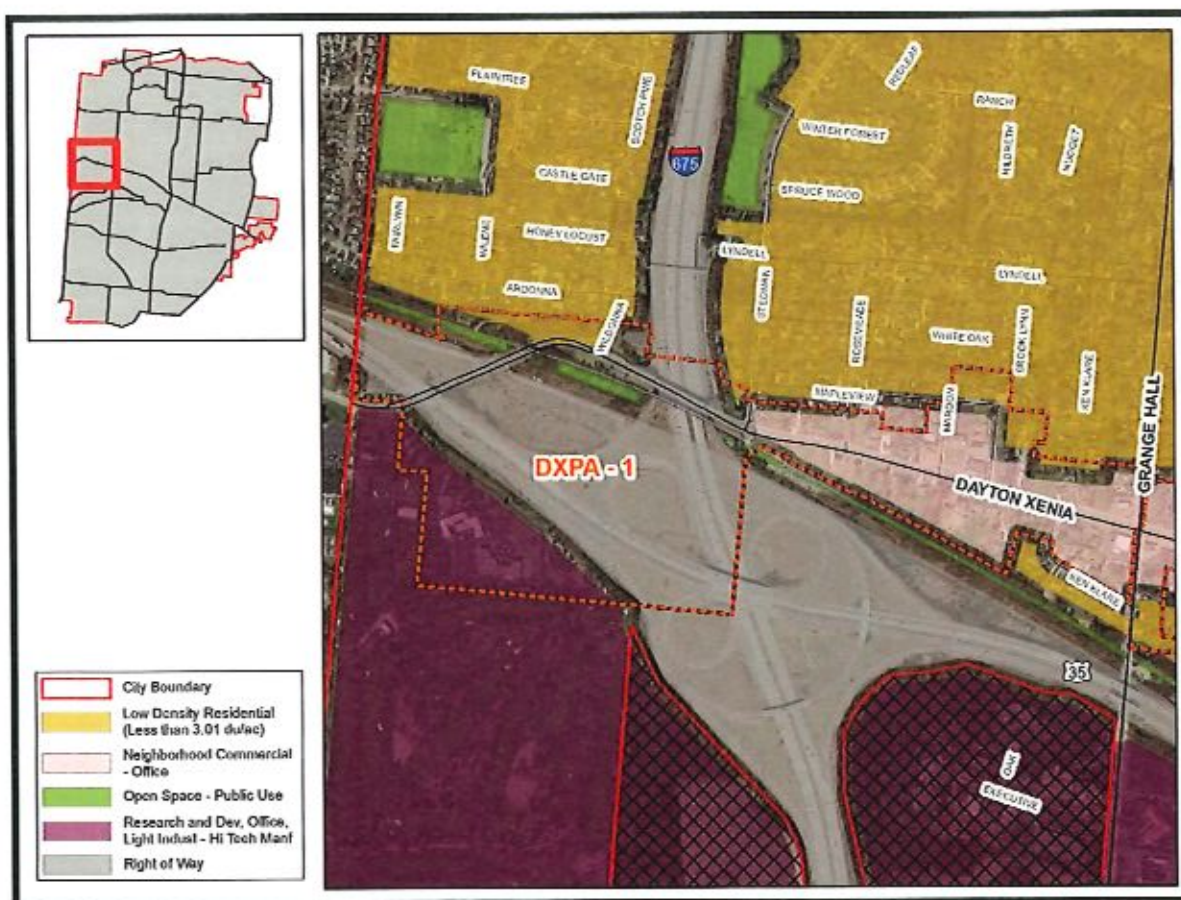






## Dayton-Xenia Planning Area 1

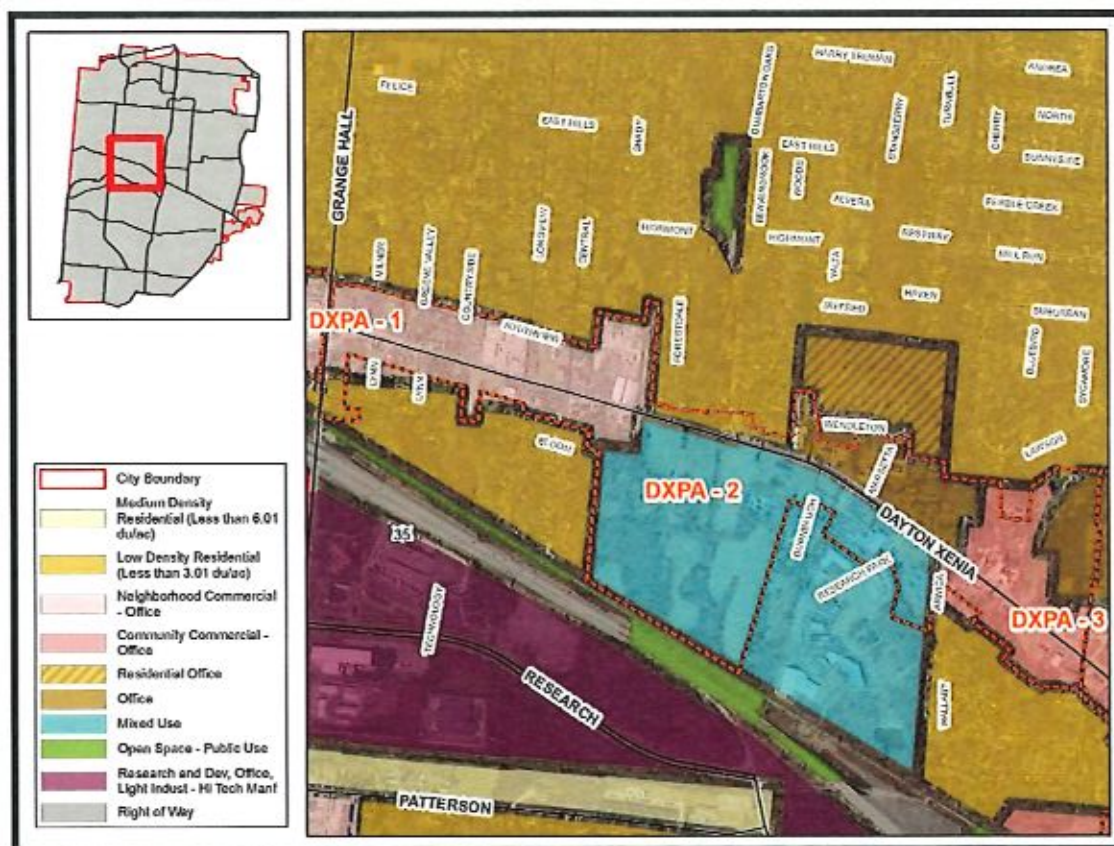
Dayton Xenia Planning Area 1 (DXPA-1) extends from the western boundary of Beavercreek at the county line to the west side of Grange Hall Road. The thoroughfare within this area of the corridor has been improved to a four-lane road, containing sidewalks and side paths. This area is made up primarily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



## Dayton-Xenia Planning Area 2

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

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

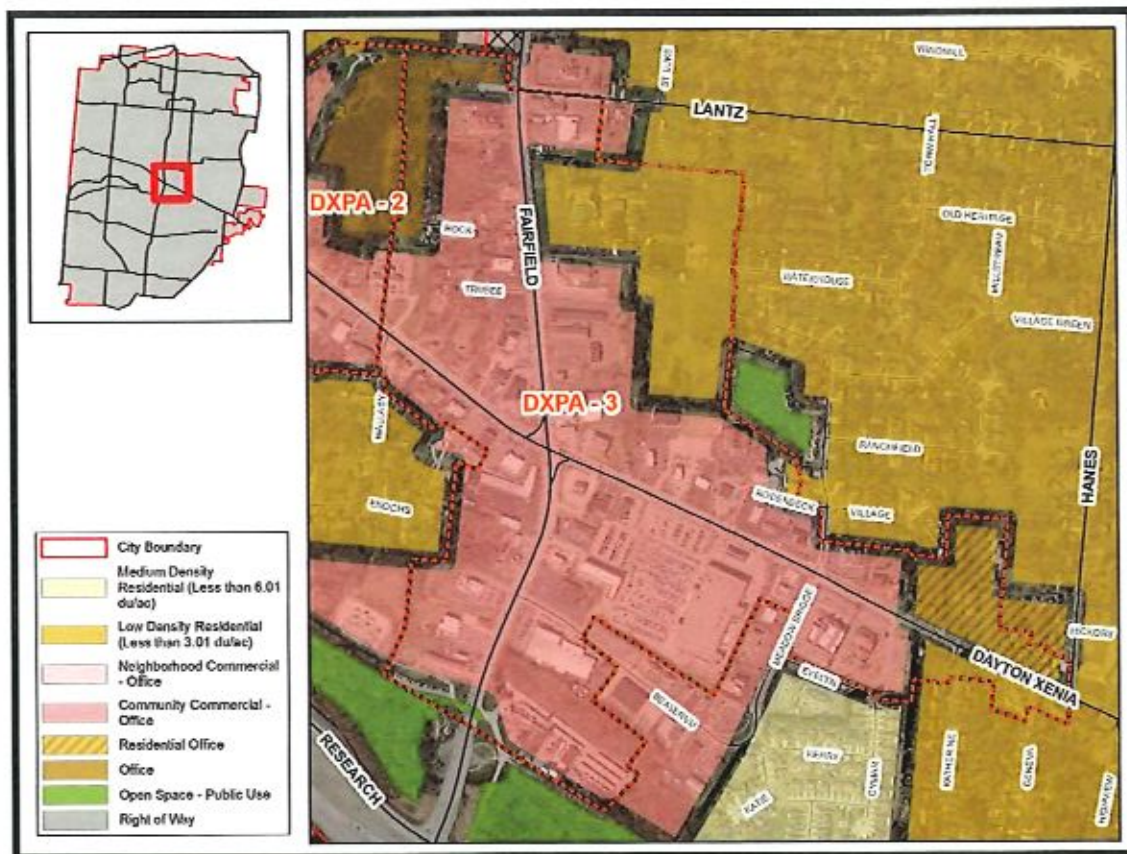




## Dayton-Xenia Planning Area 3

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

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





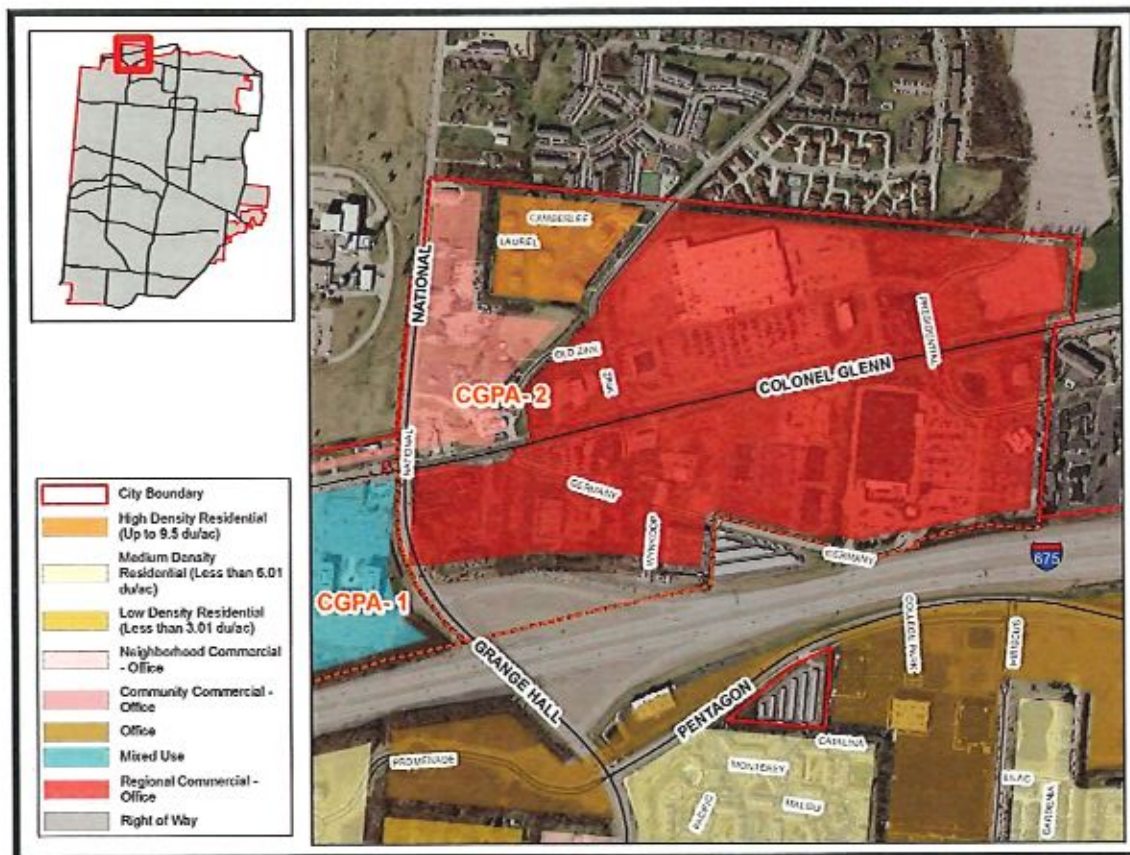


## Colonel Glenn Planning Area 2

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

CGPA 2 has a multitude of various land use designations, including Community Commercial-Office, Regional Commercial-Office and High Density Residential on the north side of Colonel Glenn Highway, and Regional Commercial-Office on the south side of Colonel Glenn Highway.

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



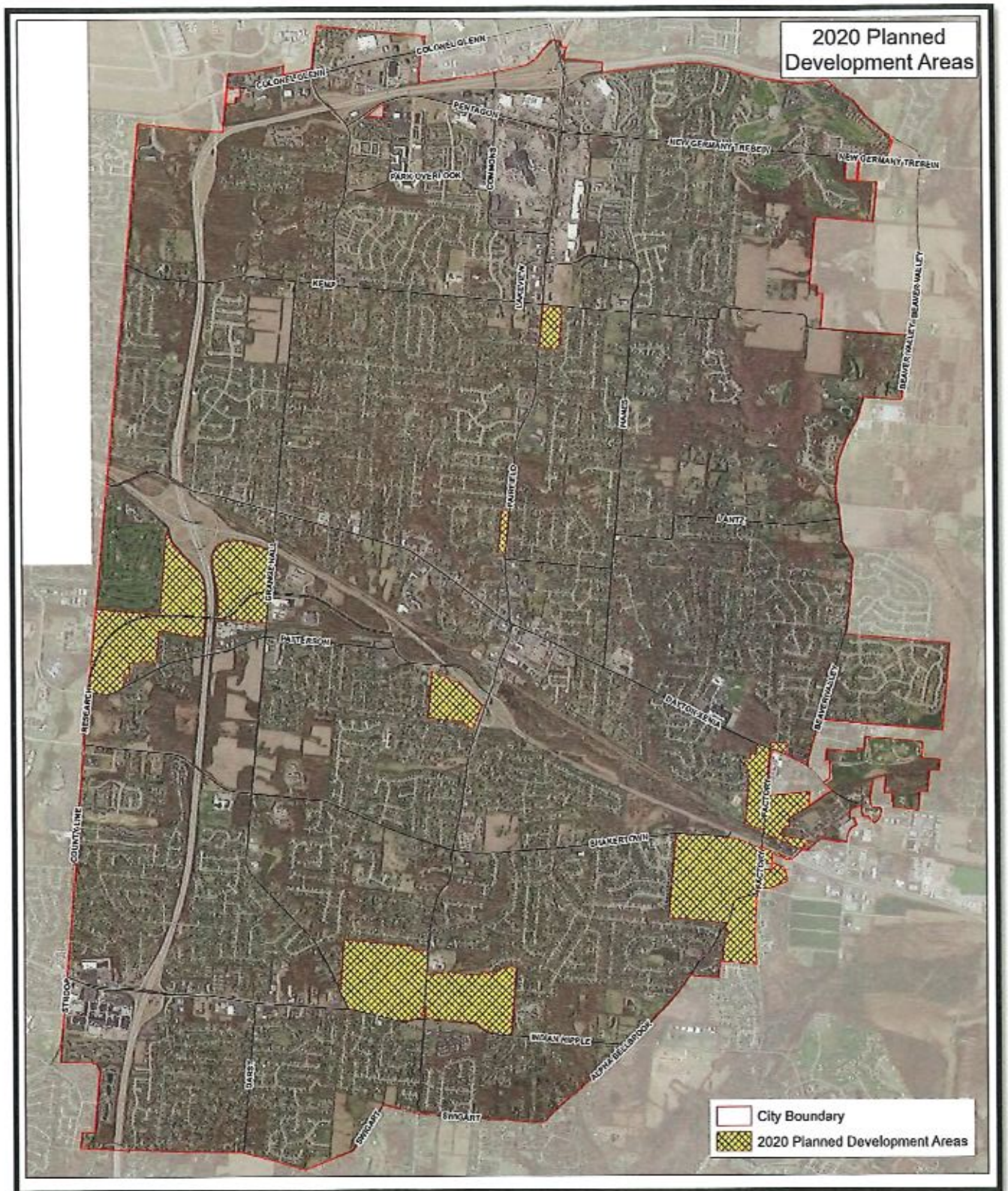
## Planned Development Areas (PDA)

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

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







## Exhibit A - The City of Beavercreek Land Use Map

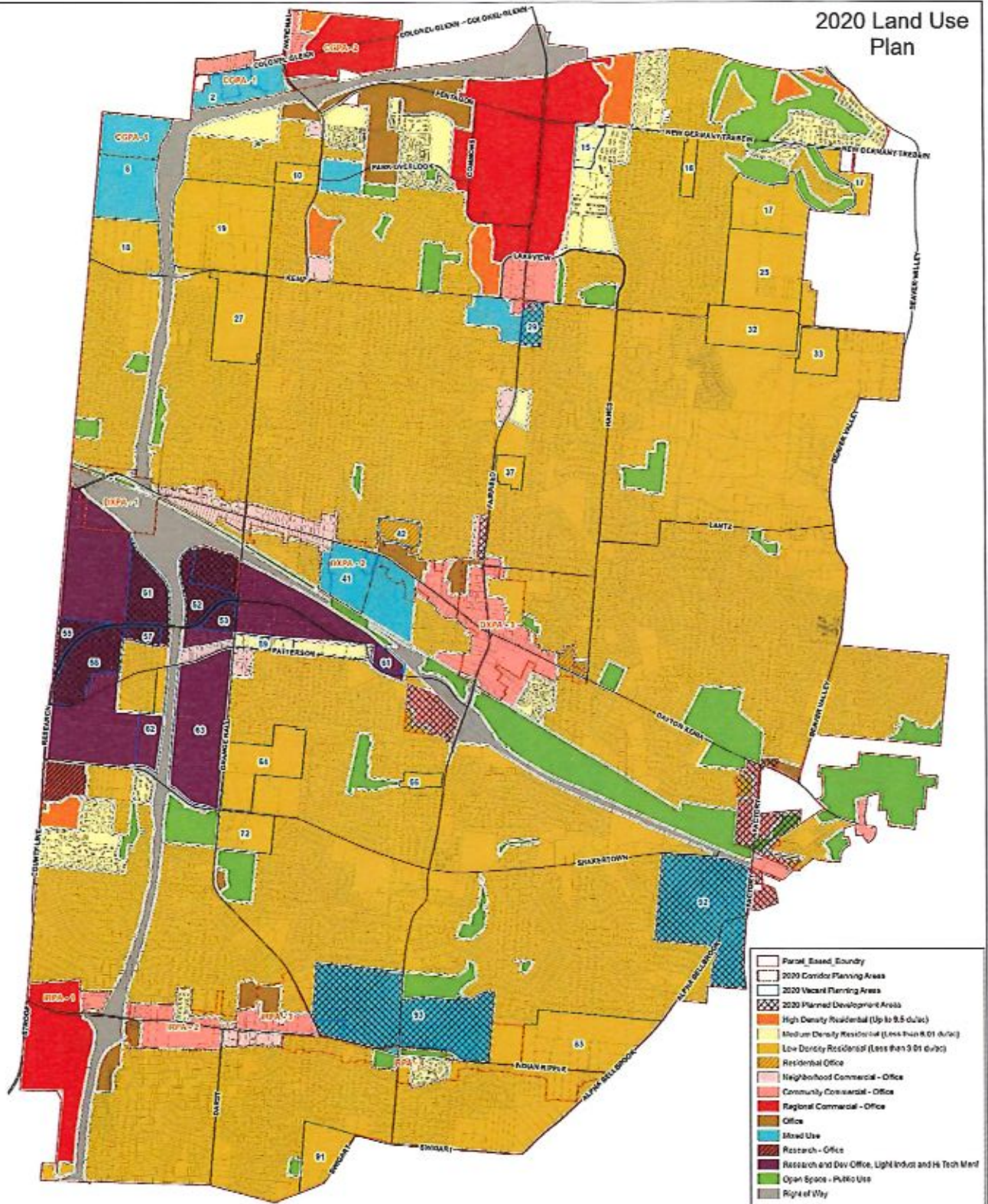
The map on the following page, is the Land Use Map for the City of Beavercreek. The map is the second major component of the Land Use Plan and graphically displays the first major component which would be the text found in the previous chapters of this comprehensive document. The different land use classifications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

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

Land Use Classification	% of City
High Density Residential	1.0%
Low Density Residential	63.0%
Medium Density Residential	3.8%
Residential Office	0.2%
<b>Total Residential</b>	<b>68.0%</b>
Neighborhood Commercial - Office	1.0%
Community Commercial - Office	3.1%
Regional Commercial - Office	4.3%
<b>Total Commercial</b>	<b>8.4%</b>
Office	1.5%
Mixed Use	5.2%
Research - Office	0.2%
Research and Development, Office, Light Industrial and Hi Tech Manf.	5.7%
<b>Total Office, Mixed Use and Research</b>	<b>12.6%</b>
Open Space - Public Use	6.9%
Right of Way	4.2%
<b>Total Public</b>	<b>11.0%</b>

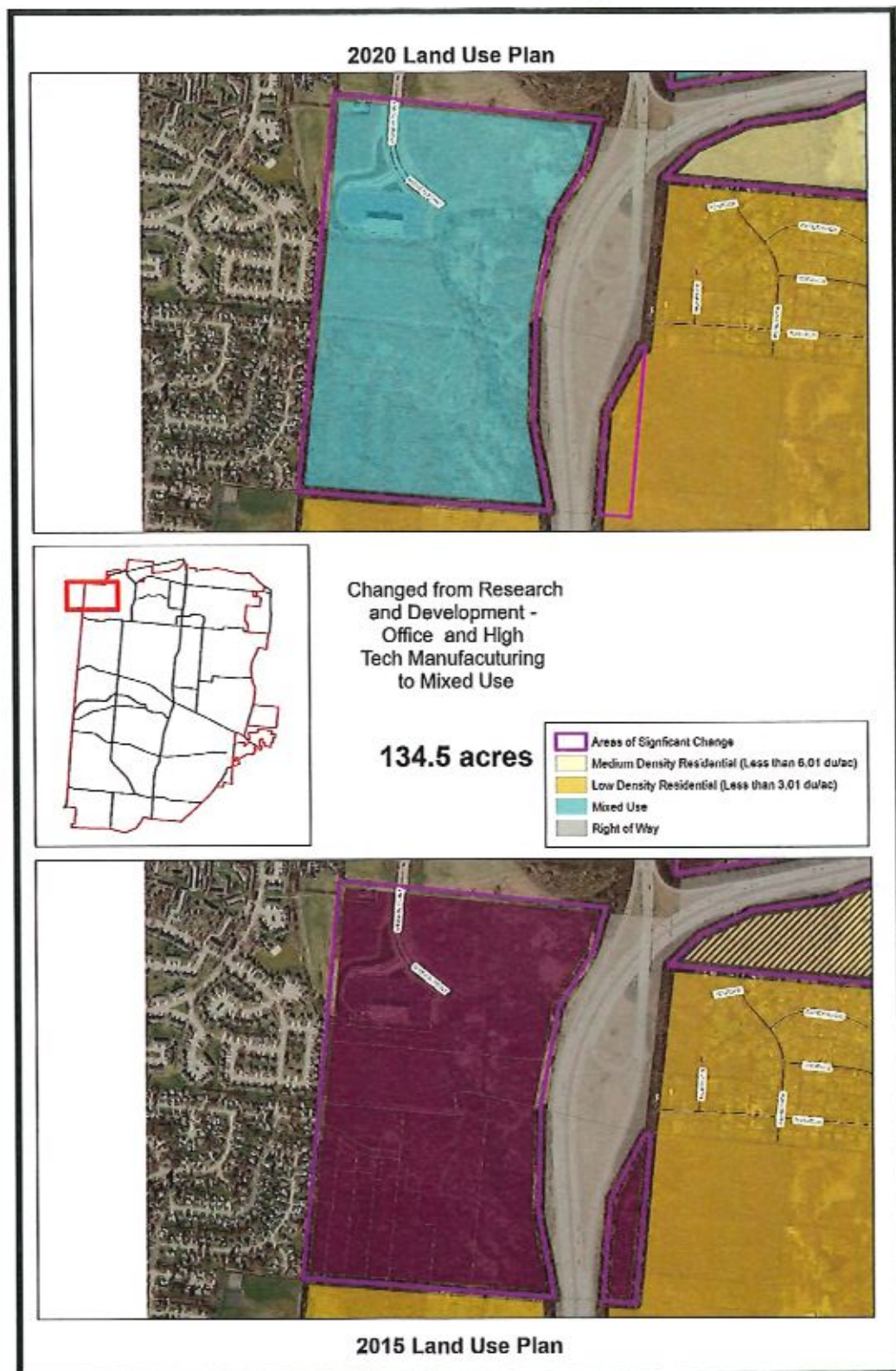


# 2020 Land Use Plan





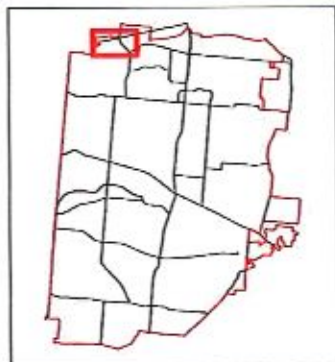
## Exhibit B - Land Use Classification Changes 2015 - 2020\*



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



### 2020 Land Use Plan



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

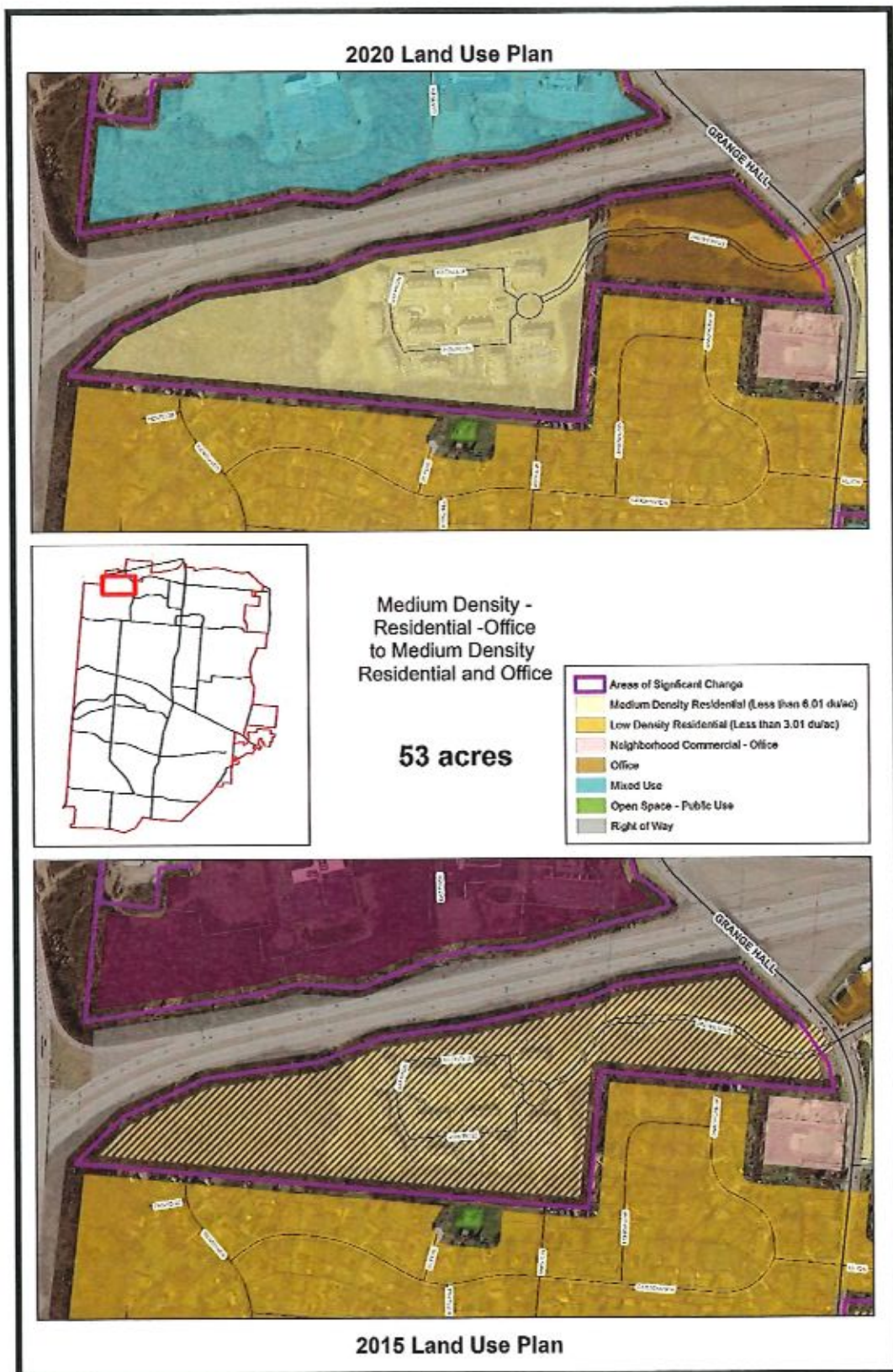
**85.6 acres**



### 2015 Land Use Plan

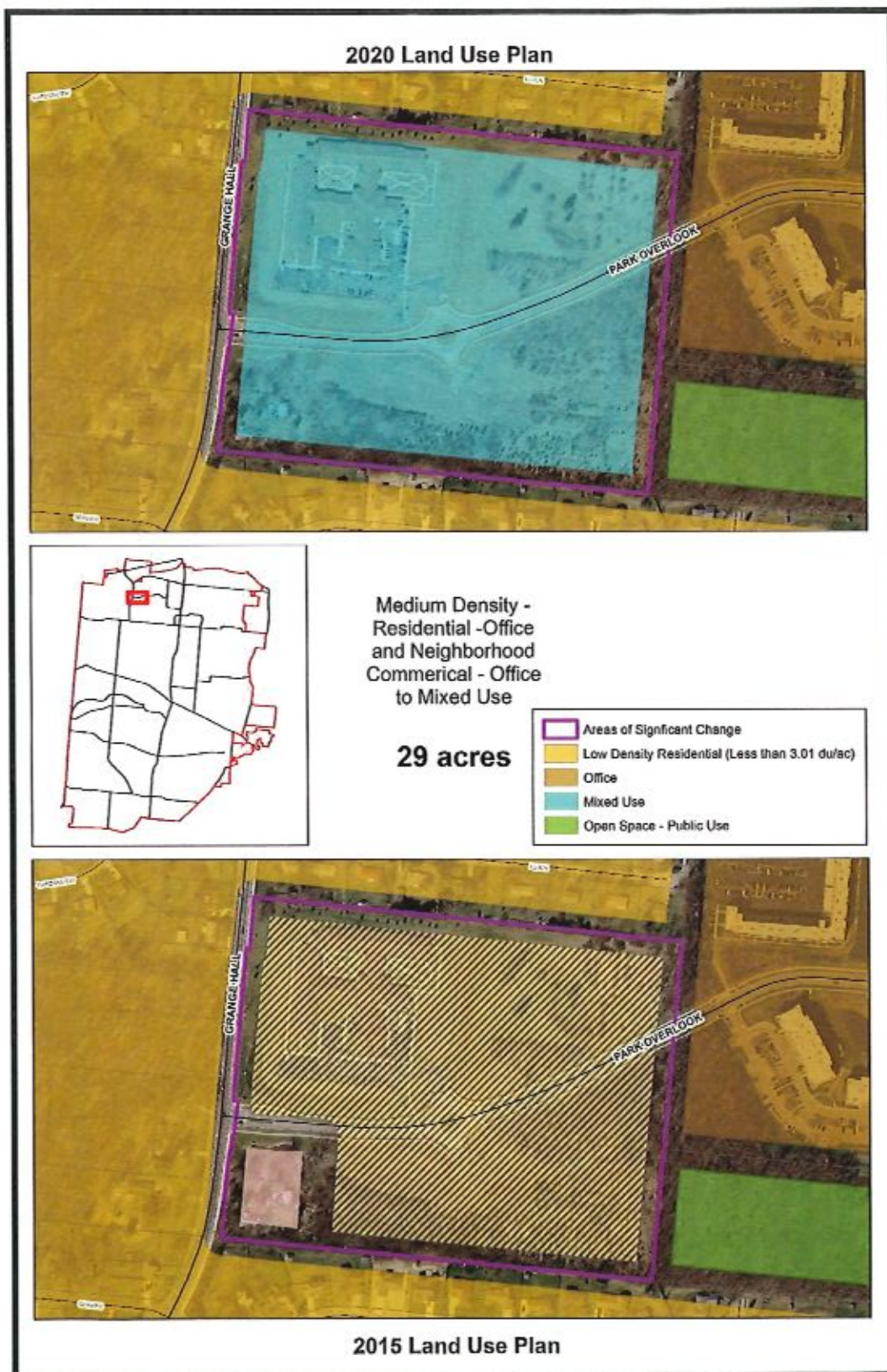
Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/Recreation/Public were eliminated.



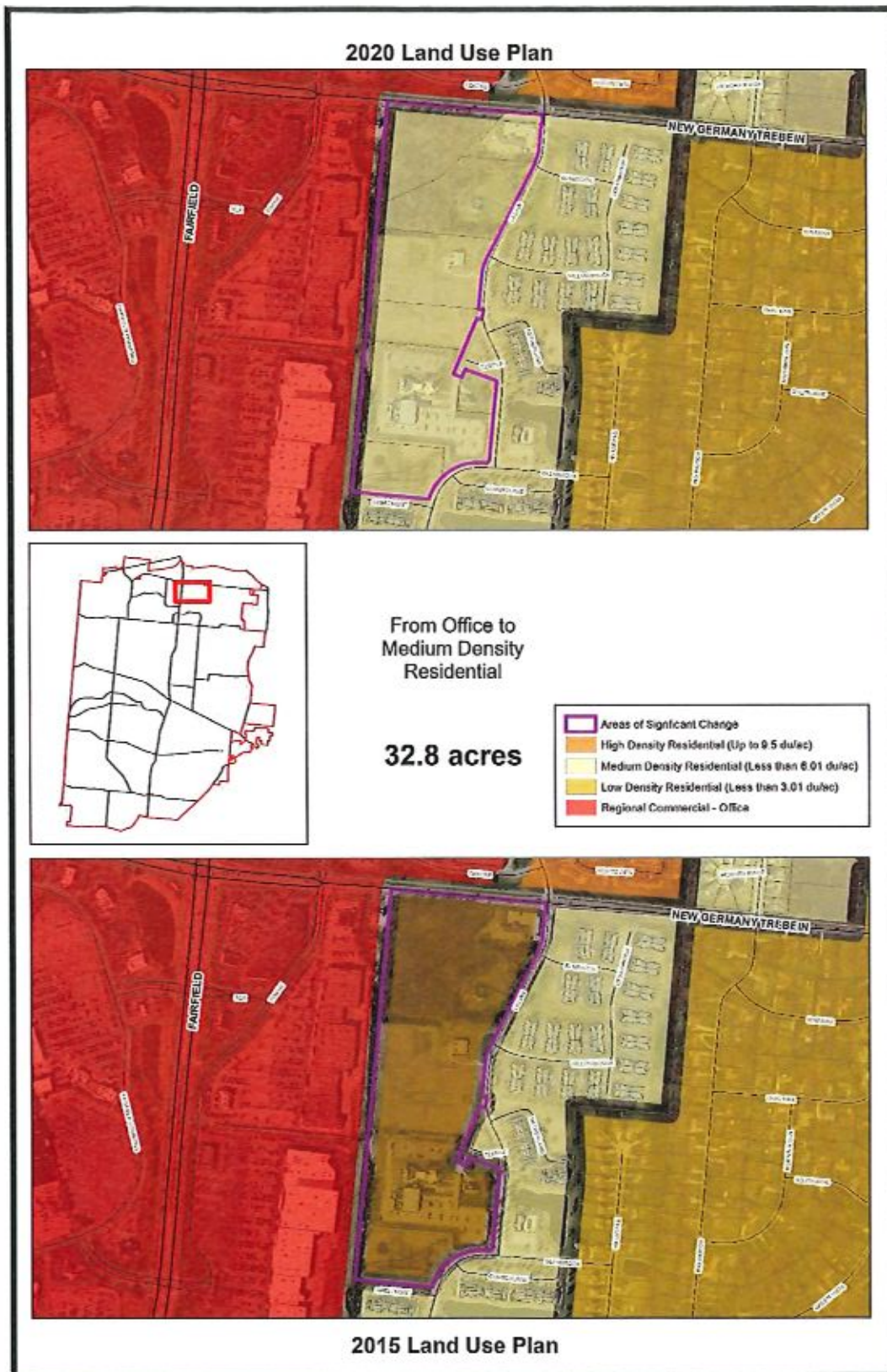


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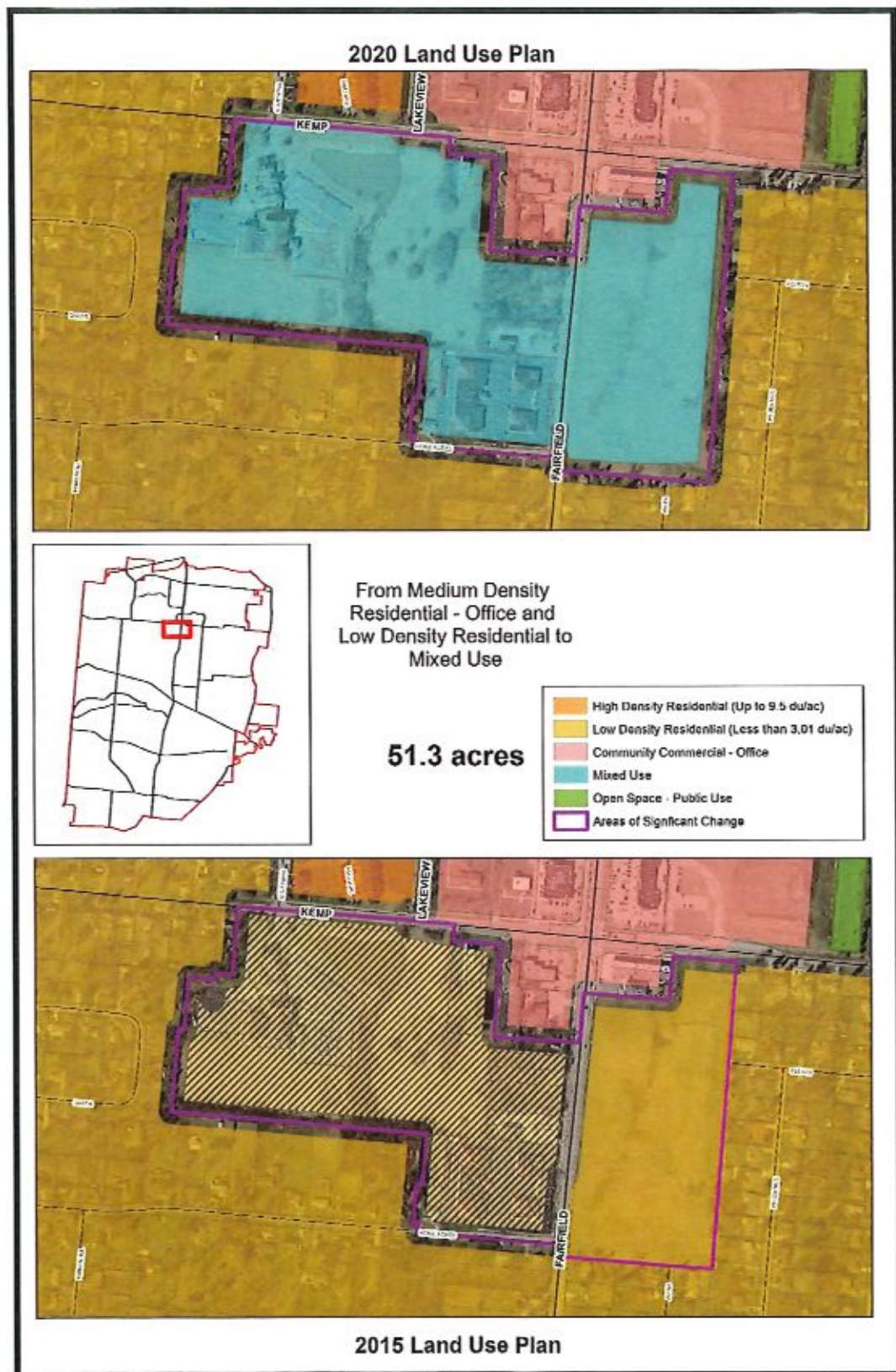


Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/Recreation/Public were eliminated.

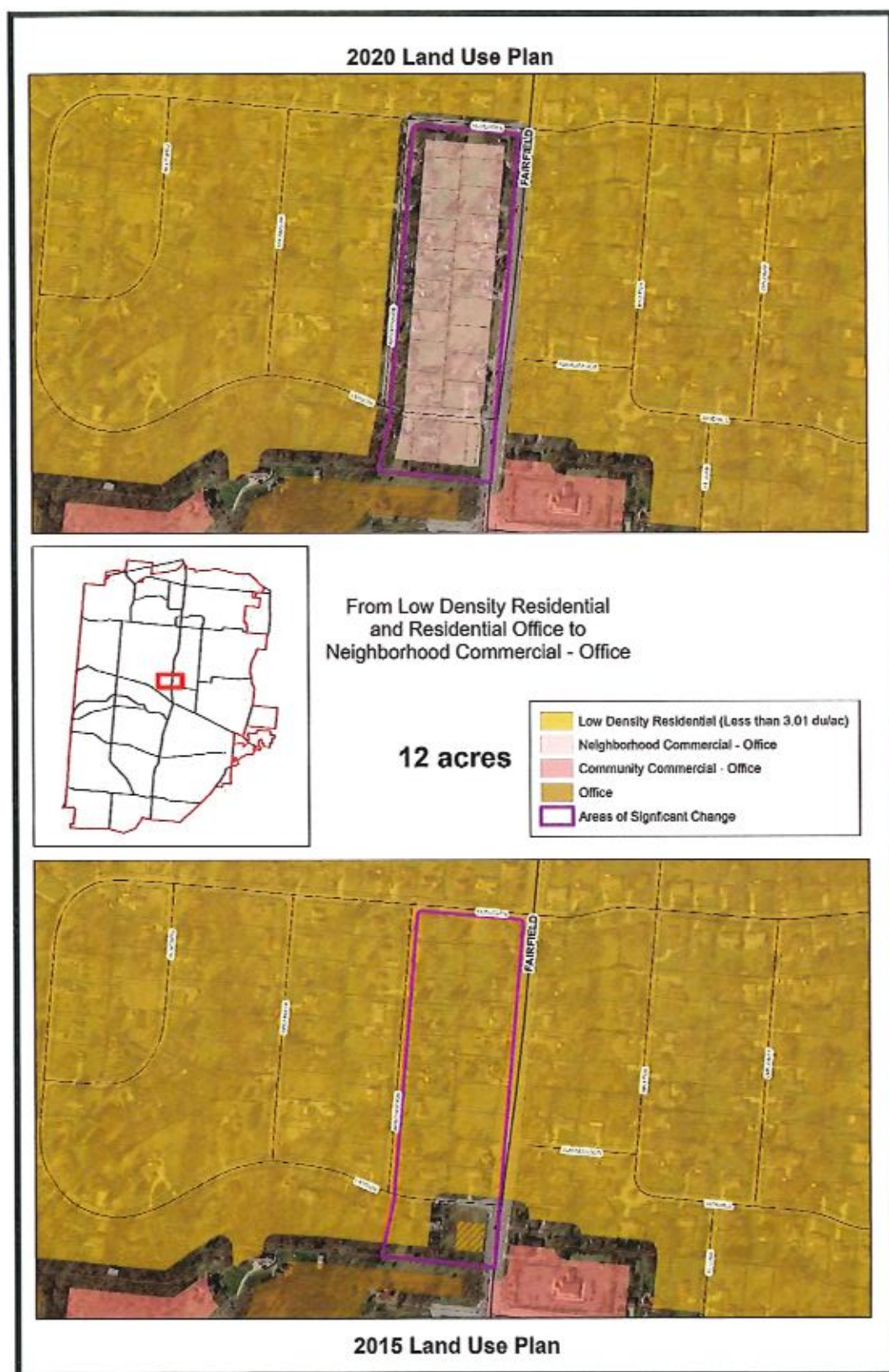


Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density Residential-Office, and Open Space/Recreation/Public were eliminated.



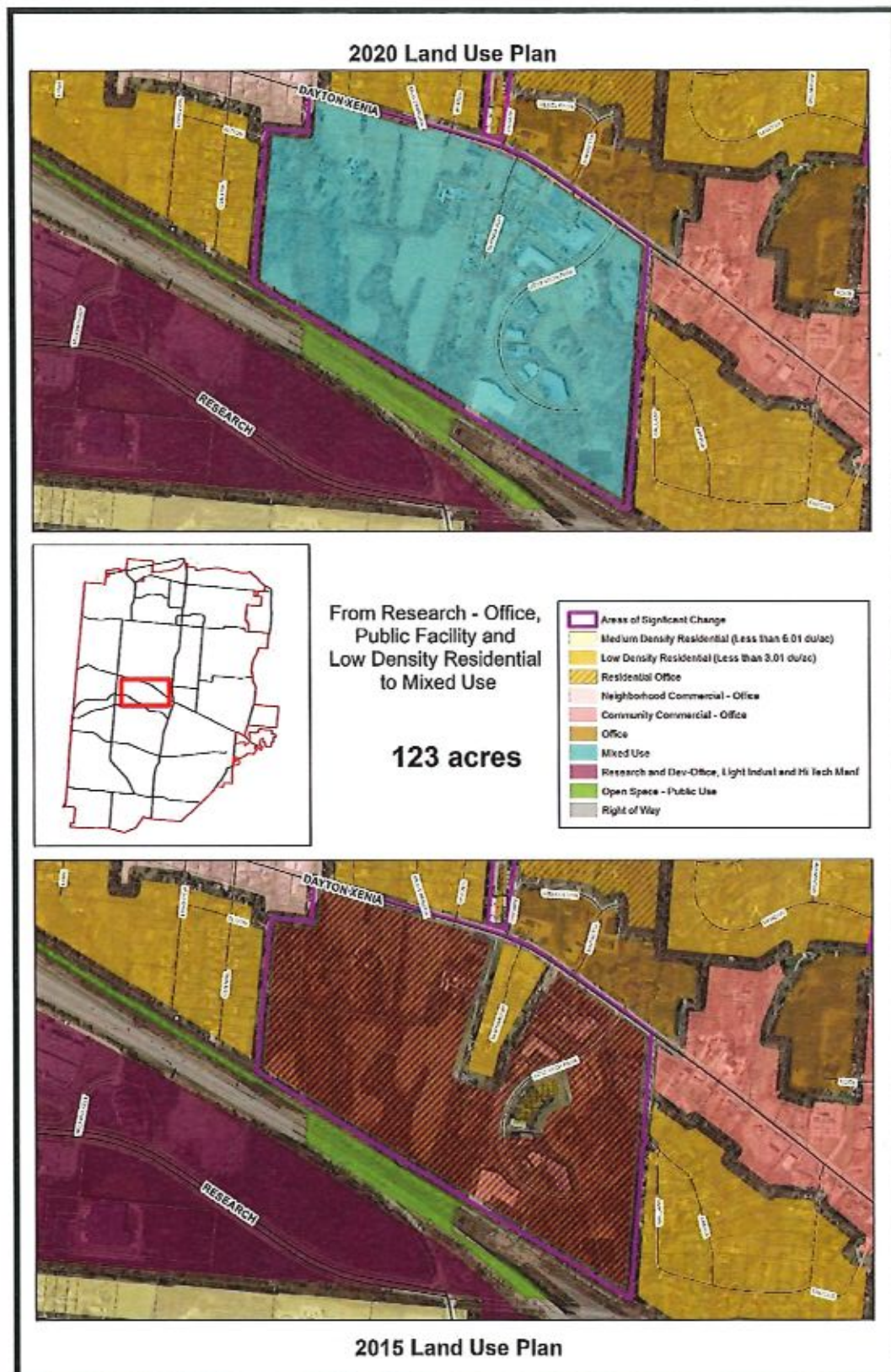


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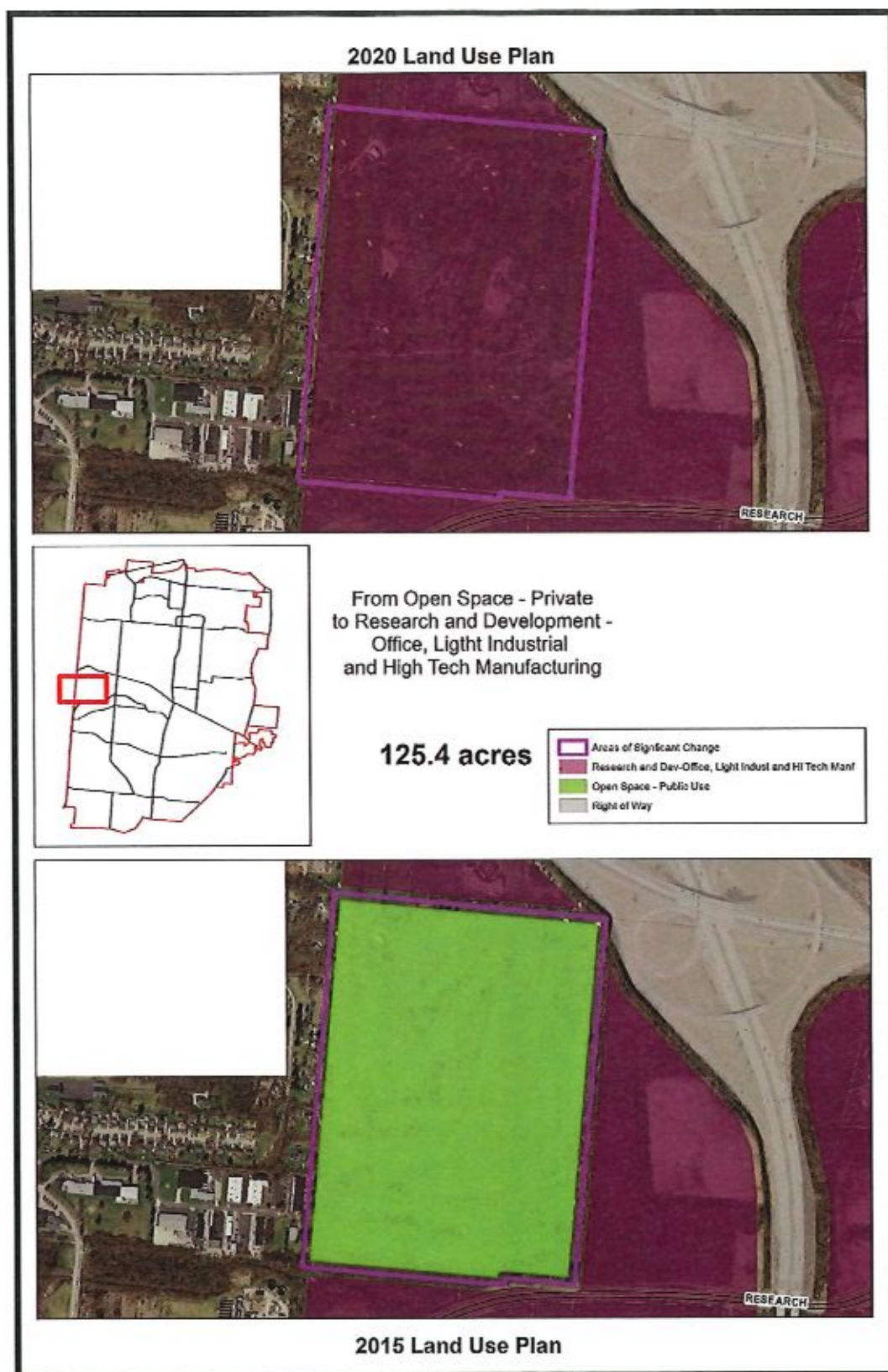


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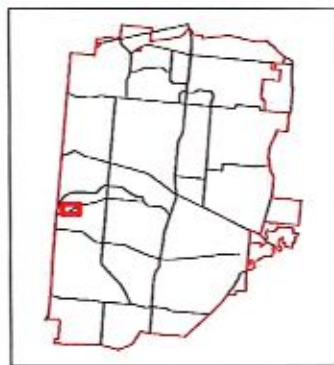
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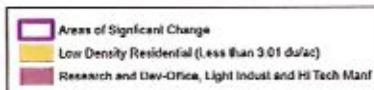


### 2020 Land Use Plan



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

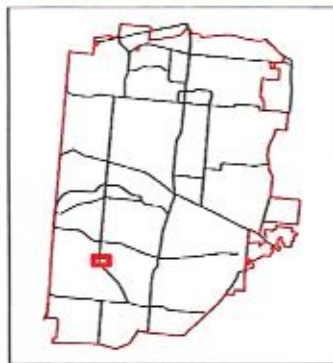
**10.3 acres**



### 2015 Land Use Plan

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

### 2020 Land Use Plan



From Open Space - Private  
To Office

**4.9 acres**

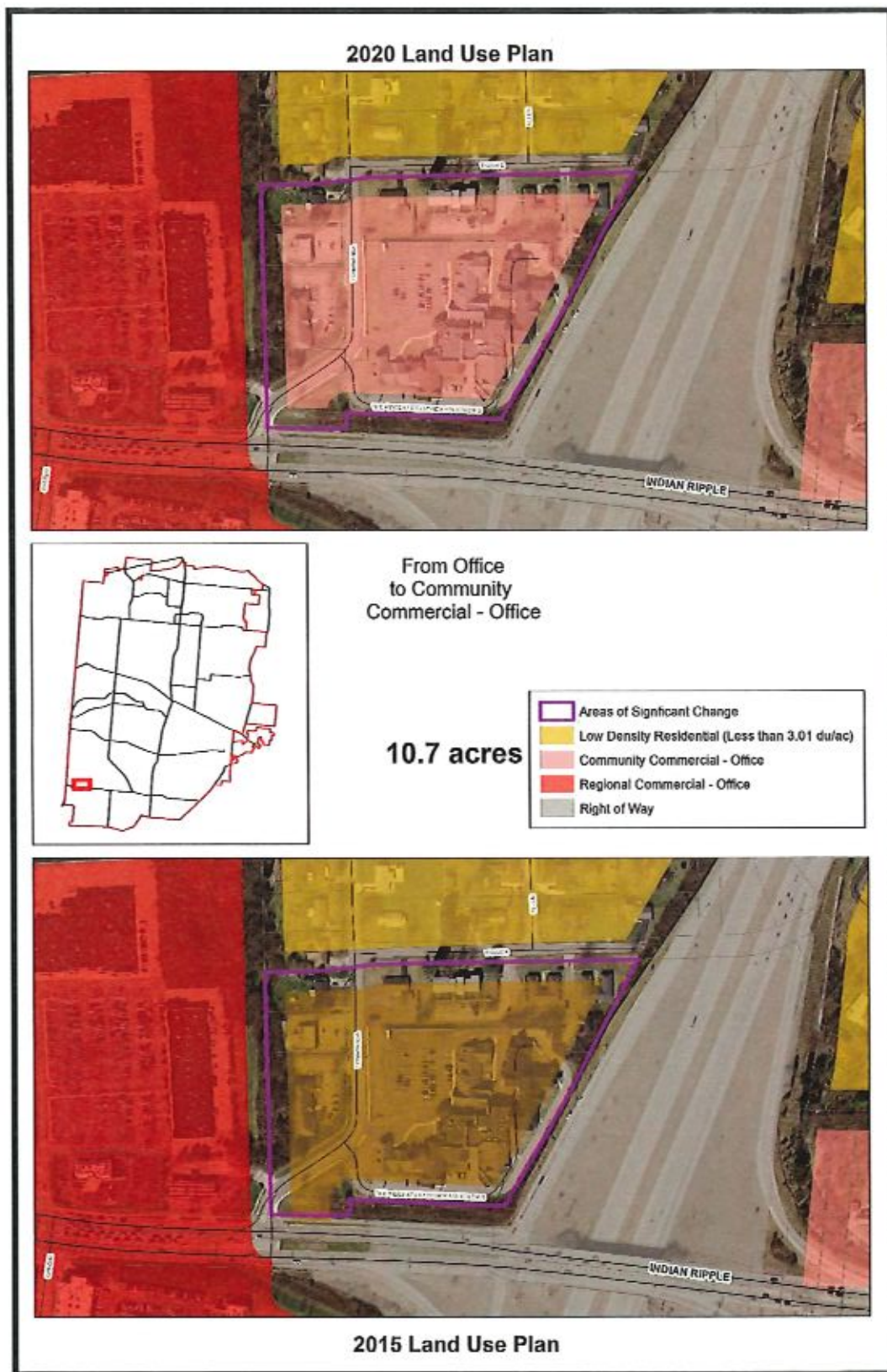
	Areas of Significant Change
	Low Density Residential (Less than 3.01 du/ac)
	Office
	Open Space - Public Use



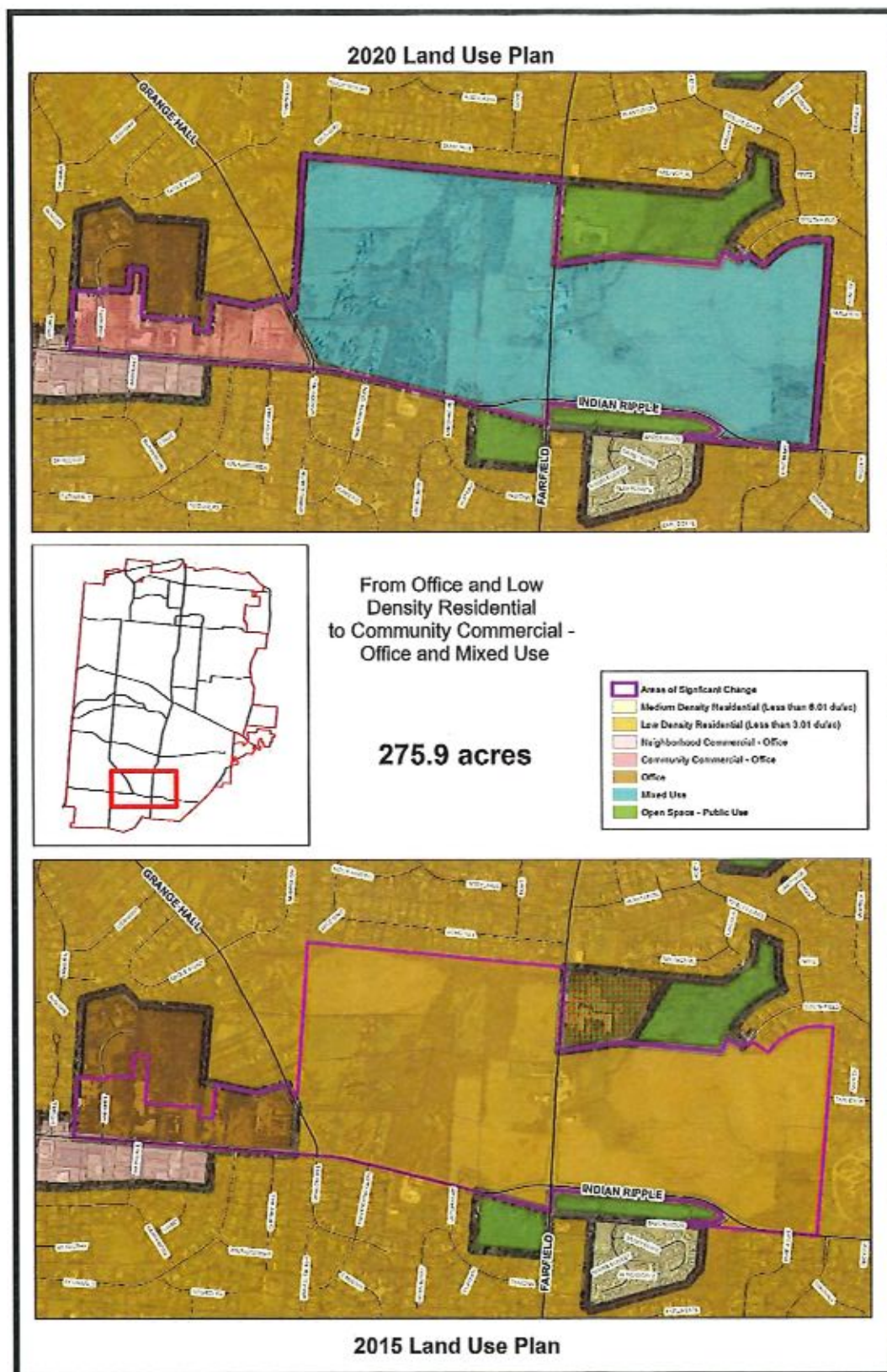
### 2015 Land Use Plan

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





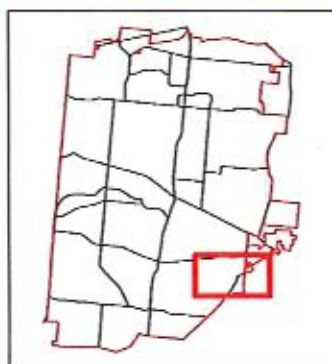
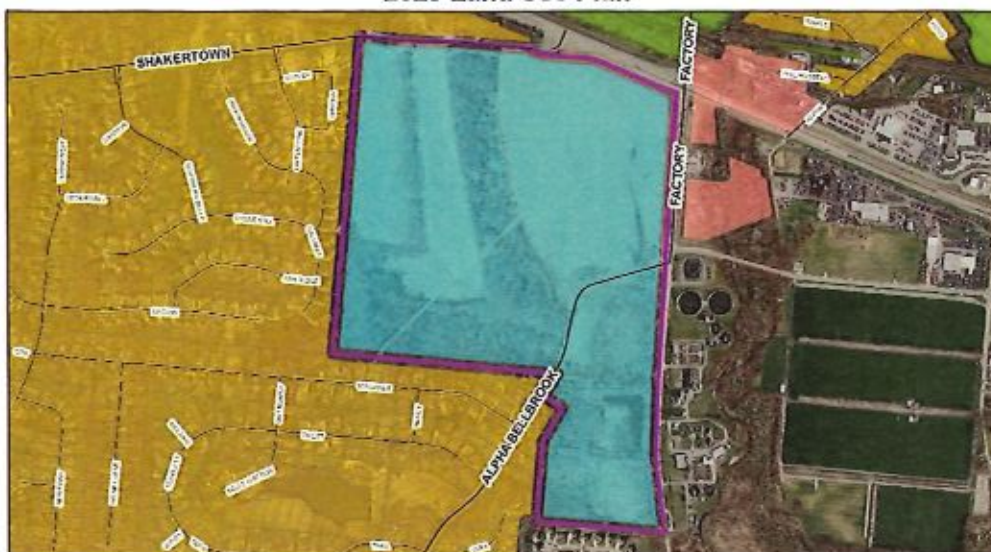
Notes: The former classifications of Open Space/Recreation/Private and Public Facility were combined into Open Space - Public Use. Research/Commercial, Medium Density-Office, and Open Space/ Recreation/Public were eliminated



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### 2020 Land Use Plan



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

**185.1 acres**

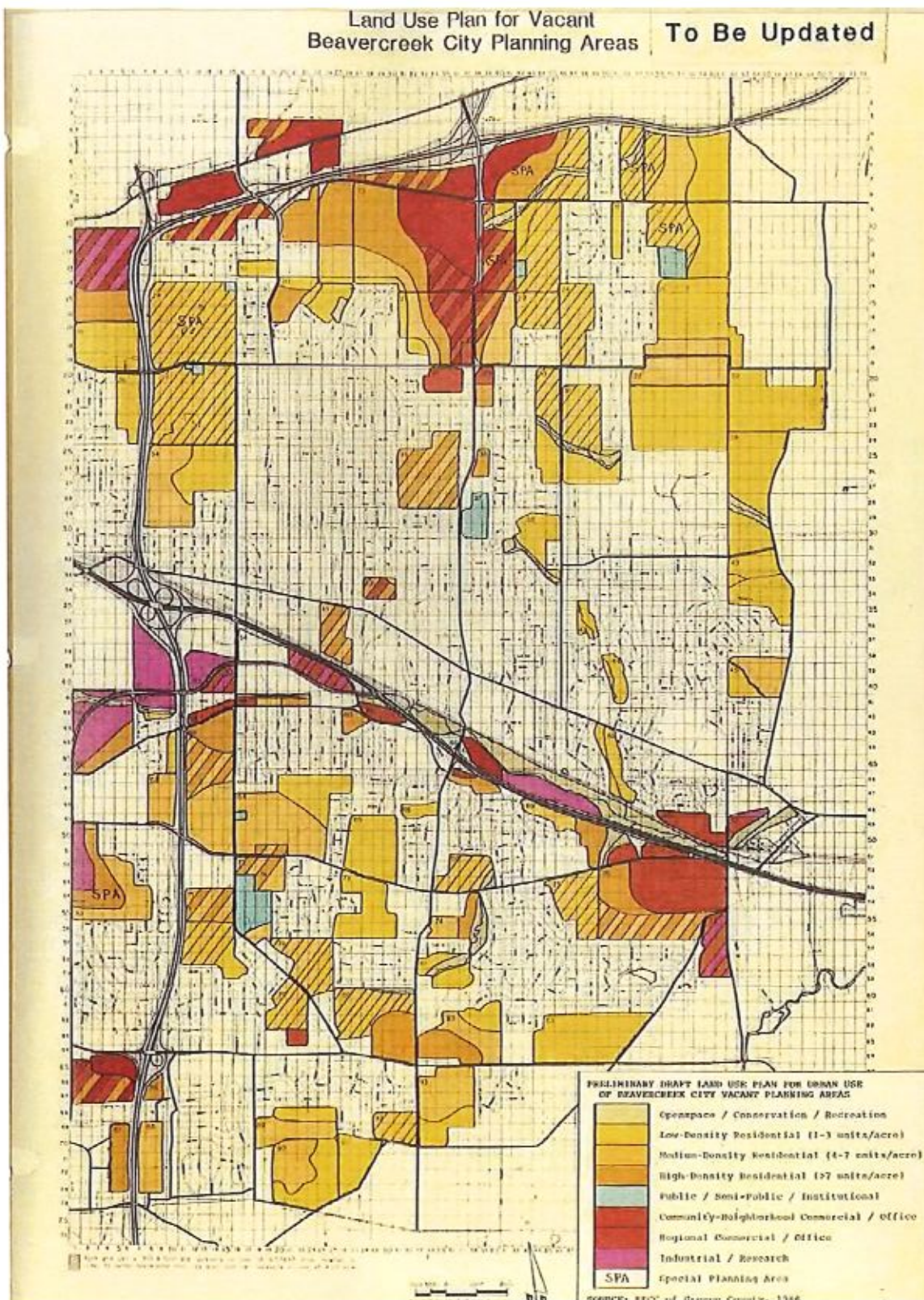


### 2015 Land Use Plan

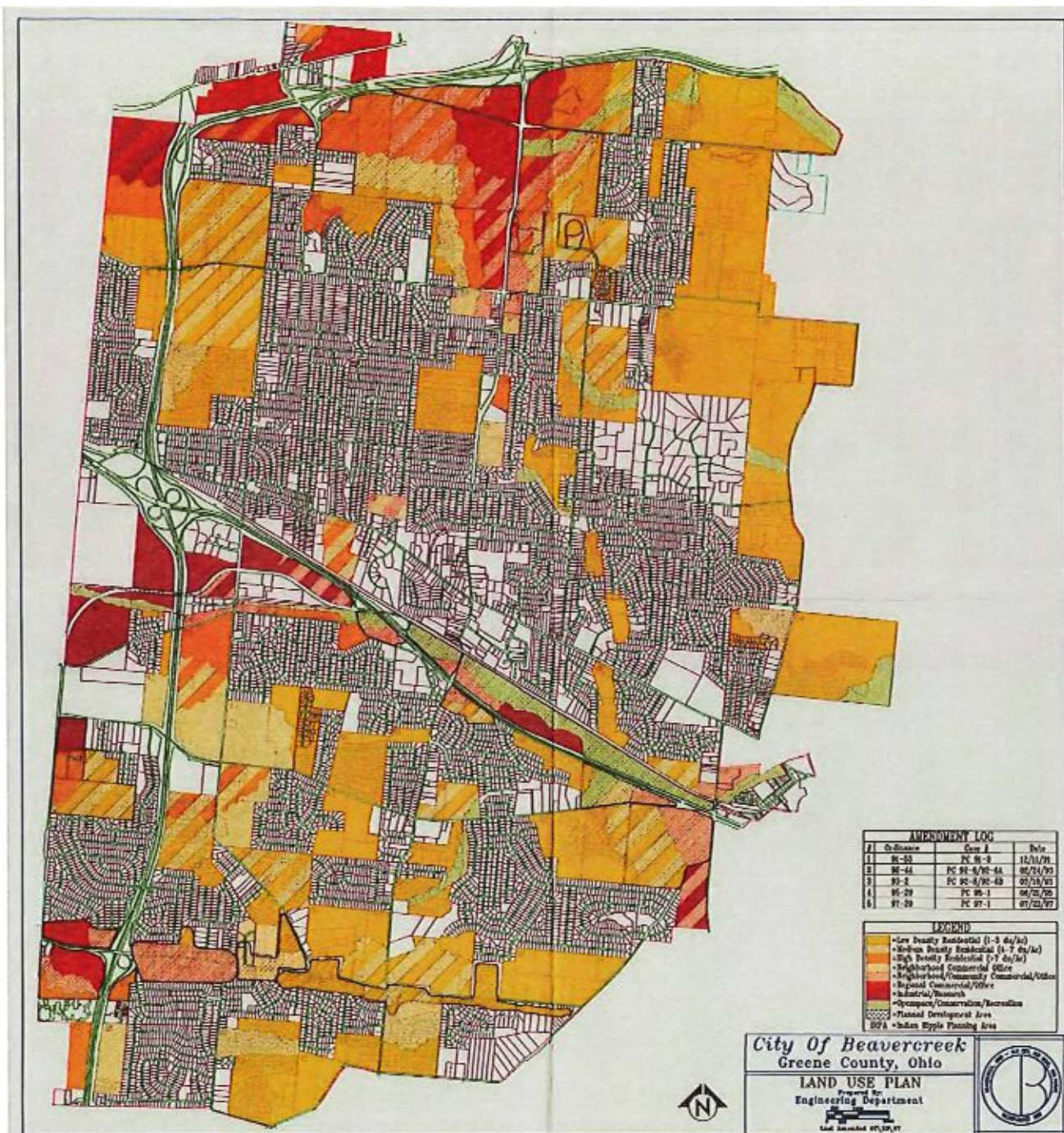
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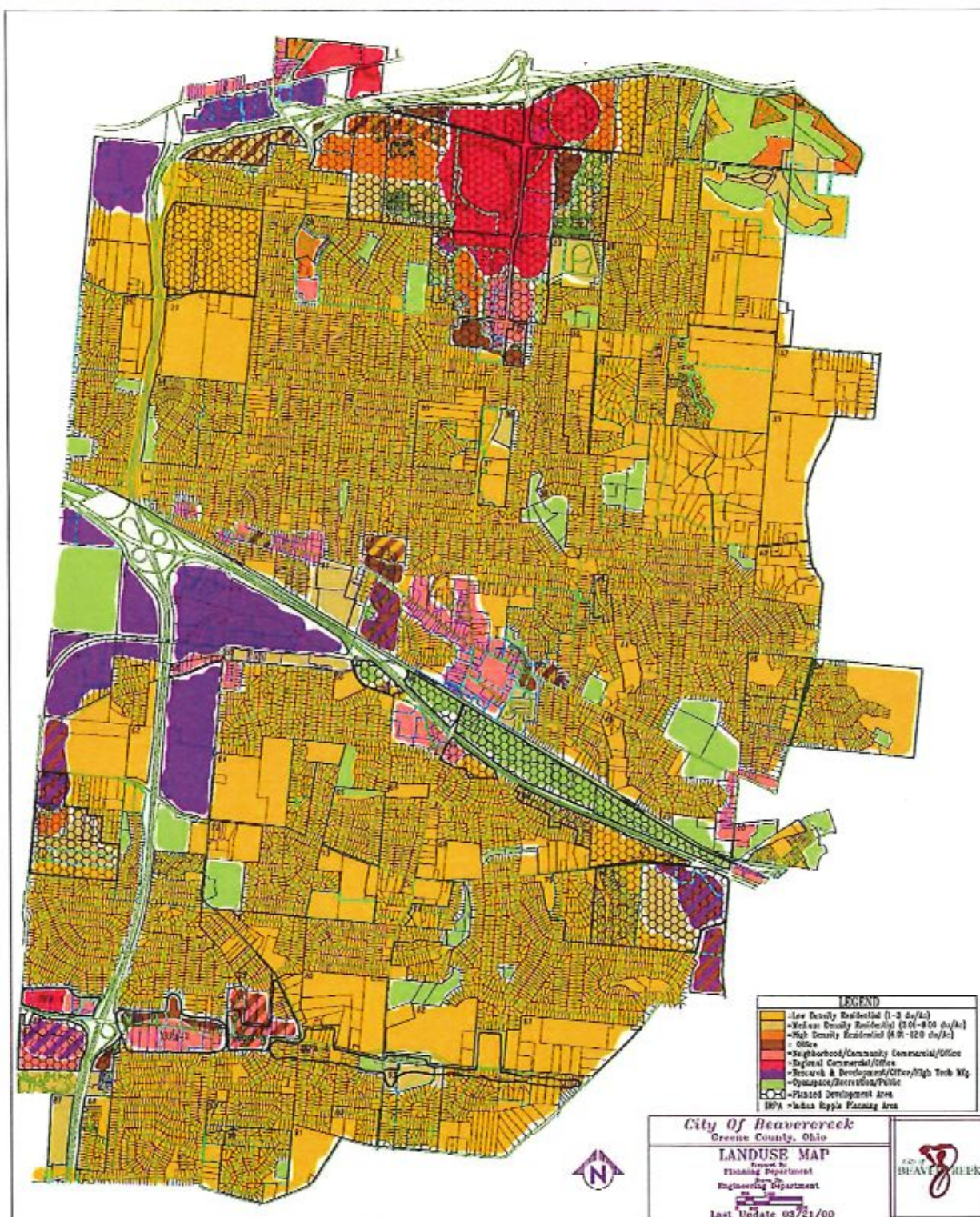
## Exhibit C - Former Land Use Maps for Beavercreek





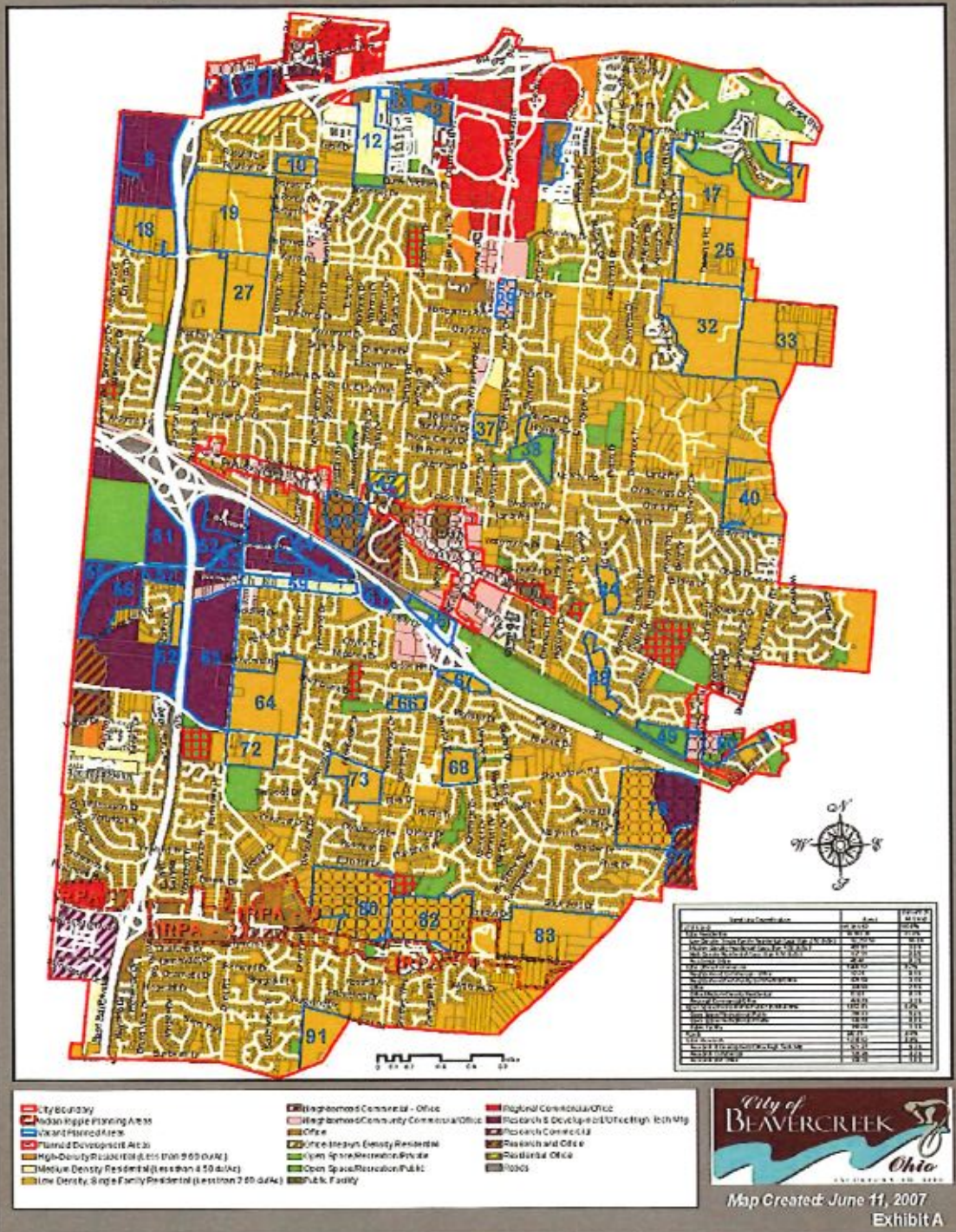




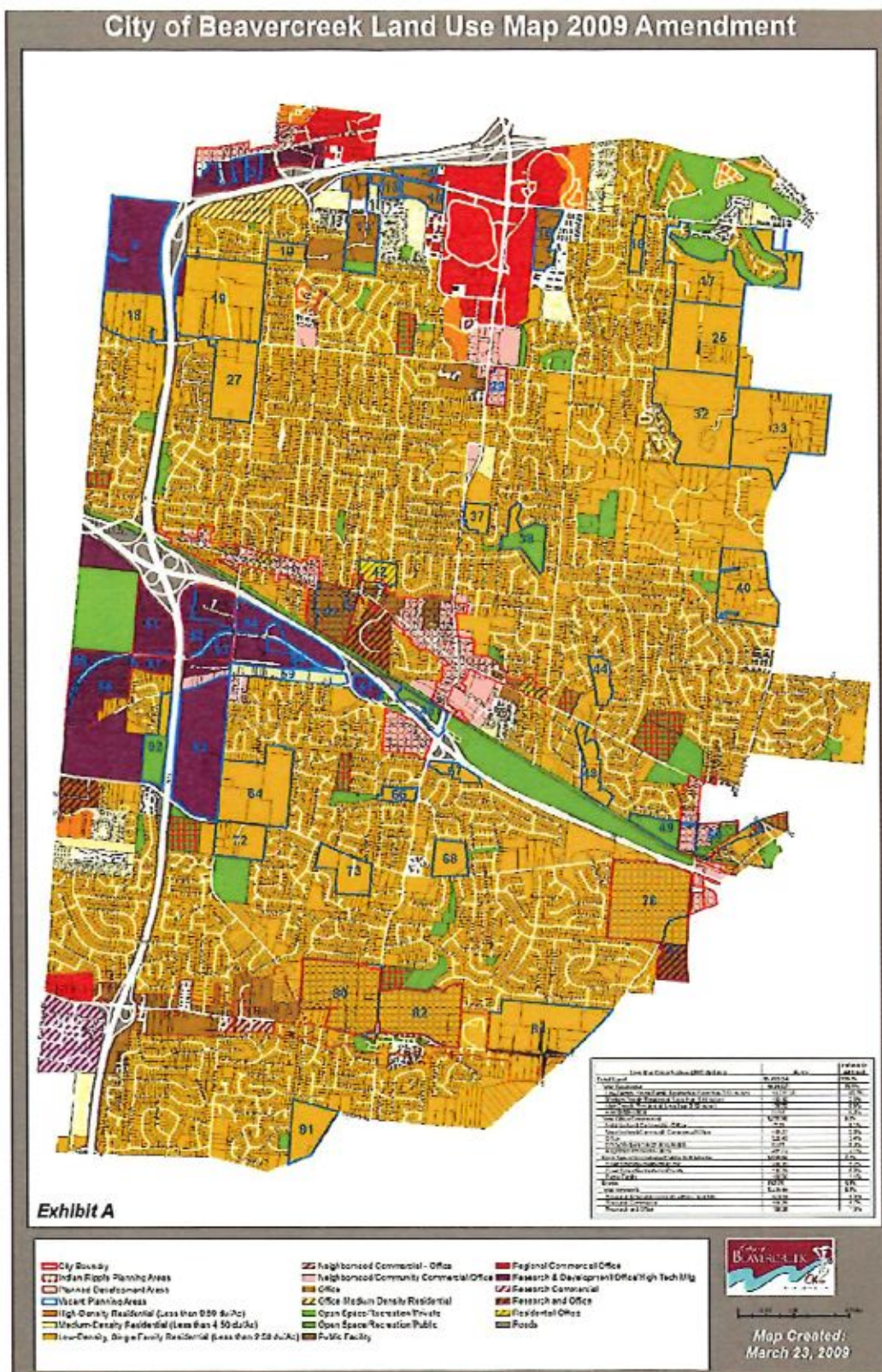




# City of Beavercreek Land Use Map 2007

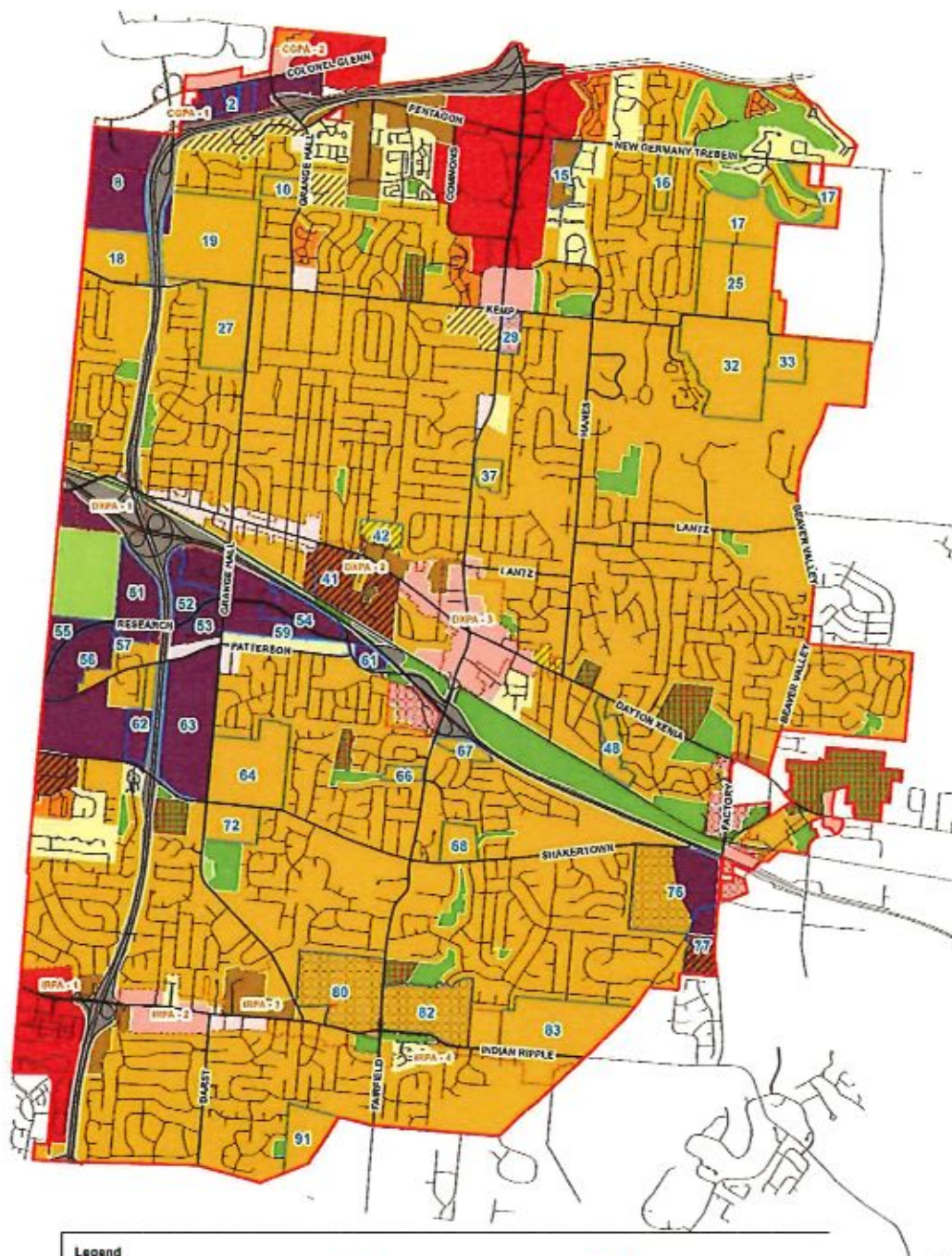








# 2015 Land Use Map



## Legend

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