1368 Research Park Dr
Beavercreek, Ohio

BEAVERCREEK PLANNING COMMISSION
Regular Meeting – June 5, 2019, 6:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES
   A. April 3, 2019

V. PUBLIC HEARINGS
   A. PUD 06-3 SSP #4, Homestead Village
   B. Z-19-1, Specht Rezoning, R-PUD to R-1A

VI. DECISION ITEMS
   A. PUD 95-5 MOD 5/19, Minor, Dodd Dental

VII. ADJOURNMENT

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, April 3, 2019

PRESENT: Ms. Akers, Mr. Hight, Mr. Loftis, Mr. Self, Mr. Shrider

ABSENT: None

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

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

Ms. Akers MOVED approval of the March 6, 2019 minutes. Motion was seconded by Mr. Shrider and PASSED by majority voice vote.

PUBLIC HEARINGS
PUD 06-3 SSP #4, Homestead Village (Applicant requesting to table case until May PC meeting.)

Mr. Hight MOVED to table PUD 06-3 SSP #4 until the May Planning Commission meeting. Motion was seconded by Mr. Shrider, and PASSED by majority voice vote.

PUD 19-1, IH Credit Union- Beavercreek Branch
Clerk Gillaugh read the notice of public hearing on an application filed by Danis Inc., 3233 Newmark Drive, Miamisburg, OH 45342. The application requests approval to rezone 1.595 acres from B-2, Community Business District and A-1, Agricultural District to C-PUD Commercial Planned Unit Development. The property is located at 1464 and 1474 N. Fairfield Road further described as Book 5, Page 5, Parcel 123 and 124 on the Greene County Property Tax Atlas.

Kurt Zissler, Burkhardt Engineering, stated they are requesting to rezone the property to C-PUD. He explained where the property was located, and said they have submitted a basic site plan of what they are proposing to do.

Mr. Burkett summarized the staff report dated March 29, 2019, which stated the applicant is requesting to rezone approximately 1.6 acres from B-2 Community Business District and A-1 Agricultural to a Commercial Planned Unit Development (C-PUD) to construct a credit union. He discussed the location of the property, what currently exists on the property, the surrounding properties' zoning districts, the Land Use Plan designation, and the permitted B-2 uses. Staff recommended approval of the case with five conditions.

In public input, Judy Eckhart, 1521 St. Luke Drive, asked what credit union was interested in building. Mr. Self said it was IH Credit Union.

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

Mr. Loftis asked if an environmental assessment had been completed on the site. Mr. Zissler said they are going through that process.

Mr. Self said they have a B-2 business on an A-1 zoned property, and presumed it was grandfathered since Beck's has been there for years. Mr. Burkett said yes. Mr. Self asked if part of this process will combine the two lots. Mr. Burkett stated that will be a requirement as part of the site plan stage.

Mr. Loftis MOVED to approve PUD 19-1 with five conditions:

1. The concept plan dated "Received March 7 2019" shall be adopted as the location map for this C-PUD.

2. The permitted uses within this PUD shall be those uses that are conditional and permitted in B-2 zoning districts, with the exception of the following:

    - Brewery
    - Drug and alcohol addiction rehabilitation clinics (no overnight facilities)
    - Heating, air conditioning and plumbing service and repair (excluding well drilling)
    - Heating, air conditioning and plumbing stores - retail
    - Residential cleaning services
    - Car rental service
    - Moving trucks and trailers
    - Veterinary clinic with kennels or animal hospitals

3. All new buildings shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.

4. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.

5. There shall be no removal of any trees within this PUD until specific site plan approval has been obtained by City Council.

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

PUD 97-1 MOD 3/19, Minor, Chick-Fil-A Canopy Program
Mr. McGrath summarized the staff report dated March 27, 2019, on a request by Chris Turpen, Agent for Owner, 17743 E. McNair Drive, Suite 200, Tempe, AZ 85143. The applicant, acting as an agent for the property owner, is requesting approval to construct two canopies to cover the order point and the pick-up window at the Chick-Fil-A restaurant at 2360 North Fairfield Road. Staff recommended approval of the case with five conditions and proposed adding a sixth condition regarding the canopy colors need to be reviewed and approved by the Planning Department prior to the issuance of a zoning permit.

Mr. Loftis was concerned about worker safety, and asked if the sidewalk width would be reduced and what the width of the island was going to be. Tasha Bailey, representing Chick-Fil-A, said they did not have plans to bring the sidewalk width in and the island will be 2 feet 10 inches wide. Mr. Loftis asked if staff had any concerns with the width or the traffic circulation of the site. Mr. McGrath stated he did not as long as the pillars would not require the median to be increased or decreased.

Mr. Self explained this reminded him of a canopy bank drive-thru, and asked what the bottom height was. Mr. McGrath stated it was 10 feet. Mr. Self and Mr. McGrath discussed the color of the canopy. Mr. Self asked if the double wide canopy was not attached to the building, but the single canopy was cantilevered from the building. Mr. McGrath said that was correct. He explained another condition he would like to add was regarding consistency with design and color of the canopy and the menu board canopies. Rex Brooking with Chick-Fil-A explained the menu boards were replaced about a week and a half ago and they will match the canopies. Mr. Self and Ms. Bailey discussed how the canopy of the delivery window will be constructed.

Ms. Akers MOVED to approve PUD 97-1 MOD 3/19 with 7 conditions, adding Conditions #6 and #7:

1. All conditions and restrictions of PUD 97-1 and any modifications shall remain in full force and effect.

2. The plans stamped “Received March 26, 2019” shall be the approved plans for this modification.

3. A commercial/industrial zoning permit must be submitted and approved prior to the start of construction.

4. All supporting columns of the canopies shall be constructed of a brick to match the brick used on the building.

5. No signage of any kind shall be permitted to be displayed on the canopies, with the exception of height clearance, if necessary.

6. The materials and colors of the canopies will be reviewed and approved by staff prior to the issuance of a zoning permit.

7. The menu board canopies will be congruent with the new canopies to be installed.

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

ADJOURNMENT
Ms. Akers MOVED adjournment at 6:29 p.m., seconded by Mr. Hight. Motion PASSED by majority voice vote.

_____
Melissa Gillaugh
Deputy Clerk

CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT

Meeting Date: June 5, 2019	**Reference Topic** PUD 06-3 SSP #4
Agenda Reference No.	Homestead Village

ACTION REQUESTED		
[X] Approval	[ ] Disapproval	[ ] Table
[ ] Review and Comment	[ ] No Action Requested	[ ] Other

REQUEST BY APPLICANT:

The applicant is requesting approval of a specific site plan within PUD 06-3, which is located on Grange Hall Road between Pentagon Blvd. and Kemp Road, approximately 200 feet south of Lujon Drive. Specifically the request is to allow for the construction of a 130-unit, retirement community-senior apartment complex on 6.7 acres.

STAFF RECOMMENDATION:

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

PROCEDURAL OPTIONS FOLLOWING ACTION:

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

Burkett

CITY OF BEAVERCREEK STAFF REPORT

May 31, 2019

PROJECT: **Homestead Village**

CASE NO.: PUD 06-3 SSP#4

APPLICANT: AB Partners
C/O David Montgomery
2700 Kettering Tower
40 North Main Street
Dayton, OH 45423

REQUEST

The applicant is requesting approval of a specific site plan within PUD 06-3, which is located on Grange Hall Road between Pentagon Blvd. and Kemp Road, approximately 200 feet south of Lujon Drive. Specifically the request is to allow for the construction of a 130-unit, retirement community-senior apartment complex on 6.7 acres.

ANALYSIS

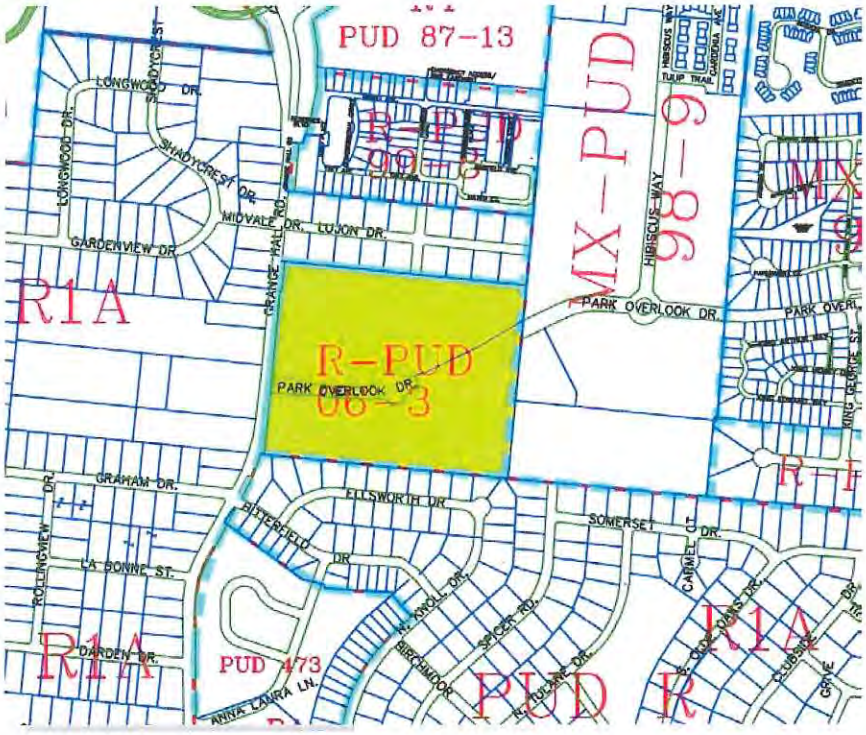
Existing Site Conditions

The southern portion of the PUD is currently vacant, consisting of open fields and woods as well as a detention pond, as shown on the aerial photo to the right. The southwest corner of the property contains an older house, currently being utilized as a rental. This application represents the 6.7 southeastern portion of the PUD, highlighted in yellow in the aerial photo.

Surrounding Zoning and Uses

An amendment to this PUD approved in January of 2017 allowed for the construction of anassisted living/memory care facilities, and retirement communities on the south side of Park Overlook in this PUD. The conditions of approval state that the uses of the southern portion of the PUD (south of Park Overlook Drive) include:

"Assisted living facilities, independent living facilities, memory care facilities, adult day care and/or retirement communities."



The Zoning Code defines retirement communities as:

RETIREMENT COMMUNITY. An age-restricted development providing housing for the elderly in conformance with 42 USC Section 3607(b)(2), which may include detached and attached dwelling units and apartments for independent living, and may also have a nursing home component.

Therefore a senior apartment complex, with an age restriction of 55 and up, is considered a retirement community by our zoning code, and therefore the use is permitted within the guidelines of the PUD.

The surrounding zoning and uses are as follows:

Direction	Surrounding Zoning	Surrounding Use
North	**R-PUD 06-3; R-1A**	Skilled Nursing Home; Single Family Residential
South	**R PUD 471,472**	Single Family Residential
West	**R-1A**	Large Lot Single Family Residential
East	**MX-PUD 98-9**	High Density Residential, City Nature Preserve

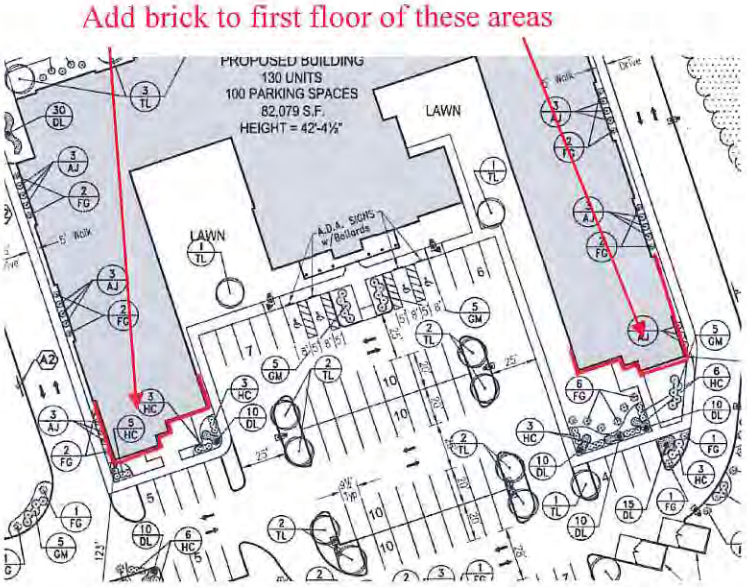
Density and the Land Use Plan

The proposed senior apartment/retirement community will have 130 units on 6.7 acres, or a density of 19.4 dwelling units per acre. This density is higher than what is permitted in a traditional high density residential development as defined by the Land Use Plan, however the Land Use Plan also states:

"In considering applications for development of projects that consist of elderly assisted living units and/or senior apartments, the Planning Commission and City Council may approve developments which exceed the density limits if it is determined that the project impact is less than a non-elderly project."

The applicant has provided resident data from a similar project (Hampton Woods in Columbus http://www.hamptonwoodscolumbus.com/) that has shown over the last three years 41-43% of the residents do not have automobiles, 83%-77% of the residents are not employed and have an average age of 72. Based on this data, the applicant has shown, and our engineer is in agreement, that this will generate an average daily trip of 3.7 trips per unit, or 481 trips per day. A traditional apartment yields 7.32 trips per day, or for 130 units (at any density), 952 trips per day, which is a significantly higher impact than the senior apartment/retirement community. Additionally, as seen below, the majority (81%) of the units are single bedroom, and average 564 square feet per unit, which is much smaller unit sizes than multi-family projects we've seen in the recent past.

Building Design



The proposed three-story, 82,079 square foot retirement community/senior apartments is proposed to be 244 feet long, 302 feet wide and 35.5 feet to the middle point of the gabled roof. The building will be constructed mostly of grey cement board siding, will have a 3' white brick base that wraps the entire building, and white brick sections on the front of the building. The first floor of the front of the building, as well as the front corners the building are shown as constructed as the same white brick. Staff has added a condition that the rear corners of the building, areas highlighted on the plan to the right, shall also have brick on the first floor. The proposed building will also have white trim accent features on the gutter boards and fascia, as well as at the main entry feature on the north side of the building. Staff has added a condition that the final color samples be reviewed and approved by the Planning Department prior to the

issuance of a zoning permit, as the plans included in your packet slightly vary, depending on the printer.

Unit Types

The breakdown of the 130 units are as follows:

Unit Type Count

2% ACCESSIBILITY REQ. = 2.8 UNITS, 3 PROVIDED

UNIT	ANSI 117.1 UNIT TYPE	SQ. FEET	# OF UNITS
ONE BEDROOM	TYPE B UNIT	517 SQ. FT.	101
ONE BEDROOM DELUXE	TYPE B UNIT	674 SQ. FT.	2
ONE BEDROOM	TYPE A UNIT	517 SQ. FT.	2
TWO BEDROOM	TYPE B UNIT	752 SQ. FT.	24
TWO BEDROOM	TYPE A UNIT	752 SQ. FT.	1
		TOTAL DWELLING UNITS	130

Setbacks and Buffers

When this PUD was amended in early 2017, there was a 50-foot buffer established along the southern property line, as well as along Grange Hall Road. As evident in the proposed site plan, no encroachment within these 50-foot buffers has been proposed.

The proposed building will be set back approximately 113 feet from Park Overlook Drive, 123 feet from the southern property line, over 800 feet from Grange Hall Road and 104 feet from the eastern property line. Staff has no concerns with the proposed placement of the building.

Park/Impact Fees

The applicant will have to pay impact fees with this application, before any release of a zoning permit. In addition to impact fees, there is a requirement for the dedication of parkland or fee-in-lieu of parkland dedication at the discretion of the Parks Director. The amount is based on a formula multiplying the number of units and the average number of people per unit type (single vs. multi-family). In this particular case, the City will be accepting some land (approximately 1.25 acres, to the east of the development, as it abuts City land) as well as a partial payment of fees in lieu of dedication.

Access and Transportation Improvements

The proposed site plan shows a solitary access point to the site, just off an access drive south of the round-about on Park Overlook Drive. The parking areas for the proposed site are to the north and south of the building, and a two-way access drive circumnavigates the proposed building, as required by the Fire Department. The applicant has included a sidewalk connection from the drop-off bypass area in the front of the building to the sidewalk along Park Overlook Drive.

Parking

The applicant has provided 100 off-street parking spaces, including eight handicap off-street parking spaces with the proposed site plan. Per guidelines set forth in the Zoning Code, senior apartments should provide a minimum of two off-street parking space for every three units, plus one off-street parking space for each employee on the largest shift. The proposed 130 units calculates to 86 off-street parking spaces and per the applicant, the assisted living facility will have four employees on the largest shift. Therefore they are required to provide 90 off-street spaces, which they exceed. ADA minimum guidelines require four handicap reserved spaces for parking lots of this size, and an additional two are required by our zoning code, therefore six are required. They exceed this amount.

Utilities

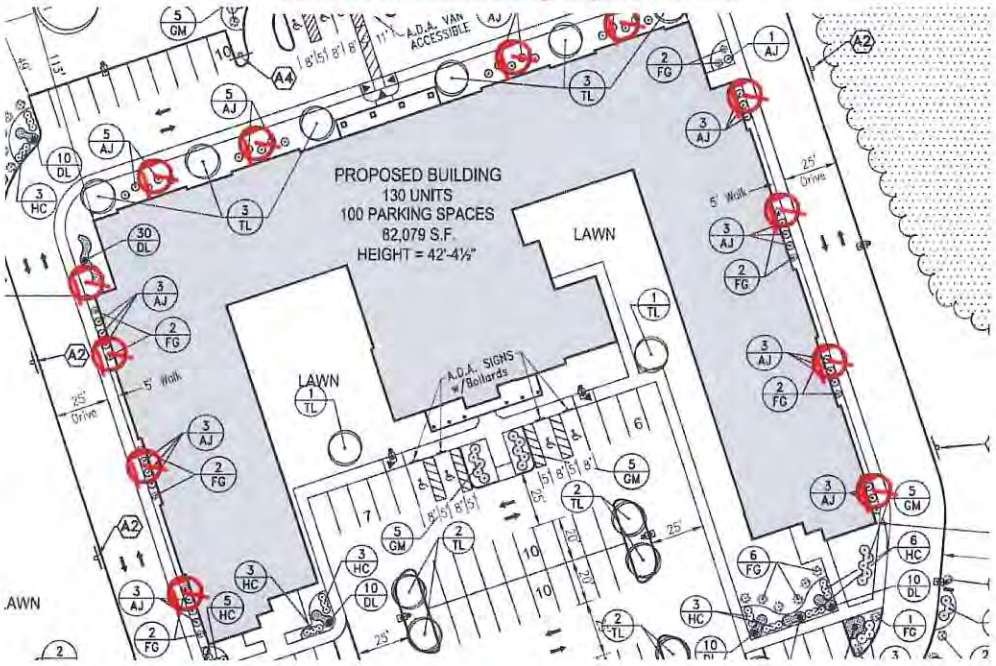
Water and sewer services are available to this site.

Stormwater Management

Prior to the release of a zoning permit for this application, all concerns and requirements for stormwater management of the City Engineering Department will be addressed and satisfied. They propose to modify and utilize the existing detention pond that is to the west of the proposed building.

Screening, Landscaping and Open Space

Add trees that are highlighted in red*



*general area only. Final location to be determined on the final landscape plan.

Staff is generally pleased with the overall landscape plan for the site. The shown evergreen trees, shade trees, shrubs and decorative plants will add to the overall attractiveness of the site. The proposed plan shows a row of 6-foot evergreen trees to be installed along the southern property line that will help partially screen the proposed building from the neighbors to the south. Staff has added a condition in the proposed Resolution that requires all existing trees on site that are within the area labeled "wooded area to remain" portion of the landscape plan to remain unless their removal is specifically approved by the Planning Department, and that the final landscape plan should incorporate the existing trees as well. The intent is to ensure that the mature trees and extra screening on site are not removed unless absolutely necessary. Staff has also added a condition that additional shade trees be planted along the front and side elevations of the building, and that the landscape areas along those sides be widened, if needed, to accommodate said landscaping. While the proposed amount of landscaping along the road and throughout the site is significant, the additional trees immediately adjacent the building will help soften the appearance of the building along Park Overlook Drive. The final plans will also need to show 24" evergreen bushes planted along the two parking areas that face the residential neighborhood to the south.

Lighting

While no lighting plan has been included in the packet, staff has added conditions that limit the height of pole mounted fixtures to 16 feet tall. Prior to the release of a zoning permit, a final lighting plan will need to be approved to ensure height compliance, as well as the use of full cut-off fixtures and zero foot-candles of light at the property lines abutting the residential properties to the south.

Signage

The applicant has not included plans for ground signage at this time. The applicant shall submit plans for any future signage, to the Planning Department for review and approval prior to the issuance of a permit for any sign on the site. A condition has been added that they shall be allowed one permanent ground sign associated with this project, and that it shall be located on a stone base, and shall be no more than 32 square feet per sign face and a maximum of 5 feet tall.

Construction Hours

Being in the vicinity of residential, staff has added a condition that outdoor construction shall be limited from Monday thru Saturday 7:00 am to 7:00 pm. This won't preclude indoor work such as HVAC, electrical, plumbing, etc. from occurring outside of those parameters once they get the building under roof and enclosed.

RECOMMENDATION

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

PARK OVERLOOK DRIVE
LANDSCAPE DETAIL
GRAPHIC SCALE
704.25'
S 02°01'42" W

AB PARTNERS LLC

SPECIFIC SITE PLAN APPLICATION

6.7 +/- ACRES PARK OVERLOOK DRIVE

The proposed development is to be located on 6.7 +/- acres of the current 12-acre parcel and adjacent to Park Overlook Drive at the southern terminus of the existing roundabout, closest to Grange Hall Road. The proposed development is classified as a retirement community, which will be age restricted to residents 55 and older. Consistent with the expectations of a retirement community, there will be a variety of amenities located on site for the convenience of the residents.

This age-restricted independent living apartment complex will be built in a single phase and consist of 130 one- and two-bedroom units ranging in size from approximately 500 to 750 square feet. The facility will consist of an approximate 9,000 square foot centralized "Town Center" which provides a variety of services onsite for the residents and furthers resident interaction. Amenities within the Town Center will include such items as senior focused programing, wellness counselling and doctor referral services, an arts and craft room, fitness facility, game room, party room, salon, coffee bistro, etc. These amenities are limited to the use of the residents and their guests and otherwise not open to the general public.

Being an age restricted community, the impact of this project on the City and surrounding areas is quite different than that of a traditional multi-family apartment complex. Included within the Application is a comparison of the lessened impact of this project from more traditional uses.

Given the proximity of this project to I-675, the Mall at Fairfield Commons, and the surrounding commercial corridors, including Soin Hospital, many of the additional needs and services required by the residents will be located in very close proximity.

The proposed development is very similar to an existing operation in Columbus, Ohio, being Hampton Woods. Market studies have indicated the Beavercreek project would fill and existing need within the community to find affordable senior housing for independent living within the context of a retirement community. Based upon market data and existing experience, the average age of a resident would be 69-70 years old with approximately 1/2 to 2/3 of the residents being female. Approximately 2/3 of the residents would have a car with the other 1/3 not and thus relying upon transportation provided through the retirement community or alternative means such as family, or other private shuttle services. Under 25% of the residents would have some form of employment with most of that employment being on a part-time basis.

From a traffic impact standpoint, unlike a traditional apartment or multi-family residential development, the age-restricted component of this project plays a significant role in minimizing traffic impact. With an average age of residency being 72 years old, as a general statement they tend to travel during off peak hours and tend to make fewer trips each day and throughout the week. The existing road systems are sufficient to handle the impact of this project.

1L03512

In regards to other City services such as police and EMS services, it is not anticipated there would be any significant increase to those services. There will be on-site property management to assist residents. Additionally, with this type of development, the same has on site security systems, there is likely less vandalism, property damage or other types of incidences that would invoke a police response.

Lastly, as the overall property will be under common ownership it will be actively managed and appropriately maintained. Accordingly, the need for restrictive covenants, an owners' association or similar type of governing entity are not required. There will be tenant rules and regulations and other mechanisms utilized for the use of indoor and outdoor common areas related to the project. Again, given the fact that this an age restricted independent living community, the activities associated with the operation of the facility and the use of the facility and grounds by the tenants will not be disrupted to surrounding property owners.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
June 5, 2019

RE: PUD 06-3, SSP #4
Homestead Village

WHEREAS, AB Partners, c/o David Montgomery, 2700 Kettering Tower, Dayton Ohio 45423, agent for the property owner, has filed an application requesting approval of a specific site plan to allow the construction of a 130-unit retirement community-senior apartment complex to be constructed on 6.7 acres on property located on the southeast corner of Park Overlook Drive and Grange Hall Road, further described as Book 1, Page 11, Parcel 67 on the property tax maps of Greene County, Ohio; and

WHEREAS, public hearing was held on June 5, 2019 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Planning Commission finds that the facts submitted with this specific site plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for specific site plan approval as per Section 158.066 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in approving this portion of the specific site plan.

NOW, THEREFORE BE IT RESOLVED,

SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this specific site plan for Homestead Village, PUD 06-3, Specific Site Plan #4 with the following conditions and requirements.

SECTION II

1. The approved site plan shall be the plans stamped "Received May 29, 2019" except as modified herein.

2. The approved architectural elevations shall be the plans stamped "Received May 29, 2019" except as modified herein.

3. A PUD Agreement must be signed by the owner and a bond or letter of credit for the site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.

4. The final landscape plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building. Additional shade trees, as depicted in Exhibit A shall be included in the final landscape plan, subject to review and approval by the Planning Department prior to the release of the zoning permit.

5. Prior to any grading on site, the applicant shall install a temporary grading limit fence, around areas labeled as "wooded areas to be preserved" on the landscape plan. If any landscaping or grading is disturbed outside of the grading limit, the applicant shall submit and receive approval of an amended landscape plan showing mitigation for the disturbed areas, prior to the release, or reduction of any landscaping bonds.

6. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls) on each building. Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public

7. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.

8. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally installed, within three months weather permitting.

9. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.

10. Prior to the issuance of a zoning permit, final cut sheet details, showing the design of wall pack or sconce lighting, and photometric plans for lighting of the buildings and site shall be reviewed and approved by the Planning Department. The maximum mounting height for any pole mounted fixture shall be 16' from adjacent grade. Full cutoff fixtures shall be used throughout the site. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be

located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of a zoning permit.

11. Final topography and grading plans shall be submitted for review and approval by the City Engineer prior to submission of application for final subdivision and must be approved prior to the issuance of a site-grading permit.

12. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of any zoning permits for this project.

13. Final drainage calculations shall be approved by the City Engineer prior to the release of the record plan for recording.

14. Prior to the release of the record plan for recording, the applicant shall sign a Subdivider's Contract and submit a bond or letter of credit for the public improvements if required by the City Engineer. Cross access shall be shown on the record plan along the western property line.

15. The outdoor construction hours shall be limited to 7:00 AM to 7:00 PM, Monday thru Saturday.

16. Prior to the release of the record plan, a combination of parkland dedication and/or as fees in-lieu of dedication of parkland shall be paid as determined by the Parks Director.

17. Prior to the release of the zoning permit, impact fees for the development shall be paid as determined by the City Manager.

18. There shall be a limit of one ground sign, which shall include a minimum 1-foot tall, brick and/or stone base, which shall be a maximum of 5 feet tall and have a sign face of up to 32 square feet per side. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign.

19. Material and color samples shall be submitted to the Planning Department for review and approval prior to the issuance of a zoning permit.

20. The final architectural elevations shall include brick encompassing the first floor, on elevations highlighted in Exhibit B. The final design shall be reviewed and approved by the Planning Department prior to the release of a zoning permit.

21. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the

building by using materials compatible with those found on the building. The final design shall be reviewed and approved by the Planning Department prior to the issuance of a zoning permit. All ground mounted mechanical equipment shall be screened from view per the review and approval of the Planning Department

22. The final location of the water line required by the county shall be subject to approval by the Greene County Sanitary Engineering Department and the City of Beavercreek, prior to the release of the subdivision for recording.

SECTION III

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

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

ADOPTED: June 5, 2019

VOTING FOR ADOPTION:

VOTING AGAINST:

_____
Chairman

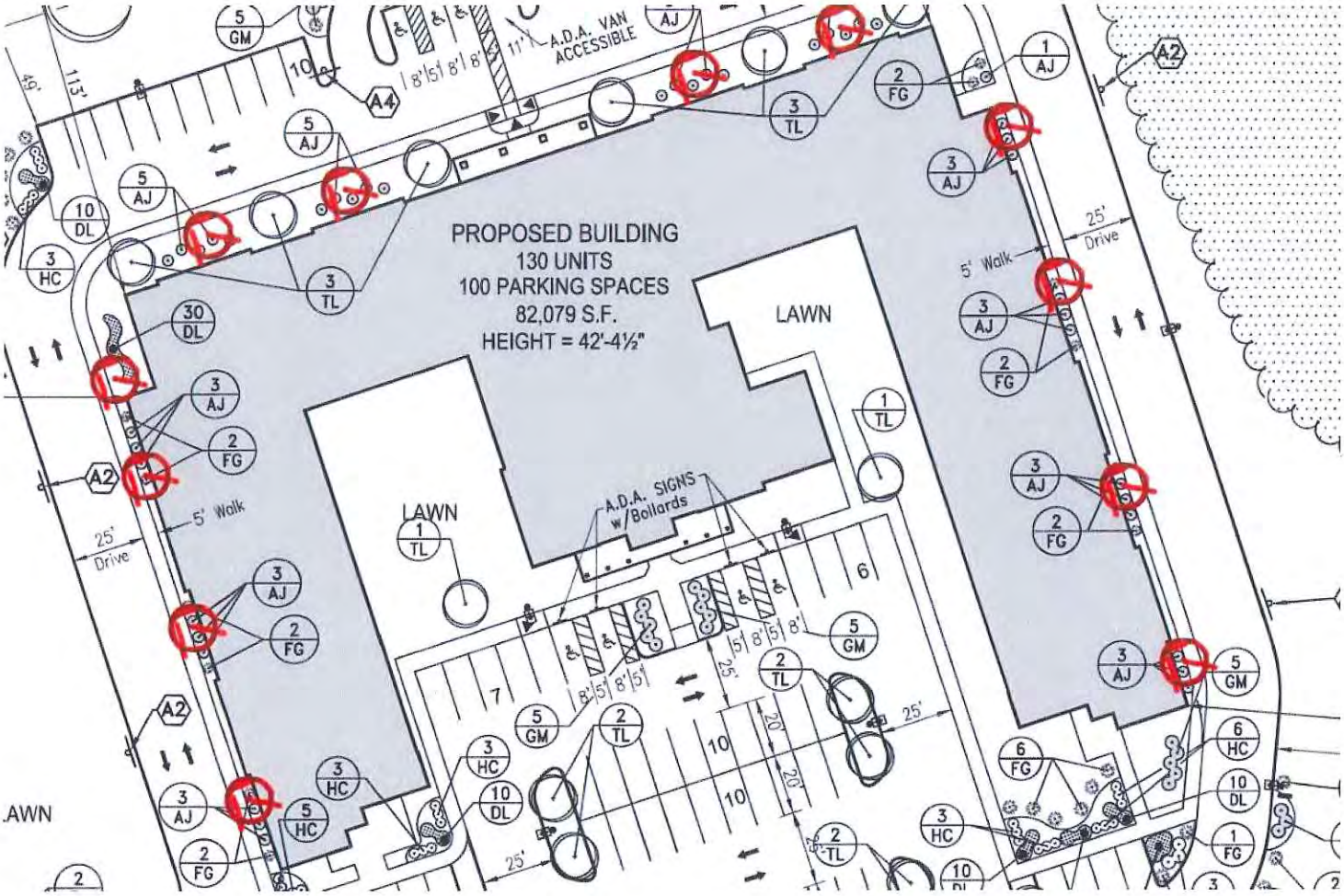
Attest:

_____

PUD 06-3 SSP #4 Homestead Village Resolution

Exhibit A

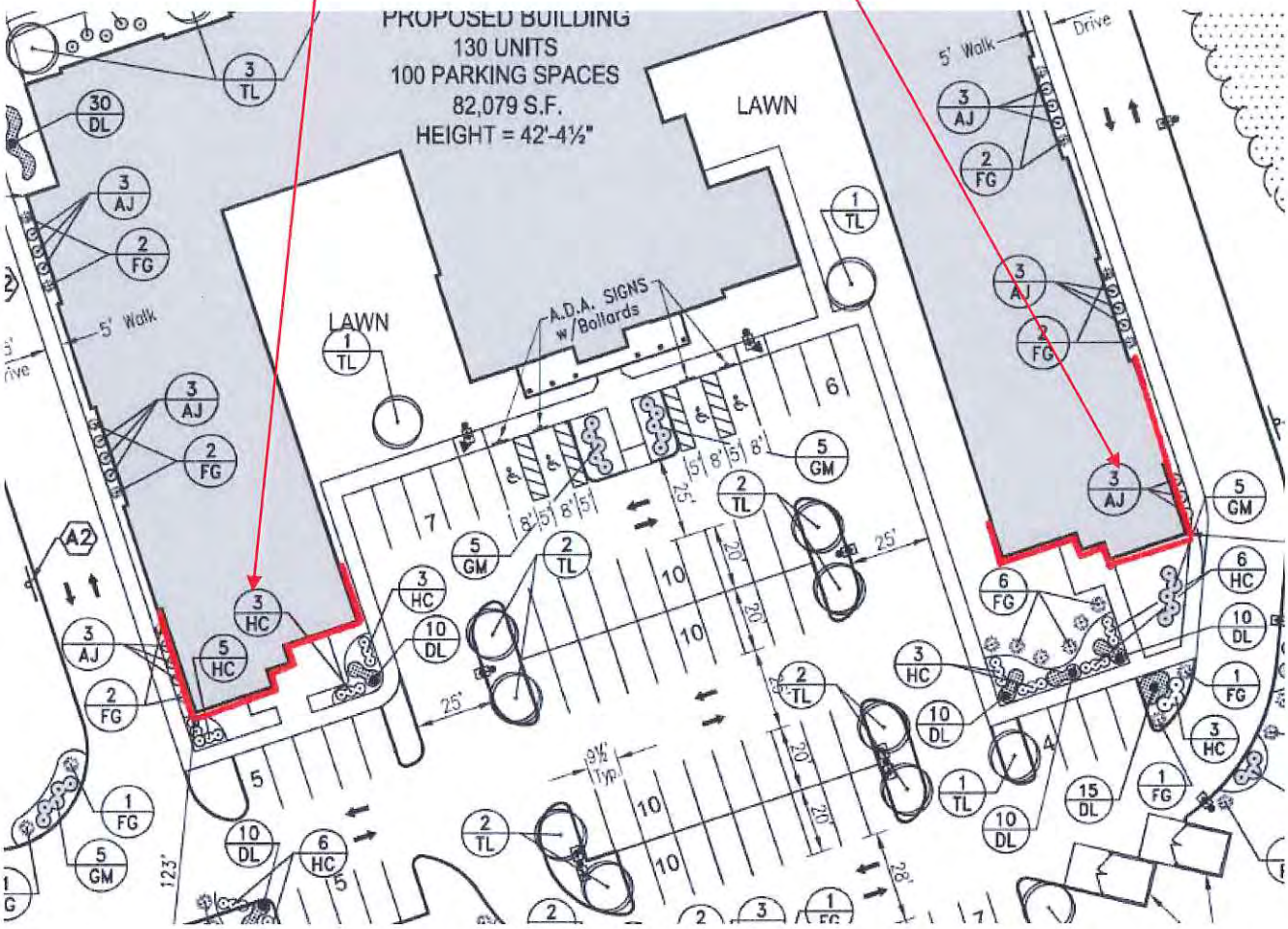
Add trees that are highlighted in red*



*general area only. Final location to be determined on the final landscape plan.

Exhibit B

Add brick to first floor of these areas



ORDINANCE NO. 16-34

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER WALLACE ON THE 28TH DAY OF NOVEMBER, 2016.

AN ORDINANCE AMENDING ORDINANCES #06-25 and #10-16 REZONING AND CONCEPT PLAN (PUD 06-3) TO MODIFY THE PERMITTED USES TO INCLUDE "ASSISTED LIVING FACILITIES, INDEPENDENT LIVING FACILITIES, MEMORY CARE FACILITIES, ADULT DAY CARE AND/OR RETIREMENT COMMUNITIES" FOR THE PUD PORTION SOUTH OF PARK OVERLOOK DRIVE. THIS PROPERTY IS FURTHER DESCRIBED AS BOOK 1, PAGE 11, PARCEL 67 ON THE GREENE COUNTY PROPERTY TAX ATLAS. (PUD 06-3, AMENDMENT 9/16)

Whereas, the Granger Group, 2221 Health Drive SW, Suite 2200, Wyoming, Ohio 49519, (Agent for the owner) has filed an application requesting approval of an amendment to PUD 06-3 rezoning and concept plan; and

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

WHEREAS, Beavercreek City Council finds that the facts submitted with the application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for Planned Unit Development approval as per in §158.068 of the Zoning Code; and

WHEREAS, Beavercreek City Council finds that, pursuant to §158.071 of the Zoning Code, each and all of the included uses are appropriate for this specific Planned Unit Development; and

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

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

SECTION I

That the permitted uses for the southern portion of PUD 06-3 are hereby amended.

SECTION II

1. All conditions of R-PUD 06-3 and Ordinance 06-25 and Ordinance 10-16 shall remain in full force and effect except where modified herein.

2. The plan stamped "Received September 12, 2016" highlights the area subject to this zoning amendment and shall be incorporated as part of this zoning amendment approval, except as further modified by the following conditions.

3. The principal and accessory uses permitted in this residential Planned Unit Development shall be amended as follows:

    A. For the portion of the PUD, south of Park Overlook Dr., the following uses shall be permitted.

        i. Assisted living facilities, independent living facilities, memory care facilities, adult day care and/or retirement communities.

        ii. Two-Family Dwelling (no more than 2 units per building), so long as density within the area associated with Two-Family Dwellings does not exceed density permitted in original Ordinance (2.47 du/ac).

4. There shall be a 50-foot buffer from the southern property line of the PUD and a 50-foot buffer along Grange Hall Road.

5. Building plans, designs, and elevations for an assisted living facility, memory care facility, adult day care and/or retirement community, south of Park Overlook Drive shall be subject to review and approval by the Planning Commission and City Council at the specific site plan stage. The majority of the exterior construction materials must consist of wood, stone, hardy plank and/or brick or other material acceptable to the Planning Commission and City Council at specific site plan stage.

6. The applicant shall be required to pay all applicable park fees and impact fees as determined by the City Engineer, City Manager, Planning Department, Parks Department, and/or City Attorney prior to releasing the record plan for recording.

SECTION III

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 IV

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

PASSED this 9th day of January, 2017.

Bob Stone, Mayor

ATTEST:

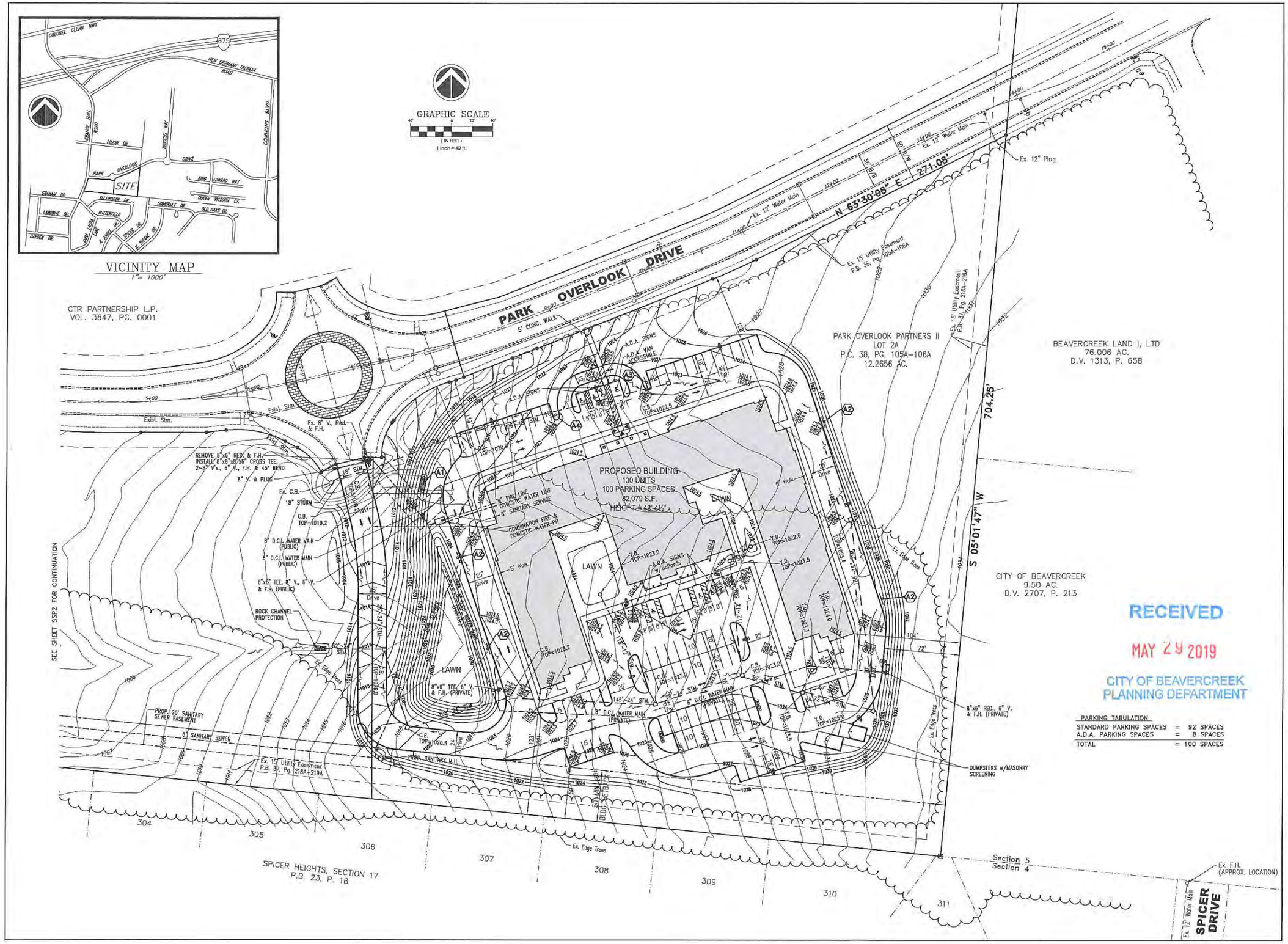
Dianne Lampton, Clerk of Council

SUMMARY

This Ordinance adopts a recommendation to amend Ordinances #06-25 and #10-16 to modify the principal and accessory uses for the southern portion of PUD 06-3.

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

PUD 06-3 Amend 9-16 First & Main Ord



RECEIVED
MAY 29 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

PARKING TABULATION

STANDARD PARKING SPACES	=	92 SPACES
A.D.A. PARKING SPACES	=	8 SPACES
TOTAL	=	100 SPACES

HOMESTEAD AMERICA

Park Overlook Drive
City of Beavercreek
Greene County, Ohio

DEVELOPER:

HOMESTEAD America
369 East Livingston Avenue
Columbus, Ohio 43215
614-221-5400

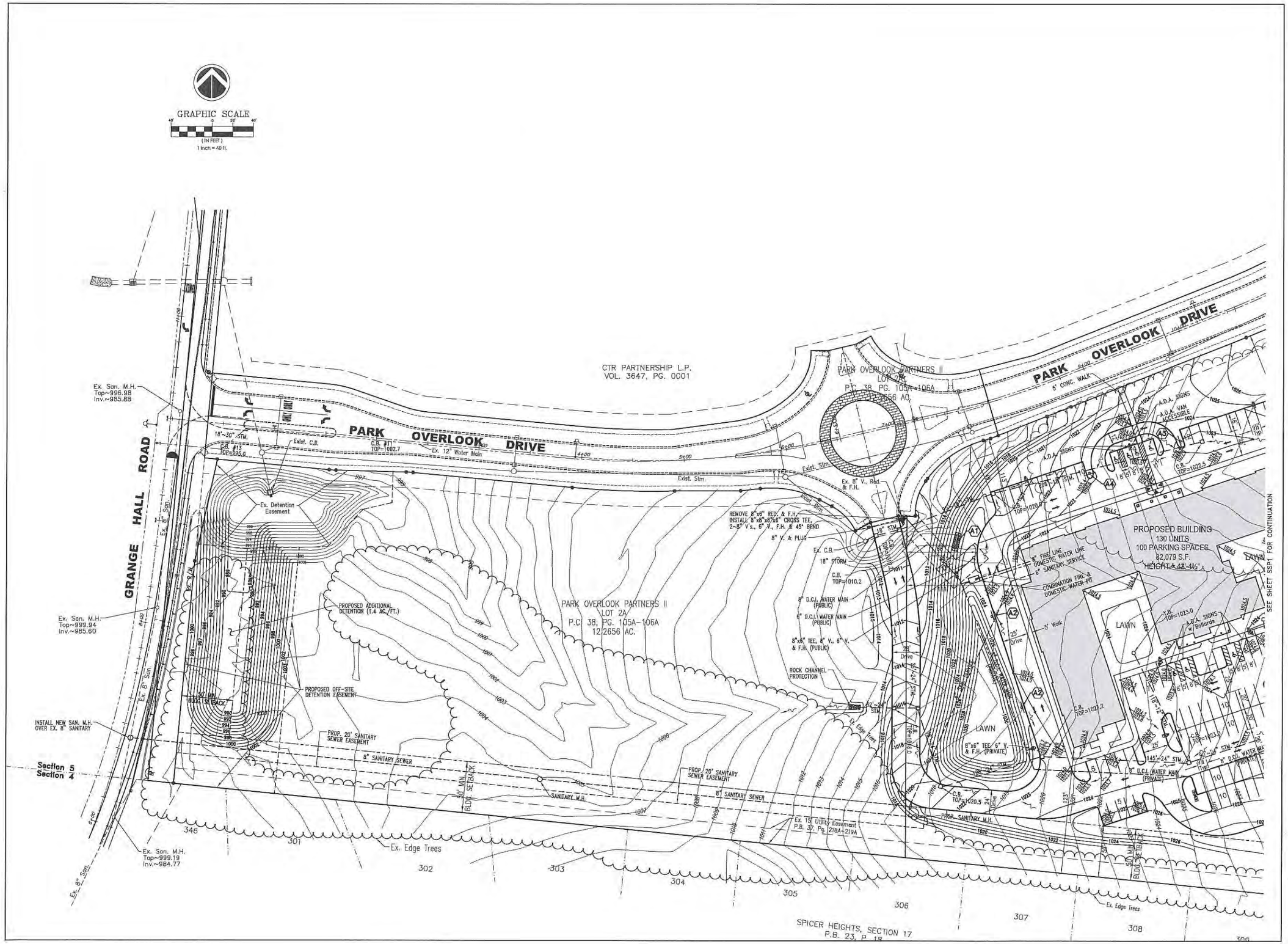
ENGINEER:

REINKE GROUP
959 Congress Park Drive
Dayton, OH 45459
(937) 434-4810

Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying

REVISIONS:

DESIGNED BY:
DRAWING BY: TTL
DATE: May 29, 2019
JOB NUMBER:
TITLE: SITE GRADING & UTILITY PLAN
SHEET NUMBER: SSP1
COMMENTS:



HOMESTEAD AMERICA

Park Overlook Drive
City of Beavercreek
Greene County, Ohio

DEVELOPER:

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ENGINEER:

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(937) 434-4810

Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying

RECEIVED
MAY 29 2019
CITY OF BEAVERC...
PLANNING DEPART...

REVISIONS:

DESIGNED BY:
DRAWING BY: TTL
DATE: May 29, 2019
JOB NUMBER:
TITLE: OFF-SITE DETENTION & UTILITY PLAN
SHEET NUMBER: SSP2
COMMENTS:

LANDSCAPE REQUIREMENTS

PARKING AREA = 48,290 S.F. 4% REQUIRED = 1,932 S.F.

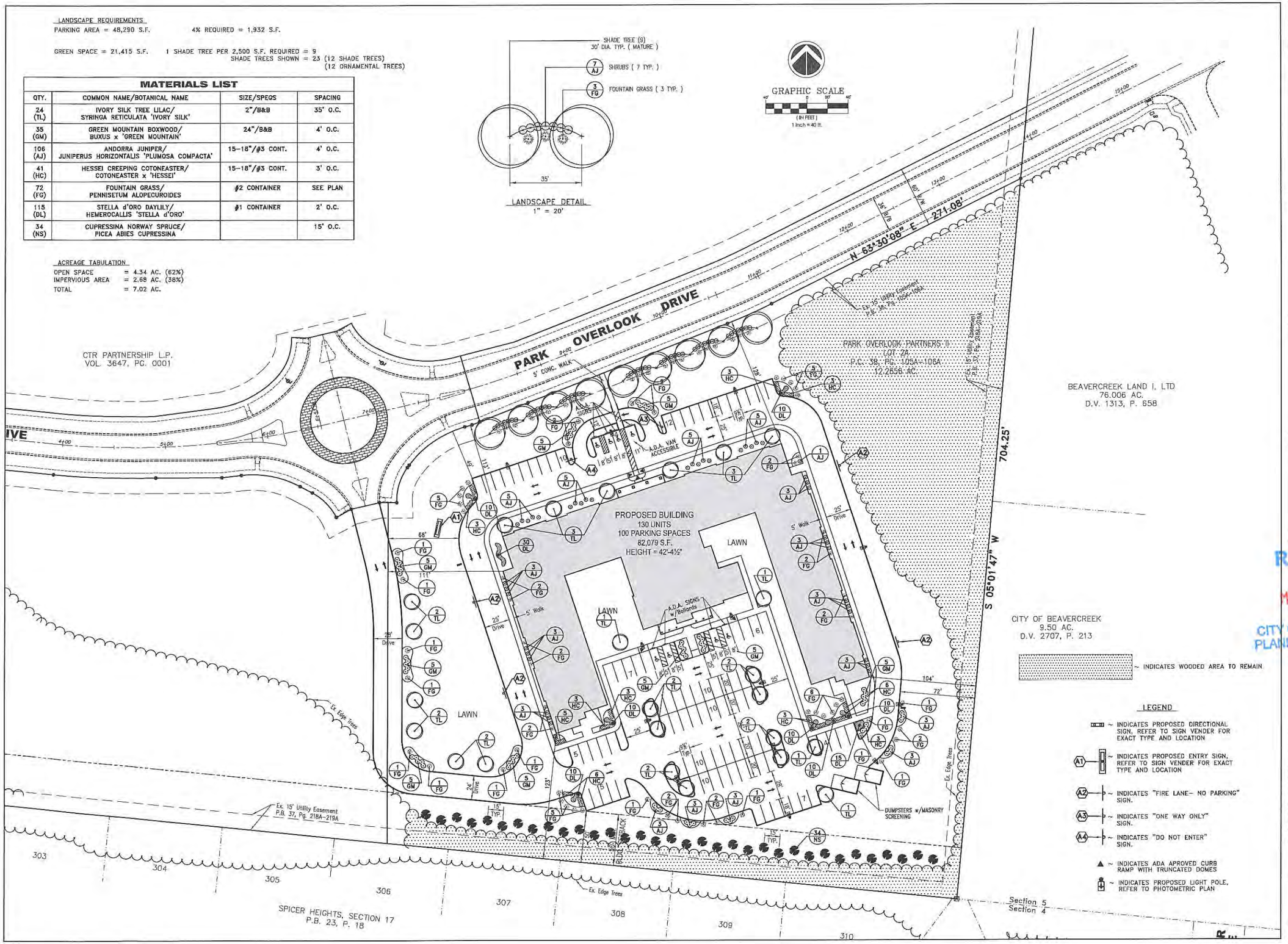
GREEN SPACE = 21,415 S.F. 1 SHADE TREE PER 2,500 S.F. REQUIRED = 9
SHADE TREES SHOWN = 23 (12 SHADE TREES)
(12 ORNAMENTAL TREES)

MATERIALS LIST

QTY.	COMMON NAME/BOTANICAL NAME	SIZE/SPEQS	SPACING
24 (TL)	IVORY SILK TREE LILAC/ SYRINGA RETICULATA 'IVORY SILK'	2"/B&B	35' O.C.
35 (GM)	GREEN MOUNTAIN BOXWOOD/ BUXUS x 'GREEN MOUNTAIN'	24"/B&B	4' O.C.
106 (AJ)	ANDORRA JUNIPER/ JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	15-18"/#3 CONT.	4' O.C.
41 (HC)	HESSEI CREEPING COTONEASTER/ COTONEASTER x 'HESSEI'	15-18"/#3 CONT.	3' O.C.
72 (FG)	FOUNTAIN GRASS/ PENNISETUM ALOPECUROIDES	#2 CONTAINER	SEE PLAN
115 (DL)	STELLA d'ORO DAYLILY/ HEMEROCALLIS 'STELLA d'ORO'	#1 CONTAINER	2' O.C.
34 (NS)	CUPRESSINA NORWAY SPRUCE/ PICEA ABIES CUPRESSINA		15' O.C.

ACREAGE TABULATION

OPEN SPACE = 4.34 AC. (62%)
IMPERVIOUS AREA = 2.68 AC. (38%)
TOTAL = 7.02 AC.



HOMESTEAD AMERICA

Park Overlook Drive
City of Beavercreek
Greene County, Ohio

DEVELOPER:

HOMESTEAD America
369 East Livingston Avenue
Columbus, Ohio 43215
614-221-5400

ENGINEER:

REINKE GROUP
959 Congress Park Drive
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(937) 434-4810

Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying

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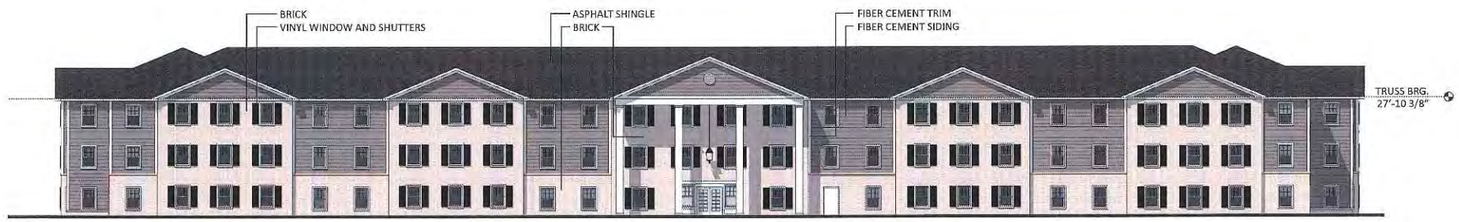
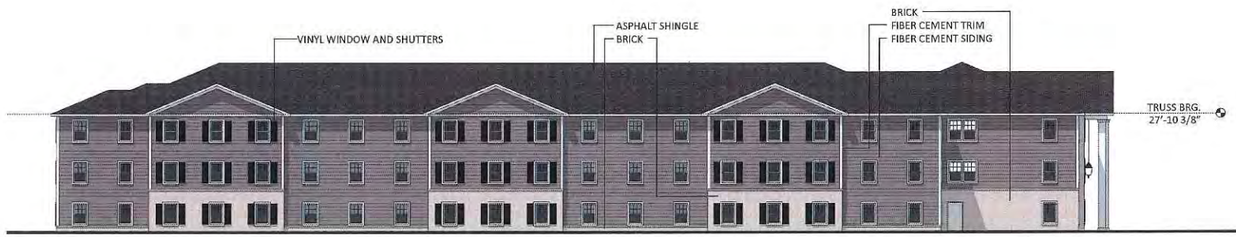
MAY 29 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

REVISIONS:

DESIGNED BY:
DRAWING BY: TTL
DATE: May 29, 2019
JOB NUMBER:
TITLE: LANDSCAPE PLAN
SHEET NUMBER: SSP3
COMMENTS:

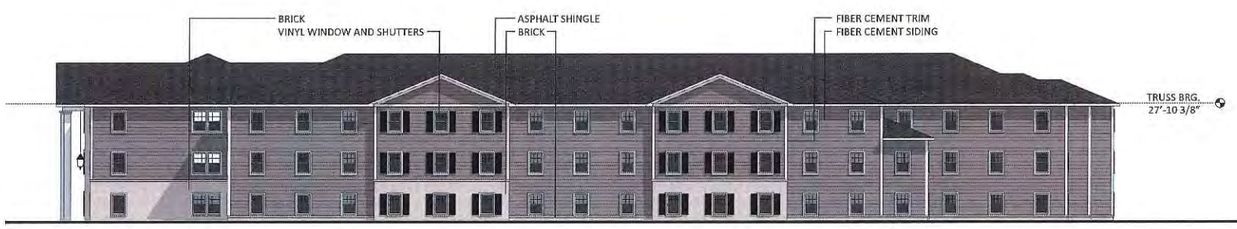


A Front Elevation
Scale: 1/16" = 1-0"



B Left Elevation
Scale: 1/16" = 1-0"

C Rear Elevation
Scale: 1/16" = 1-0"



D Right Elevation
Scale: 1/16" = 1-0"

Exterior Finish Schedule

BRICK: FACE BRICK. GENERAL SHALE: SNOW RIDGE. SIZE: QUEEN SIZE. MORTAR COLOR TO BE SELECTED FROM STANDARD COLOR SELECTION

FIBER CEMENT SIDING: HARDIEPLANK LAP SIDING SMOOTH. COLOR: AGED PEWTER. TRIM TO BE WHITE

ASPHALT SHINGLE ROOF: TIMBERLINE ROOFING SHINGLES COLOR: CHARCOAL

WINDOW UNITS: MI VINYL WINDOWS. CAPITAL 3500 SERIES. COLOR: WHITE. COLOR OF A/C UNITS AND ALL OTHER MECHANICAL UNITS TO MATCH THE COLOR OF SURROUNDING MATERIALS.

VINYL SHUTTERS: COLOR BLACK. MANUFACTURER TO BE DETERMINED

GUTTERS AND DOWNSPOUTS: ALUMINUM. COLOR: WHITE

FASCIA BOARDS AND RAKES TO BE ALUMINUM

Exterior General Notes

SEE SPECIFICATIONS FOR FURTHER INFORMATION

ALL EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO GAS METERS, ELECTRICAL, AND SERVICES SHALL BE PAINTED TO MATCH ADJACENT MATERIALS

SAFETY GLAZING CONFORMING TO THE REQUIREMENTS LISTED IN OBC SECTION 2406 SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS SUCH AS DOORS AND IN ADJACENT WINDOW PANELS IN THE DOOR PLANE OR OTHER WINDOWS AS PER OBC SECTION 2406

RECEIVED
MAY 29 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

andrews architects

6631 Commerce Parkway
Studio B
Dublin, Ohio 43017
T 614.766.1117
F 614.766.2023
www.andrewsarchitects.com

NOT FOR CONSTRUCTION

Homestead America

Park Overlook Drive
Beavercreek, Ohio 45431

Project Number: 19206.10
Original Issue Date: May 28, 2019
Revised Date:

- ☐ SCHEMATIC DESIGN
- ☐ DESIGN
- ■ ZONING SUBMISSION
- ☐ CONTRACT DOCUMENTS
- ☐ RECORD/AS-BUILT'S

REVISION HISTORY

No.	Date	Description

Exterior Elevations

X-200

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andrews architects

Homestead America - Beavercreek

Exterior Perspective View

RECEIVED
MAY 29 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

May 28, 2019

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Homestead America - Beavercreek

Exterior Perspective View

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Homestead America - Beavercreek

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Homestead America - Beavercreek

Exterior Perspective View

RECEIVED
MAY 29 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

May 28, 2019

CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT

Meeting Date: June 5, 2019	**Reference Topic** Z 19-1
Agenda Reference No.	Specht Rezoning

ACTION REQUESTED		
[X] Approval	[ ] Disapproval	[ ] Table
[ ] Review and Comment	[ ] No Action Requested	[ ] Other

REQUEST BY APPLICANT:

The applicant is requesting approval to rezone approximately 1.2 acres from R-PUD, Residential Planned Unit Development to R-1A, One-Family Residential.

STAFF RECOMMENDATION:

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

PROCEDURAL OPTIONS FOLLOWING ACTION:

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

Pereira

City of Beavercreek
Staff Report

May 31, 2019

PROJECT: Specht Rezoning

CASE #: Z 19-1

APPLICANT: Jonathan Specht
3438 O'Hara Drive
Beavercreek OH 45432

REQUEST

The applicant is requesting to rezone approximately 1.2 acres from R-PUD, residential planned unit development to R-1A, One Family residential.

SUMMARY

The property under discussion is currently part of the Coy Homestead Estates Planned Unit Development, PUD 89-13. The applicant purchased the 1.203 acres of vacant land in early 2019 in order to combine the property with the abutting property at 3438 O'Hara Drive within Tara Estates, Section 13. Because the properties have two different zoning designations, a lot combination could not be completed until the property was rezoned. Should this rezoning request be ultimately approved the applicant will have to perform a replat to incorporate this property into Section 13 of Tara Estates.

RECOMMENDATION

Based on this analysis, staff recommends approval of this request as outlined in the attached resolution.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
June 5, 2019

RE: Z-19-1
R-PUD Residential Planned Unit Development to R-1A One Family Residential District

WHEREAS, Jonathan Specht, 3438 O'Hara Drive, Beavercreek OH 45432, has filed an application requesting approval of an amendment of zoning classification of 1.203 acres from R-PUD Residential Planned Unit Development to R-1A single family residential, described as Book 6, Page 3, Parcel 226 on the property tax maps of Greene County, Ohio; and

WHEREAS, a public hearing was held on June 5, 2019 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing.

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

A. That approximately 1.203 acres of land incorporated within this request and known as parcel B42000600030022600 and as further described in the attached Exhibit A be rezoned to R-1A One Family Residential.

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

ADOPTED:

VOTING FOR ADOPTION:

AGAINST:

ABSENT:

_____
Chairman

Attest:

_____

Customized Property Map

County Auditor David A. Graham

GREENE COUNTY SURVEYOR'S RECORD No. 46, PAGE 181

PLAT OF SURVEY

SECTION 31, TOWN 3, RANGE 7 MRS
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO
1.203 ACRES ±
NOVEMBER 2018

NO PLAT REQUIRED
City of Beavercreek
Planning Department
2-15-19
Date

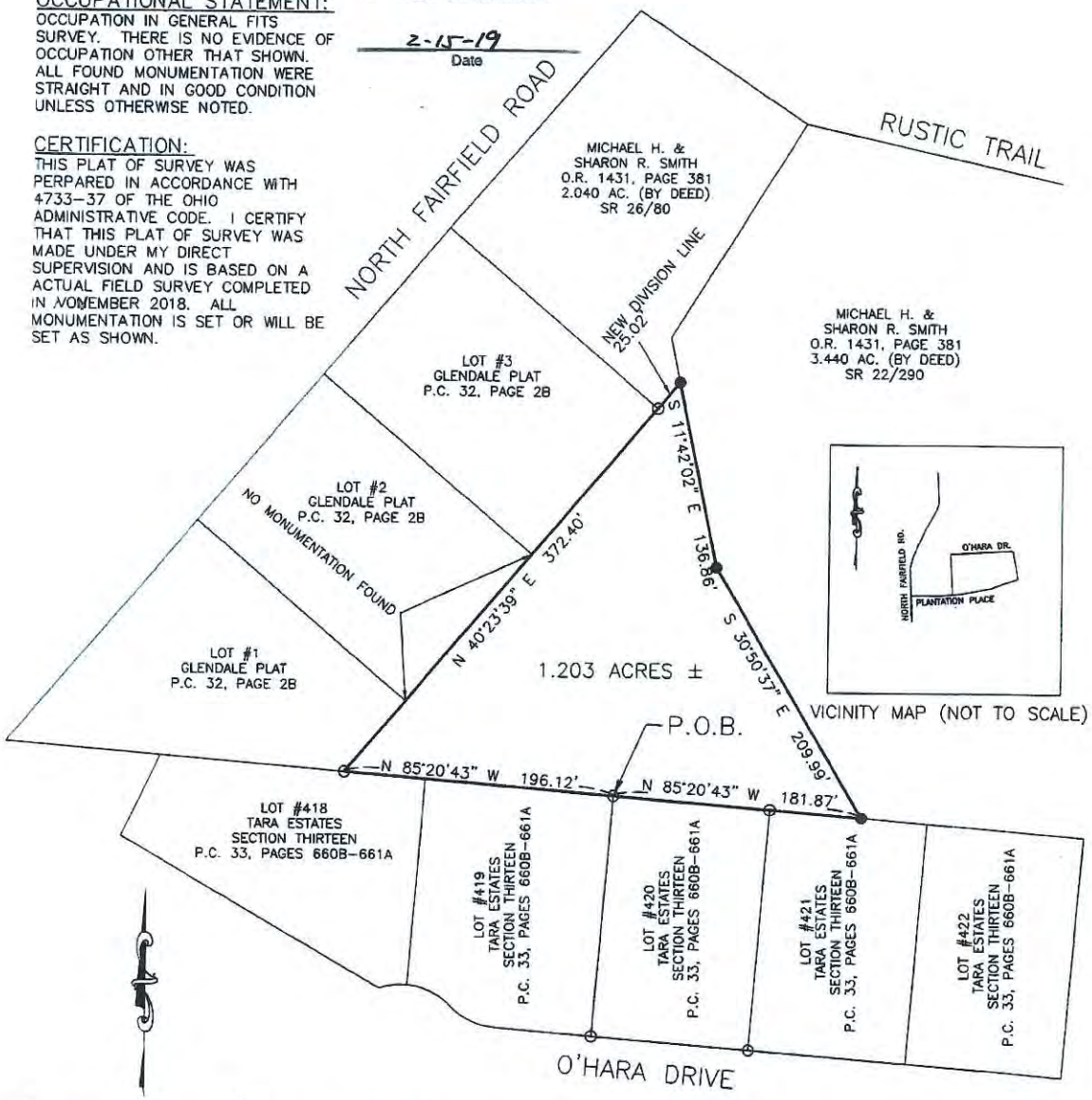
THE 1.203 ACRES BY THIS SURVEY SHALL NEVER BE A SEPARATE BUILDABLE PARCEL AND WILL NEVER BE CONVEYED SEPARATELY FROM AND SHALL BE INCORPORATED INTO THE GRANTEE'S PROPERTY LOACATED AT 3438 O'HARA DRIVE, BEAVERCREEK, OHIO 45434.

OCCUPATIONAL STATEMENT:

OCCUPATION IN GENERAL FITS SURVEY. THERE IS NO EVIDENCE OF OCCUPATION OTHER THAT SHOWN. ALL FOUND MONUMENTATION WERE STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.

CERTIFICATION:

THIS PLAT OF SURVEY WAS PERPARED IN ACCORDANCE WITH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON A ACTUAL FIELD SURVEY COMPLETED IN NOVEMBER 2018. ALL MONUMENTATION IS SET OR WILL BE SET AS SHOWN.



VICINITY MAP (NOT TO SCALE)

0 80 160
1"=80'

REFERENCES AS SHOWN ON DRAWING

LEGEND:
o = 5/8" DIA. IRON PIN (FOUND)
● = 5/8" DIA. IRON PIN (SET) PRISM SURVEYS CAP

BASIS OF BEARING:
N 85 DEG. 20'43" W
BEING THE NORTH LINE OF TARA ESTATES SECTIN THIRTEEN AS SHOWN ON P.C. 33, PAGES 660B-661A

PREPARED BY:
PRISM SURVEYS, LLC.
1584 FAIRGROUND ROAD
XENIA, OHIO 45385
TEL: (937)431-4755
INFO@OHIOSURVEYORS.COM

THIS SURVEY WAS COMPLETED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.

SURVEYED BY: PRISM SURVEYS, LLC
REG. SURVEYOR NO. S-8211
APPROVED GREENE COUNTY ENGINEER
By _____ Date 2/19/19
APPROVED BY:
ZONING _____ DATE 2-15-19

STATE OF OHIO
KENNETH W. BOUTWELL
S-8211
REGISTERED PROFESSIONAL SURVEYOR

GRANTOR MICHAEL H. & SHARON R. SMITH
GRANTEE JONATHAN R. SPECHT
LOCATION
Section 31, Town 3, Range 7 MRS
or Survey No. _____
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

EXHIBIT A

NO PLAT REQUIRED
City of Beavercreek

Planning Department

2-15-19
Date

DESCRIPTION OF 1.203 ACRES
BEAVERCREEK, OHIO

Situate in Section 31, Town 3, Range 7 MRS, in the City of Beavercreek, County of Greene, and State of Ohio and being 1.203 acres out of a 2.040 acre tract as conveyed to Michael H. and Sharon R. Smith by Official Record 1431, Page 381 of the Records of Greene County. Said 1.203 acres being more particularly bounded and described as follows:

Beginning at an iron pin found being the northwest corner of Lot 420 and the northeast corner of Lot 419 of Tara Estates, Section Thirteen as recorded in Plat Cabinet 33, Pages 660B-661A of the records of Greene County and being the TRUE POINT OF BEGINNING of the hereinafter described tract:

Thence with the north line of said Lot 419 and Lot 418 of said Tara Estates, Section Thirteen, North 85°20'43" West a distance of 196.12 feet to a 5/8 inch iron pin found, being the southeast corner of Lot Number 1 of Glendale Plat as recorded in Plat Cabinet 32, Page 2B;

Thence with the easterly lines of said Lot 1, Lot 2, and Lot 3 of said Glendale Plat and a new division line, North 40°23'39" East a distance of 372.40 feet to a 5/8 inch iron pin set on a line of Michael H. and Sharon R. Smith's 3.440 acre tract as described in Official Record 1431, Page 381;

Thence with said Smith's 3.440 acre tract the following two (2) courses:

1. South 11°42'02" East a distance of 136.86 feet to a 5/8 inch iron pin set;
2. South 30°50'37" East a distance of 209.99 feet to a 5/8 inch iron pin set on the North line of Lot 421 of said Tara Estates, Section Thirteen;

Thence with the North line of said Lot 421 and said Lot 420, North 85°20'43" West a distance of 181.87 feet returning to the POINT OF BEGINNING.

Containing 1.203 acres, more or less. Subject to all restrictions listed in Tara Estates Section Thirteen located in Plat Cabinet 33, Pages 660B-661A.

The above description was prepared from the results of a field survey made by Prism Surveys, LLC. under the direct supervision of Kenneth W. Boutwell, Ohio Registered Surveyor No. 8211 in November 2018.

Survey Recorded In
Greene County Surveyor's
Record No 46 Page 181

2/19/19

Iron pins set are 5/8" diameter by 30" in length and have a pink cap stamped "Prism Surveys, LLC".

Basis of bearings: North 85°20'43" West, being the North line of Tara Estates Section Thirteen as shown on Plat Cabinet 33, Pages 660B-661A.

The above 1.203 acres by this description shall never by a separate buildable parcel and will never be conveyed separately from and shall be incorporated into the grantee's property located at 3438 O'Hara Drive, Beavercreek, Ohio 45434.

By: Kenneth W. Boutwell

Kenneth W. Boutwell, Ohio Registered Surveyor No. 8211

STATE OF OHIO
KENNETH W. BOUTWELL S-8211
REGISTERED PROFESSIONAL SURVEYOR

Description Check
Greene County Engineer's Tax Map Dept.
X Legally Sufficient As Described
____ Legally Sufficient With Corrections Noted
____ Legally Insufficient, New Survey Required
Date: 2/9/19 By: [illegible]
1.203 AC out of Par ID Dist 842 BK 6 PG 3 PAR 106

New # 226

NON-RECORDABLE INTERNET IMAGE

CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT

Meeting Date: June 5, 2019 **Agenda Reference No.**	**Reference Topic** C-PUD 95-5 MOD 5/19 Dodd

ACTION REQUESTED		
[X] Approval	[ ] Disapproval	[ ] Table
[ ] Review and Comment	[ ] No Action Requested	[ ] Other

REQUEST BY APPLICANT:

The applicant is requesting approval of a minor modification to the PUD in order to construct a 6,600 square foot addition to the existing building located at 3223 Beaver Vu Drive.

STAFF RECOMMENDATION:

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

PROCEDURAL OPTIONS FOLLOWING ACTION:

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

Burkett

CITY OF BEAVERCREEK STAFF REPORT

May 31, 2019

PROJECT: **Dodd Dental**

CASE: C-PUD 95-5 MOD 5/19 (Minor)

APPLICANT: Brian Weaver (Agent for Owner)
Alt Architecture
3223 Beaver Vu Drive
Beavercreek, OH 45434

REQUEST

The applicant is requesting approval of a minor modification to the PUD in order to construct a 6,600 square foot addition to the existing building located at 3223 Beaver Vu Drive.

ANALYSIS

The 1.97-acre property in this request currently contains a 19,800 square foot building and associated parking lot that is occupied by Dodd Dentistry. The applicant is proposing to increase the size of the existing building by constructing an addition that would bring the total size of the 26,400 square feet. The intent of the expansion is two-fold. The first floor of the addition will have a new separate dental practice, with nine exam rooms, restrooms, employee's areas, waiting areas and other rooms associated with a typical dental office. The upper level of the addition is intended for training seminars, which, as stated by the applicant in the attached narrative, will not operate at the same time as the dental business.

Building Design

As noted in the architectural elevations included in your packet, the applicant is proposing to alter the existing color pallet of the building, and continue the new color pallet and materials to the new expansion area. The building is currently constructed completely of EIFS, with a maroon colored base and cap, and a beige colored wall. The northwestern corner of the building has the main entrance to the building with a slightly raised parapet wall. The majority of the building is currently 19.66 feet tall (one story), with an additional 1-foot parapet over the main entrance. The proposed changes to the building will include changing the color scheme from maroon and beige, to three earth tone colors. The addition will be 29.5 feet tall (two stories) and will have an aluminum canopy over the doors to the northeast entrance. A matching canopy will be installed over the entrance on the northwestern corner of the building.

Access and Transportation Improvements

The proposed site will have three access points. The two primary points will be off Beaver Vu Drive, both of which will be about 25 feet wide and will be approximately 300 feet apart. A third access point is proposed on the southwestern corner of the site, which will attach the existing parking lot to the parking lot servicing the bowling alley to the west. There is currently 130 feet of 5' sidewalk along the frontage of the property and this project proposed to continue that the entire length of the frontage.

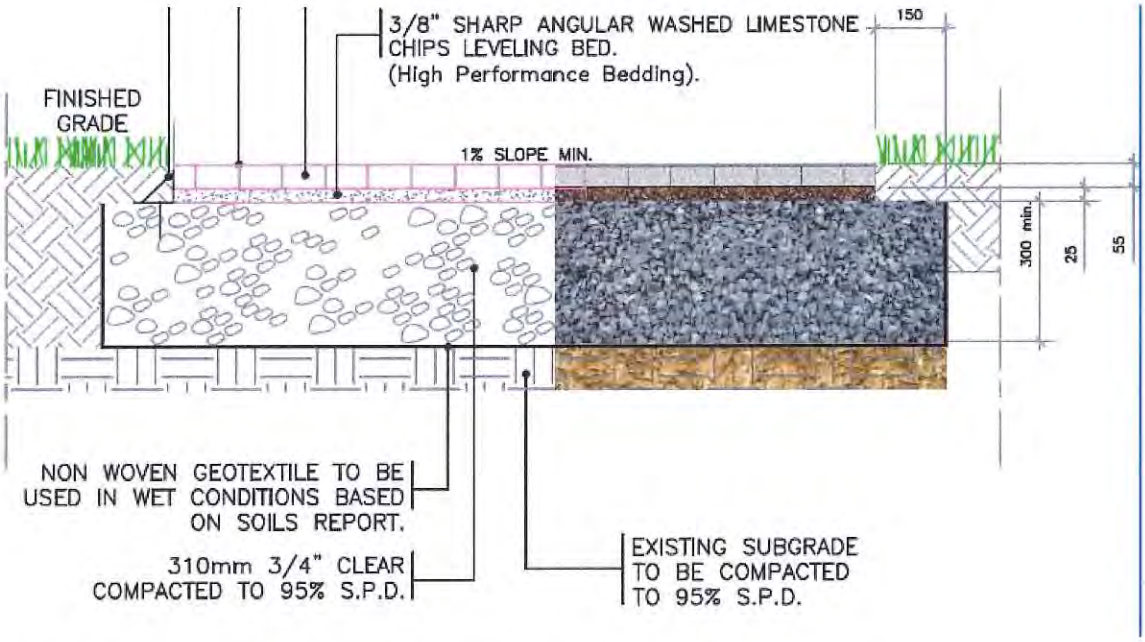
Parking

The parking requirement for medical (or dental) offices, is three spaces for every examination or treatment room, plus one space for each employee on the largest shift. With the expansion of the building, the total number of exam rooms for the entire building (Dr. Dodd's office and Dr. Shufflebarger's office) will be 24 and 21 employees, requiring 93 parking spaces. The upper level of the expansion area, as stated above will be developed as seminar/training space, which requires one space for every two student classroom seats. This application shows 60 seats or 30 required spaces. If this were three independent businesses operating all at the same time, they'd need 123 spaces total. However as stated above (and further articulated in the attached narrative provided by Dr. Shufflebarger's office), the upper level of the expansion area is training area for seminars put on by Dr. Shufflebarger, which will not operate at the same time as his office hours. Collective parking is permitted within the zoning code, so long as the hours of operation do not overlap. Because Dr. Shufflebarger cannot do both seminar/training and

dental examinations at the same time, and he is the only one planning on teaching/training, the hours of operation will not overlap. The proposed 101 off-street parking spaces will be adequate to accommodate their business plans.

Landscaping, Screening and Pervious Surface.

With the proposed addition to the building, and an increased amount of off street parking, the impervious area for the 1.96 acre area has increased from about 66% to 74.8%. This is still under the 75% maximum allowed. In order to meet this requirement, they are proposing to utilize pervious pavers in some of the parking spaces that are to the rear of the building. The same was used to get under 75% at the Spring Hill Suites, and we've not had any complaints or problems with the pavers used in that project. The picture on the right shows what types of surfaces can be considered pervious pavement, and a cross section of how it's installed is below. There will be a significant increase in the overall aesthetic of the site north of the building, which is all asphalt and concrete parking and pavement. If this project is approved, then that area will mostly be green space, with a sidewalk running east-west across all the frontage of the lot.



In terms of landscaping there are additional street trees that are being proposed along Beaver Vu Drive as well as in the landscape islands to the north, south and west portion of the site. Staff has added a condition that there be additional shrubs and grasses added to the

landscape plan along the perimeter of the east and north elevations of the building, as depicted in Exhibit A.

RECOMMENDATION

Should the Planning Commission chose to allow the reduction in parking, staff recommends approval of this request subject to the following conditions:

1. This request shall be bound by all prior conditions of PUD 95-5, except as modified herein.

2. The approved site plan for this project shall be the plans stamped "Received May 23, 2019" except as modified herein.

3. The approved architectural elevations for this project shall be the plans stamped "Received May 6, 2019" except as modified herein.

4. A commercial zoning permit must be approved by the Planning and Zoning Department prior to the start of construction.

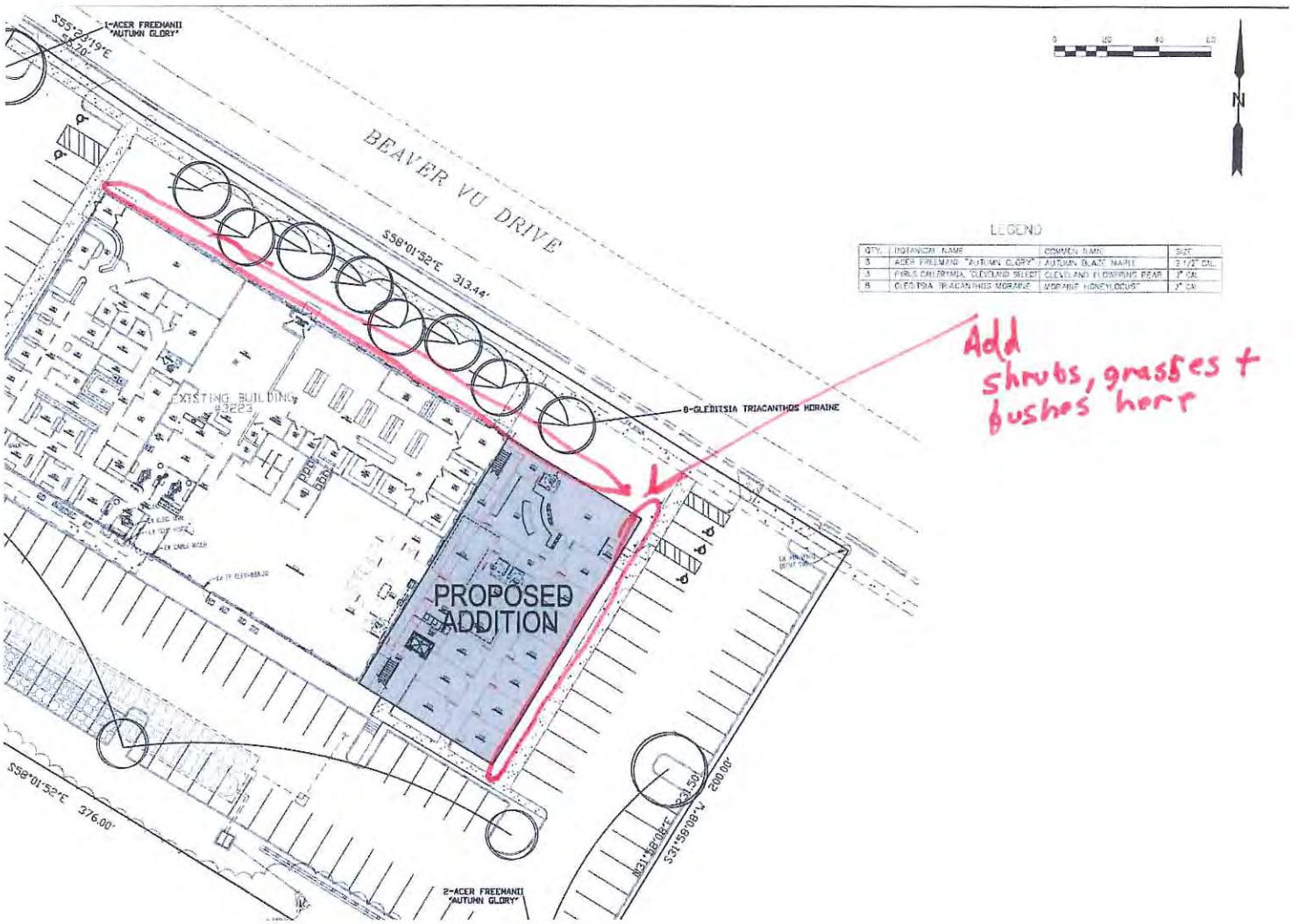
5. All concerns and comments of the Planning and Zoning Department and City Engineer, shall be addressed and satisfied prior to release of a zoning permit.

6. A PUD Agreement must be signed by the owner and a bond or letter of credit for the site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.

7. There shall be additional shrubs and grasses added to the landscape plan along the perimeter of the east and north elevations of the building, as depicted in Exhibit A.

BEAVER VU DRIVE
PROPOSED ADDITION

Exhibit A


1-ACER FREEMANII "AUTUMN GLORY"
S55°24'19"E 55.70'
BEAVER VU DRIVE
S58°01'52"E 313.44'
EXISTING BUILDING 43223
8-GLEDITSIA TRIACANTHOS MORAINE
PROPOSED ADDITION
S58°01'52"E 376.00'
N31°58'08"E 31.50'
S31°58'08"W 200.00'
2-ACER FREEMANII "AUTUMN GLORY"
N
LEGEND
QTY. | BOTANICAL NAME | COMMON NAME | SIZE
3 | ACER FREEMANII "AUTUMN GLORY" | AUTUMN BLAZE MAPLE | 2 1/2" CAL.
3 | PYRUS CALLERYANA "CLEVELAND SELECT" | CLEVELAND FLOWERING PEAR | 2" CAL.
8 | GLEDITSIA TRIACANTHOS MORAINE | MORAINE HONEYLOCUST | 2" CAL.
Add shrubs, grasses + bushes here

Applicant's Narrative

Brian-

I wanted to explain our construction plans and ideas for the building concept.

First, we would like to construct a dental office for our dental surgery practice. Steve has been practicing since 1999. We have been blessed to have created a concept wherein he provides dental surgical services to multiple dental offices in the Dayton and surrounding communities. However, as we look towards our future and what we would desire, we would like to become more stationary and committed towards home (We have lived in Beavercreek Township since we built our house in 2003). We have been working with Dr. Bryan Dodd and out of his facility since approximately 2008. We originated with him from his prior location on Kemp Road and with our working relationship we grew and expanded into the new facility currently located on Beaver Vu Drive. We have a great relationship with Dr. Dodd and like the location and have communicated with him our desire to make a more permanent practice location at his facility. The issue is the spacing is not ideal. In our communications, we realized we potentially have room to build an area to suit that would fulfill our needs. Dr. Dodd and us are committed to making this idea come to fruition. Thus, we are seeking the creation of a large dental facility to suit our needs.

Second, Steve has expanded his speaking/teaching/training commitment and has had many opportunities to develop this in addition to his clinical practice. As a result, we would like to create a training facility at the same location wherein he can have the opportunity to use the space to facilitate these training opportunities. As a bit of background, he currently is the Associate Program Director of Academic and Clinical Affairs for the Miami Valley Hospital Dental Residency Program; the Co-Director of Education for the Miami Valley Hospital Modular CE Sedation Program; Director of Exodontia Clinic at Miami Valley Hospital; and also is an Advanced Cardiac Life Support Instructor (teaches professionals required ACLS training) and offers advanced life support classes as well as Basic Life Support classes. Steve also has had the opportunity for the last many years to speak on a national level with the American Dental Society of Anesthesiology, and speaks at American Academy of Implant Dentistry meetings. These two are among the largest national groups in the profession. He also has spoken for many other groups and meetings. He has many future opportunities and requests and as we see this as a need in the profession, we want to have options that he could provide some of the instruction/training with professionals at our own facility.

With these two needs being described, these are all personal needs we would like to achieve in the construction process. We want two separate facilities so to speak for each of these needs. These are not intended for third parties to use exclusive of Steve and we would be the sole beneficiaries of the facilities. In other words, the dental office would only be used by us and the training facility would only be used by us.
There could not be simultaneous use either as I mentioned Steve is the only provider at the practice and he is the only speaker/teacher/trainer to use the facility. So either the dental clinical office would be in operation or the training facility, neither would be at the same time.

Let me know if any questions you have about our needs and what we are intending to design.

Thank you for your help-

Megan Shufflebarger

0 20 40 60

N

ZONING REQUIREMENTS:

CURRENT ZONING: C-PUD 95-5

PROJECTED USAGE: DENTAL OFFICE

IMPERVIOUS AREA: 65,205 /87,125 = 74.8%

PARKING REQUIREMENTS:

DODD DENTAL OFFICE

REQUIRED: 3 SPACES PER EXAM ROOM + 1 PER EMPLOYEE

PROPOSED EXAM ROOMS = 15
EMPLOYEES ON LARGEST SHIFT = 13
PARKING REQUIRED = 58 SPACES

SHUFFLEBARGER DENTAL OFFICE

REQUIRED: 3 SPACES PER EXAM ROOM + 1 PER EMPLOYEE

PROPOSED EXAM ROOMS = 9
EMPLOYEES ON LARGEST SHIFT = 8
PARKING REQUIRED = 35 SPACES

DENTAL LAB

REQUIRED: 1 PER EMPLOYEE

EMPLOYEES ON LARGEST SHIFT = 8
PARKING REQUIRED = 8 SPACES

PARKING PROVIDED

TOTAL PARKING REQUIRED = 101 SPACES
PARKING PROVIDED: 116 INCL. 5 HC

2ND STORY SEMINAR SPACE

REQUIRED: 2 PER SEAT
SEATS = 60
PARKING REQUIRED = 30 SPACES

NOTE:

INSTRUCTION IN SECOND FLOOR SPACE BY DR. SHUFFLEBARGER ONLY. DENTAL CLININC AND SECOND FLOOR INSTRUCTION SPACE IS NOT INTENDED TO OPERATE CONCURRENTLY.

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MAY 23 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

REVISIONS

6	
5	
4	
3	
2	
1	

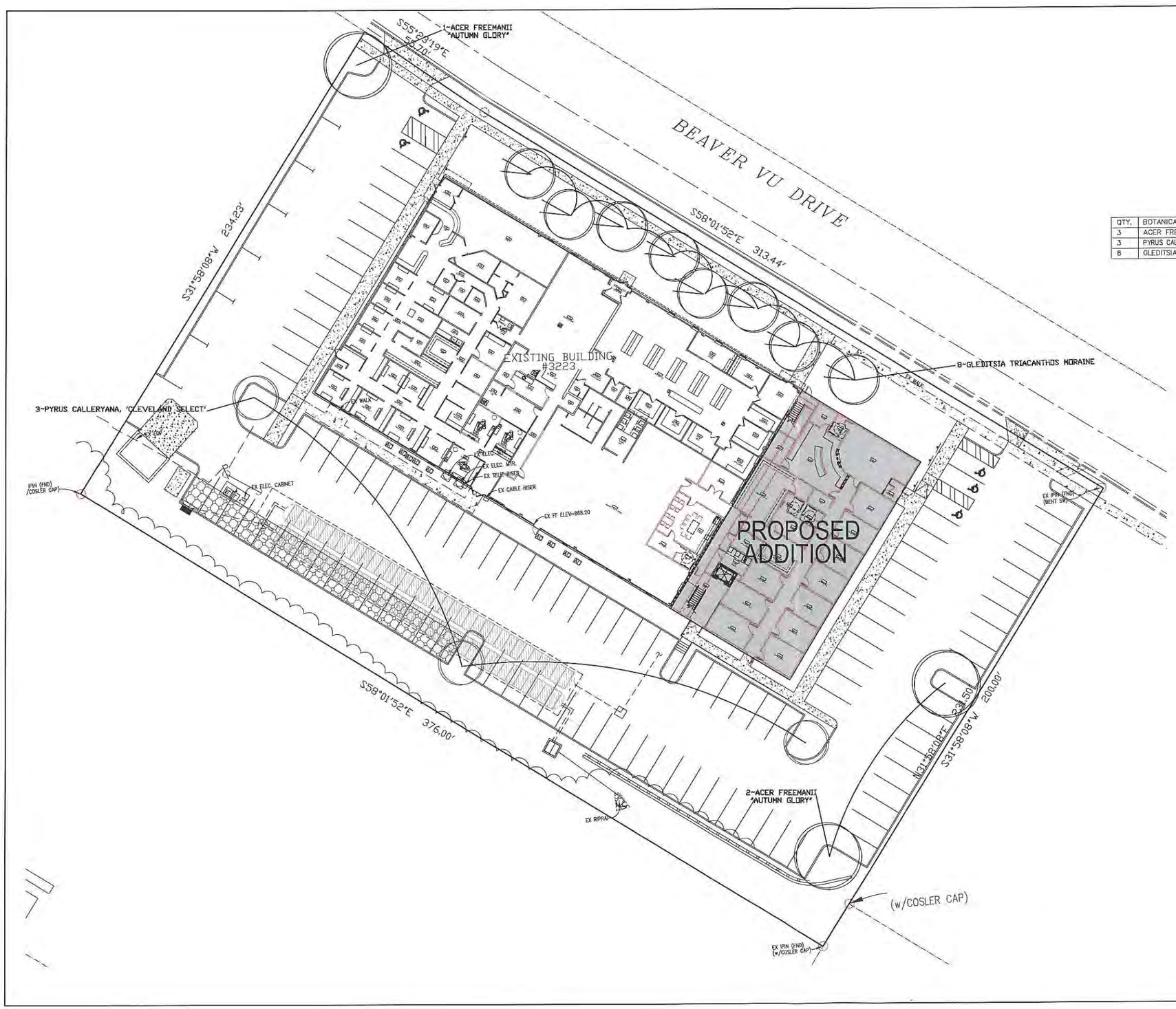
DODD DENTAL
3223 BEAVER VU DRIVE
BEAVERCREEK, OHIO 45434
TEL. 937-429-9999

Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9708

SITE & UTILITY PLAN

DODD DENTAL BUILDING ADDITION
3223 BEAVER VU DRIVE
BEAVERCREEK, OHIO 45434

DESIGN: SWB	DATE: 05/02/2019
DRAWN:	C3
CHECK:	
JOB #: 19-413	



0 20 40 60

LEGEND

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
3	ACER FREEMANII "AUTUMN GLORY"	AUTUMN BLAZE MAPLE	2 1/2" CAL.
3	PYRUS CALLERYANA, 'CLEVELAND SELECT'	CLEVELAND FLOWERING PEAR	2" CAL.
8	GLEDITSIA TRIACANTHOS MORAINE	MORAINE HONEYLOCUST	2" CAL.

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REVISIONS
6
5
4
3
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1

DODD DENTAL
3223 BEAVER VU DRIVE
BEAVERCREEK, OHIO 45434
TEL. 937-429-9999

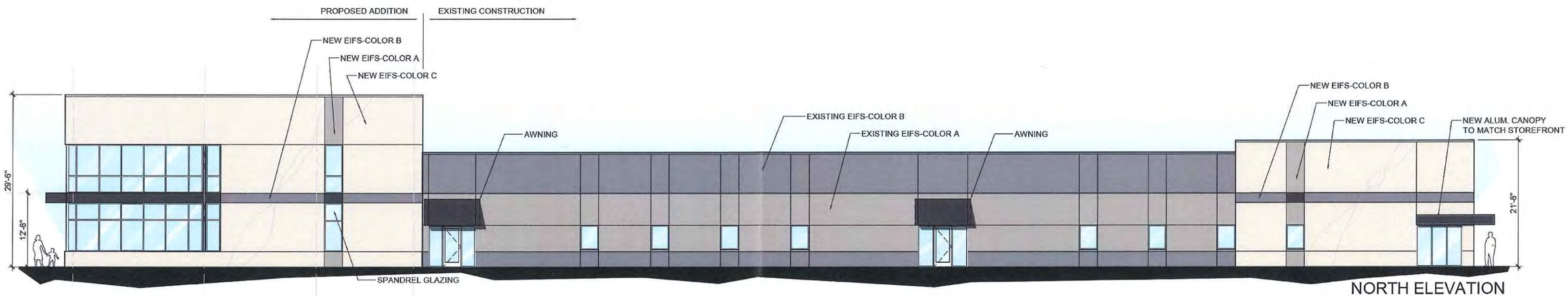
CCE
Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9798

LANDSCAPE PLAN

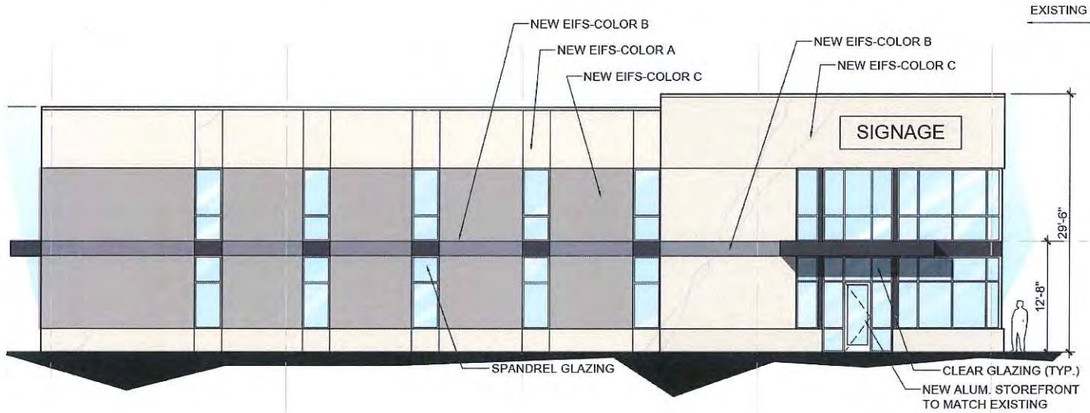
DODD DENTAL BUILDING ADDITION
3223 BEAVER VU DRIVE
BEAVERCREEK, OHIO 45434

DESIGN: SNB
DRAWN:
CHECK:
JOB #: 19-413
DATE: 05/02/2019

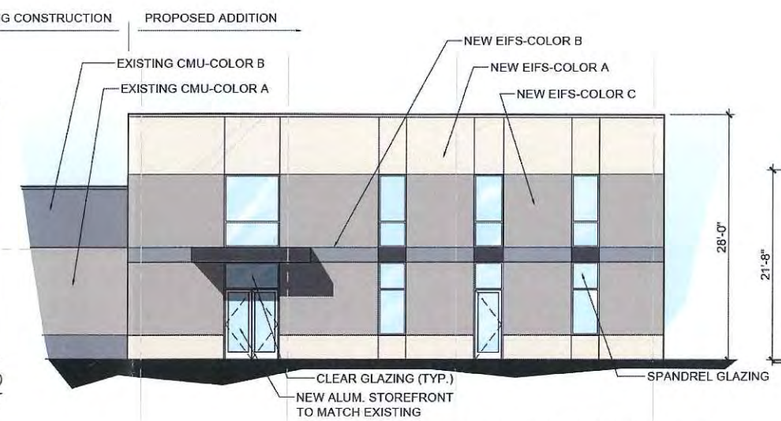
C5



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION-(PARTIAL)

WEST ELEVATION-(PARTIAL)

DODD/SHUFFLEBARGER DENTAL OFFICE ADDITION
ALT Architecture Inc.

RECEIVED
MAY 06 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT