

XENIA PLANNING AND ZONING COMMISSION 2007 WORK ACCOMPLISHMENT REPORT



2007 MEMBERSHIP

Mayor Phyllis A. Pennewitt, Chairperson
Jim Kennedy, Vice Chairperson
Donna Howard
Richard H. Jackson
Joshua Long
Everett Ross

PRIMARY STAFF

Nimfa H. Simpson AICP, City Planner
Contributing Staff
Mary H. Crockett, Director of
Community Development Department
Jim Jones, Engineer and Director of Public Service Department
Clerical Support
Nancy Pitstick, Secretary of Community Development Department
Michelle Johnson, Clerk of Xenia Planning and Zoning Commission

The only ultimate justification for planning, and for public policy generally, is that it makes things better than they would be without it - that, in some way, it improves the quality of life. ...The overall purpose of Planning is to further the well-being, or the interests of the public; it is against this yardstick that plans and policies are to be judged.@ (Nigel Taylor, A Mistaken Interests and the Discourse Model of Planning,@ American Planning Journal, Winter 1998)

What sets planners apart from other professions:

"We are uniquely trained to think comprehensively, to see the connections between disciplines and of divergent interests, and act in rational ways to blend analysis, citizen participation and political efficacy into a coherent plan to shape the future for the better."- Whit Blanton, AICP

XENIA PLANNING AND ZONING COMMISSION HIGHLIGHTS OF ACCOMPLISHMENTS FOR 2007

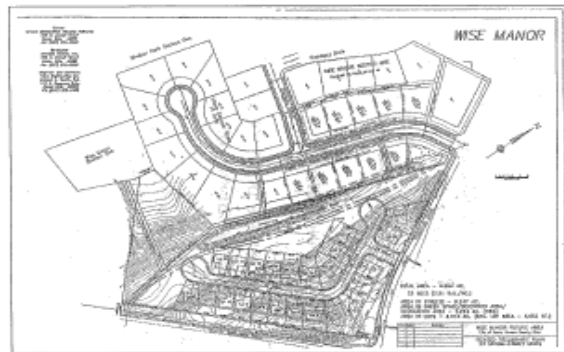
By Charter, the Xenia Planning and Zoning Commission consists of five members appointed by the City Council for four-year terms. The Chair is selected from the City Council Membership each year. The Planning and Zoning Commission is an advisory commission to the City Council relative to land use and zoning policies.

In 2007, the Xenia Planning and Zoning Commission met in eleven separate sessions to review development plans and land use and development policies. The following is the highlight of their accomplishments:

New Residential Housing Developments Approved

Wise Manor Subdivision, Section 3

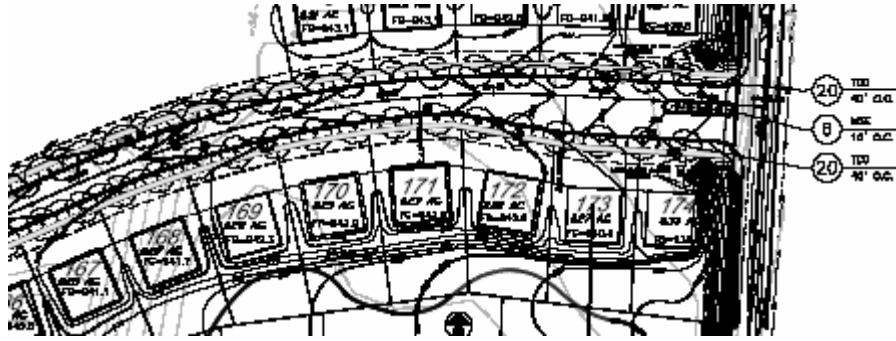
Xenia Planning and Zoning Commission recommended approval of this subdivision that facilitated the development of fourteen (14) new single-family lots.



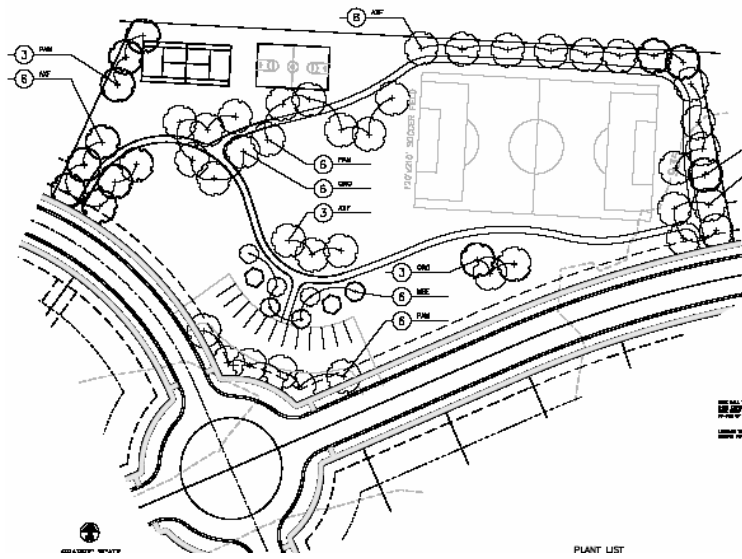
This development has been recorded and so far --- lots are being built on.

Summer Brooke Subdivision

Two sections of this subdivision were readied for development that will make a total of seventy-one (71) lots available in Section 4 and Section 5. Construction of this subdivision will hopefully start in the spring. The extension of Highlander Drive to Stevenson Road will be implemented in Section 4. Part of Section 5 will involve the development of the Summer Brooke Park that will be equipped with play equipment, open field for spontaneous games, parking area and landscaping.



Extension of Highlander Drive to Stevenson Road with Proposed Streetscape

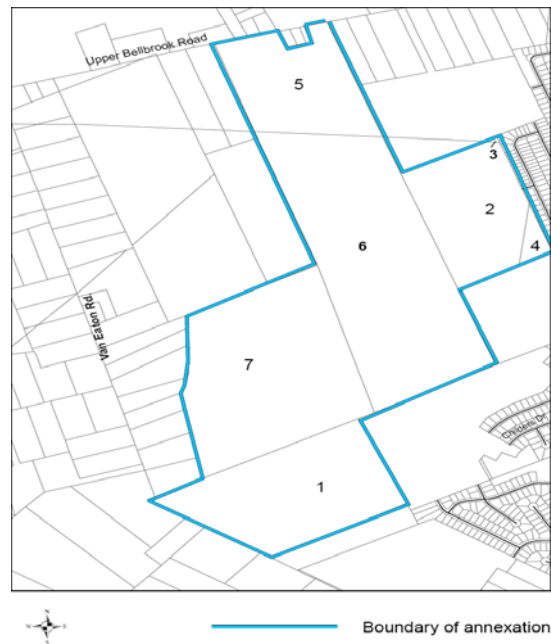


Summer Brooke Park

ZONING MAP AMENDMENT (REZONING) REVIEWED

Gerdes Land Annexation

Land that is annexed to the City is required to receive City zoning designation. For this 391.60 acres of land, the Xenia Planning and Zoning Commission recommended that the land be zoned A-1 Agricultural Zoning.



Gerdes Annexation that added 391.60 acres to the City

Minor Rezoning Designed To Facilitate Specific Developments

1. XPZC recommended rezoning approximately 6.638 acres of land south of Stelton Road from R-4 Multi-Family Residential District to R-1C One-Family Residential District. This land will eventually be utilized by Emmanuel Baptist Church who was fortunate enough to receive this land donation.
2. XPZC recommended rezoning of approximately 6.138 acres of land at 834 Bellbrook Avenue from R-1C One-Family Residential District to O-1 Office Industrial District. The rezoning is intended to allow for the construction of a manufacturing firm.
3. XPZC also handled the rezoning of two parcels off of Trumbull Street from R-1C One-Family Residential District to B-3 Highway Oriented Business District. The rezoning will facilitate the construction of a new retail structure.

Commercial Building on Progress Center, Section One and Phase II

In 2007, XPZC reviewed and approved the plans for the replatting of Lot 5 at Progress Center, Phase II, creating two additional building lots. Currently, National City Bank building is being constructed on Lot 14 and another miscellaneous retail space on Lot 15.



XPZC also reviewed the replat of Lot 1 of Progress Center, Section One at the corner of West Main Street and Progress Drive. Remnant properties were added to this lot to increase its size so that a retail structure can be built on the site. Plans will be submitted for a new retail space on this site.

Applebee's Restaurant

Applebee's Restaurant at 1991 Harner Drive was completed in the Spring of 2007. Since its opening, the sales have exceeded expectations.



***Redevelopment of Sites – Community Bowling Lanes on Allison Avenue
NOM Xenia, LLC***

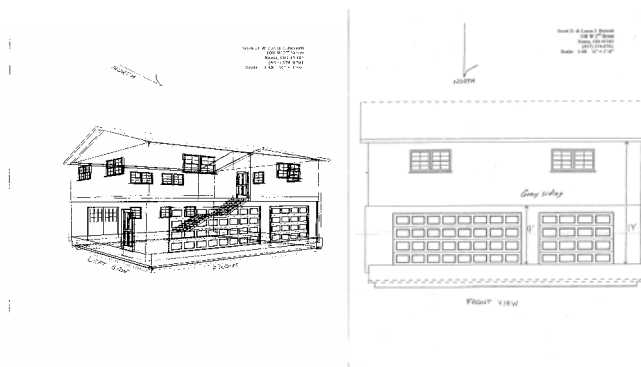
XPZC reviewed the plans to redevelop the Community Bowling Lanes on Allison Avenue to make way for a Rite Aid Pharmacy Store. Three additional lots were created by a new commercial plat which would be made available for additional commercial construction.



Rite Aid Pharmacy Building Under Construction

Historic Preservation ... continuing focus of XPZC

XPZC has responsibility for promoting appropriate design and architecture in the downtown area and adjacent historic residential neighborhoods based on the Urban Design Overlay Zoning District. In 2007, XPZC reviewed a Certificate of Appropriateness for a garage at 108 West Second Street in the Waterstreet Historic District. This review insures that new construction will fit in the architectural theme of the neighborhood.



Building Elevation

It does pay to have and follow design guidelines for new construction as it results in well-designed, well-integrated, holistic and attractive development.

Facilitating New Construction

Most of the projects that XPZC reviews and sends to City Council for action results in various development activities. The following is an update of the new construction activities occurring in Xenia.

New Construction Activities

	2000	2001	2002	2003	2004	2005	2006	2007
Residential Units	95	120	124	216	175	216	135	123
New Commercial/ Industrial Bldgs. /Facilities	4	6	8	9	2	8	5¹	4²

¹ Includes Speedway on North Detroit Street, Crossings of Xenia, Applebee's Restaurant, Murphy Oil, Athletes in Action's Sports Complex. (Not included in this count are two projects that were permitted but were not built: a second Bob Evans Restaurant on Harner Drive and the Professional Office for Lot 8 on Progress Drive.)

² Dr. Jody Ames, Hillside Dental, 157 S. Progress Drive, permit issued; National City Bank, 98 Hospitality Drive, permit issued; Rite Aid, 26 S. Allison Avenue, permit issued; New Retail Building, 110 Hospitality Drive, permit issued - 2 units.

XPZC RECOMMENDS AMENDMENTS TO THE PLANNING AND ZONING CODE

Reviewing and making recommendations to the Planning and Zoning Code is another major function of the Xenia Planning and Zoning Commission. In 2007, XPZC reviewed the Subdivision Regulations relative to the Park Dedication and Fee In Lieu of Parkland Dedication. This is a requirement for new residential subdivisions that ensures adequate parkland is dedicated to meet projected population growth. Where there is no parkland required, a fee in lieu of parkland dedication is required.

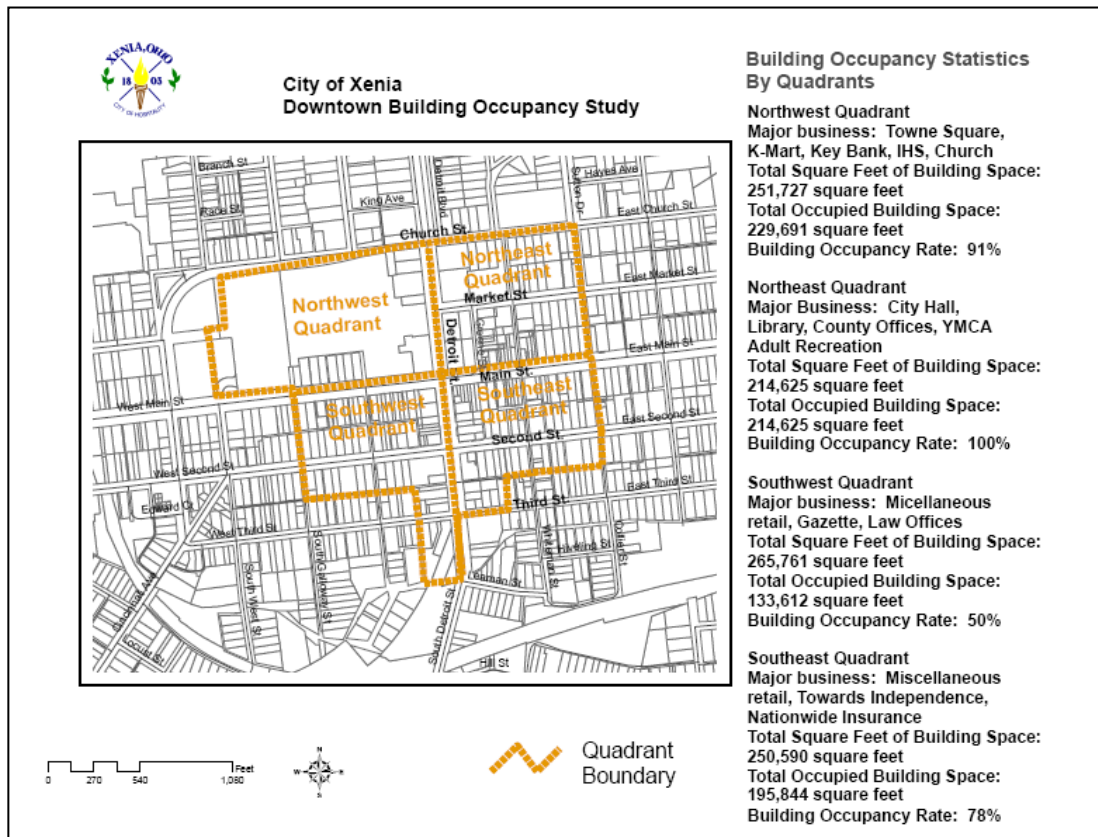
This project involved a review of the existing ordinance and how much it has generated in terms of fee-in-lieu of parkland dedication and what parks have been assembled or expanded as a result of this requirement. The existing ordinance was also compared to ordinances of like communities. It was the consensus of XPZC that this section of the Subdivision Regulations needed to be updated. A Review Committee represented by citizens, an XPZC member, a BRACA member, a Developer, XEGC, a Greene County Regional Planning member, and City Staff. A draft amendment was presented to XPZC and review of this draft will continue in 2008.

CONTINUING EDUCATION

One of the goals of XPZC is to seek continuing training and education so that they learn updated planning concepts, development events in surrounding areas and review existing conditions that enable them to develop meaningful policies. In 2007, XPZC conducted the following training or information events:

1. Training on Role and Responsibility of Xenia Planning and Zoning Commission, specifically on overseeing the Comprehensive Land Use Plan, Zoning, Subdivision, Sector Plans and others.
2. Information on the survey conducted by the Board for Recreation, Arts and Cultural Activities (BRACA) on existing parks. This information was important in XPZC's assessment on whether the existing regulations on Parkland Dedication were adequate to address the development and improvement needs of the existing parks in Xenia.

3. To understand the level of occupancy of the buildings in the Xenia Downtown area, XPZC requested for a presentation on Downtown Building Occupancy. The presentation contained the following conclusion:
- **Northwest Quadrant** is west of North Detroit Street and north of West Main Street. This represents Xenia Towne Square and other post tornado buildings. This has a 91% occupancy rate.
 - **Northeast Quadrant** is east of North Detroit Street and north of West Main Street. This quadrant is the government and institutional center of Xenia. It has a 100% occupancy rate.
 - **Southwest Quadrant** is west of South Detroit Street and south of Main Street. This quadrant contains the traditional old buildings in downtown including the Eavey Building and Allen Building. This shows the lowest occupancy rate at 50%.
 - **Southeast Quadrant** is east of South Detroit Street and south of Main Street. This quadrant also contains older multi-level structures. Building occupancy rate for this quadrant is 78%.



4. Four members of the Xenia Planning and Zoning Commission attended the 21st Annual Miami Valley Planning and Zoning Workshop on December 7, 2007.

City of Xenia, Department of Community Development Staff thanks the XPZC members for their time and dedication. We also acknowledge the leadership of Mayor Phyllis A. Pennewitt.