

XENIA PLANNING AND ZONING COMMISSION 2008 WORK ACCOMPLISHMENT REPORT



2008 MEMBERSHIP

Dennis R. Propes, Chairperson
Joshua Long, Vice Chairperson
Donna Howard (term expired 12/31/08)
Richard H. Jackson
Jim Kennedy
Everett Ross

PRIMARY STAFF

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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 2008

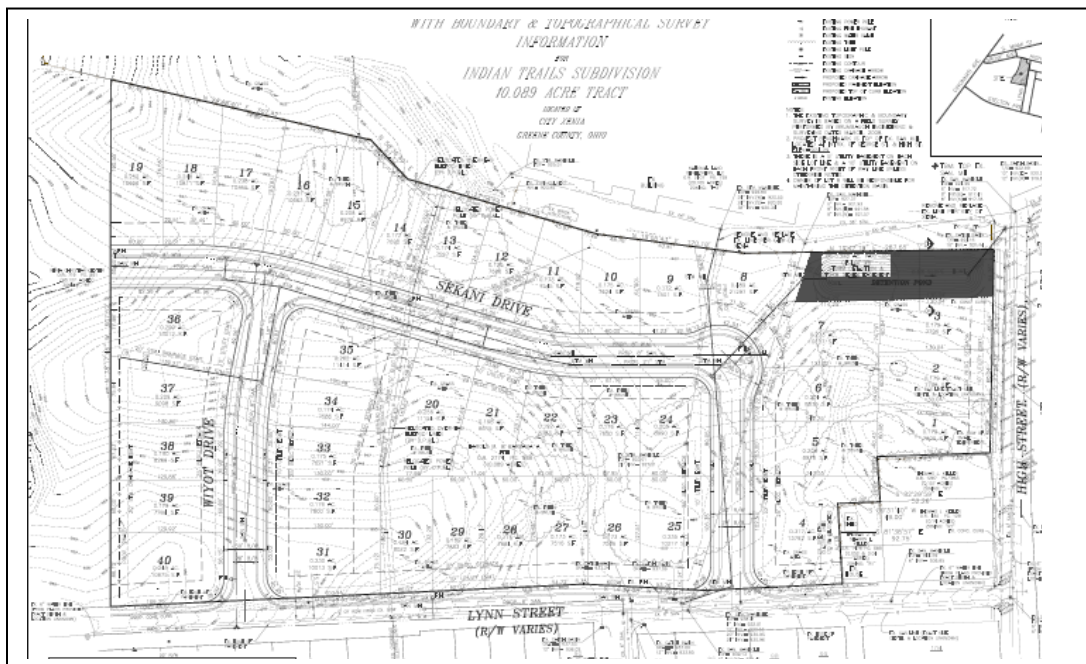
By Charter, the Xenia Planning and Zoning Commission consists of five members appointed by the City Council for four-year terms. The Chair is selected from the City Council Membership each year. The Planning and Zoning Commission is an advisory commission to the City Council relative to land use and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

In 2008, the Xenia Planning and Zoning Commission met in nine separate sessions to review development plans and land use and development policies. The following are highlights of their accomplishments:

New Residential Housing Developments Approved

Indian Trails Subdivision located on Lynn Street and High Street

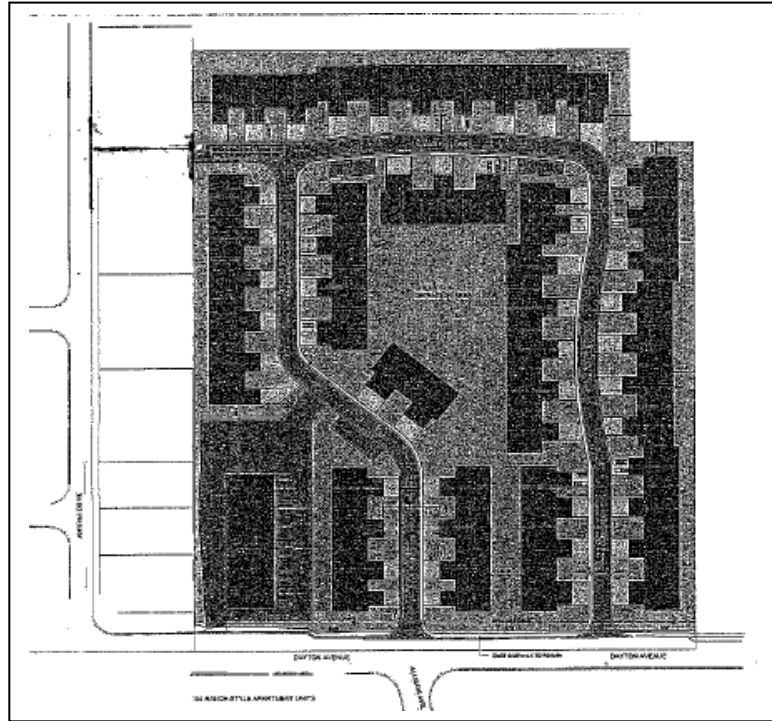
Xenia Planning and Zoning Commission approved the preliminary plan for this subdivision, which when fully built will have a total of forty (40) residential lots. Following the approval of the preliminary plan for this subdivision, XPZC reviewed and made a recommendation to approve the first section of this plat creating three new residential lots on High Street.



This development has been recorded and a permit issued for one residential home.

Green Park Plaza Housing Development on Dayton Avenue

XPZC reviewed this proposed development in several meetings. This project is on 11.55 acres on what used to be the site for the old Kroger Grocery Store. XPZC facilitated the review and approval by City Council of a Mixed Use Planned Unit Development consisting of 104 residential attached units and non-residential uses.



This development will redevelop a difficult site whose major commercial tenants have long since abandoned. While the preferred land use was for commercial use, given the market and location of the site, redevelopment of this site to commercial use was not feasible.

Xenia Planning and Zoning Commission supported the residential use for this site on the condition that the units are rented at market rates, offer the tenants a Clubhouse with recreational amenities, and incorporate an on-site management staff that will enforce development rules and regulations relative to on-street parking and fire lane clearance. This housing development will also incorporate architectural design guidelines and will be extensively landscaped and screened.

ZONING MAP AMENDMENT (REZONING) REVIEWED

Green Park Plaza Rezoning was reviewed and recommended for approval. The rezoning of 11.55 acres of land at 469 and 457 Dayton Avenue was from B-4 Planned Shopping Business District to a

Mixed Use Planned Unit Development. This is to allow for the development of a market rate apartment units.

Rezoning of 10.089 acres of land located on Lynn Street and High Street owned by Harold and Barbara Fite, 897 Cincinnati Avenue, Xenia, Ohio, from I-2 Heavy Industrial District to R-1C One-Family Residential District. This was an old industrial site that is now the site of Indian Trails Subdivision.

ZONING CODE AMENDMENTS

Reviewing and making recommendations to the Planning and Zoning Code is another major function of the Xenia Planning and Zoning Commission. In 2008, XPZC continued their review of the Subdivision Regulations relative to the Parkland 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 was formed represented by citizens, XPZC members, BRACA members, a Developer, XEGC, a Greene County Regional Planning member, and City Staff. A draft amendment was presented to XPZC. After several meetings the proposed amendment was sent for final approval to the City Council. The changes are now part of the Planning and Zoning Code.



Parkland Dedication



Parkland Development with Fee-in-lieu of

- The subdivision regulations were also updated to allow for the review of development projects by the Traffic Commission and to require street trees in subdivision projects.
- The Planned Unit Development Regulations was also amended to facilitate creative design for the purpose of protecting sensitive and unique character of development sites and not to

merely maximize density and overdevelop on a site.

COMMERCIAL BUILDING

XPZC is also responsible for reviewing and approving projects in Planned Unit Developments.

- **Sonic Restaurant located at 1556 Harner Drive;** XPZC approved the final development plan. This restaurant is now open to the public.



Sonic Restaurant

- **Carol's Corner – Progress Drive**
XPZC also approved the plans for a 10,000 square foot retail office at the corner of South Progress Drive and Harner Drive that is named Carol's Corner. The building has been completed and is now occupied by Verizon Wireless, Great Clips and Snap Fitness.



Carol's Corner

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 2008, XPZC reviewed a Certificate of Appropriateness for the following:

- ***23 East Second Street approved the Certificate of Appropriateness for the installation of a fabric awning in place of a wooden built-in hood:***



With original wooden hood



With new fabric awning

- ***COA for 44 Towne Square and 28-36 West Main Street in the Xenia Towne Square***
Xenia Planning and Zoning Commission reviewed the changes to the façade of Xenia Towne Square involving three store fronts: LA Grille and former space occupied by Altick Realty and Mehaffie’s Pies. The arcades were enclosed to expand the retail space.



Before Alteration



After Alteration

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 | 2008 |
|--|------|------|------|------|------|------|------|------|------|
| Residential Units | 95 | 120 | 124 | 216 | 175 | 216 | 135 | 123 | 91 |
| New Commercial/ Industrial Bldgs. and Facilities | 4 | 6 | 8 | 9 | 2 | 8 | 5 | 4 | 4 |

2006 Commercial 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.)

2007 Commercial includes 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.

2008 Commercial and Industrial buildings built in 2008 include Sonic Restaurant, Carol's Corner, Walgreen Pharmacy and the Xenia Public Service Storage Barn.

Breakdown of 2008 New Residential Construction

| Type of Residential | Number of Structures | Total Units |
|---------------------|-----------------------|-------------|
| Single Family Units | 18 | 18 |
| Duplex | 2 | 4 |
| Multi-family | 5 building structures | 55 |
| Assisted Living | 1 | 14 |
| Total | 26 | 91 |

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.

Parkland Dedication Formula, Fee-in-Lieu of Parkland Dedication and Park Expansion and Development Fee Ordinance

In 2007 and upon the request of City Council, XPZC started the review of the Subdivision Regulations relative to the Park Dedication and/or a 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 in new neighborhoods. Where there is no parkland required, a fee-in-lieu of parkland dedication is required and the fees generated through this is utilized to develop parks and recreational facilities. XPZC reviewed the existing ordinance and how little it has generated in terms of fees-in-lieu of parkland dedication. They also reviewed the parkland that has been assembled or expanded as a result of the parkland dedication 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 as the fee that was being generated through the existing formula was not keeping up with the increasing parks and recreation needs. XPZC was assisted by a Review Committee represented by citizens, XPZC members, BRACA members, a Developer, XEGC, a Greene County Regional Planning

member, and City Staff. XPZC sent recommendations to City Council that involved the upward adjustment of the park development dedication formula which in turn provides an increased base for calculation for fee-in-lieu of parkland dedications. A new ordinance was also recommended for approval that involves requiring a park expansion and development fees for residential and commercial construction that are occurring outside of subdivisions that have not been subject to the park dedication or fee-in-lieu of parkland dedication. The rationale behind this is that these developments should also pay their fair share towards parks and recreational needs that they create.

These amendments received approval by City Council in September and are now part of the Planning and Zoning Code.

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 2008, XPZC conducted the following training or information events:

- Heard a presentation on the MVRPC's Long Range Transportation Plan. The plan includes proposed road extensions, road widening and improvements, bikeway construction and connections. Projects included in the Plan are eligible for submission for funding to MVRPC.
- Four members of the Xenia Planning and Zoning Commission attended the 22nd Annual Miami Valley Planning and Zoning Workshop on December 5, 2008.

The City of Xenia, Department of Community Development Staff thanks the XPZC members for their time and dedication. We also acknowledge the leadership of Dennis R. Propes, Chairperson.