

**TO:** Michael A. Cornell, City Manager  
**FROM:** Jeffrey M. McGrath, Planning Director  
**RE:** *2008 Summary Report and Development Update*  
**DATE:** February 26, 2009

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## **Overview**

The forecast report for residential development, that was presented last year at our joint meeting in June, is still accurate and relevant. This year the Planning Department has put together a comprehensive look at development activity for 2008, and the very beginning of 2009, to illustrate development trends within our community. As you may notice, the residential activity, in terms of new construction and new development, has paled in comparison to development activity of years past. However, there have been significant developments on the commercial, office and research end of the spectrum. Beavercreek continues to grow despite the issues facing the economy which have impacted neighboring communities and communities across the country.

The types of development that we have seen, and will continue to see in 2009, which include projects like the proposed new Kettering Hospital, are the types of developments that most benefit the community in terms of job creation and tax revenue with minimal impact on school and city services.

Overall there were a total of 875 zoning permits issued for commercial and residential development in 2008, compared to 1,139 in 2006 and 995 in 2007; only 67 of them were for new single-family residences as compared to 177 in 2006 and 107 in 2007. The summary of the activity that occurred in 2008 is as follows:

## **Residential Development**

### *Residential Rezoning Approvals:*

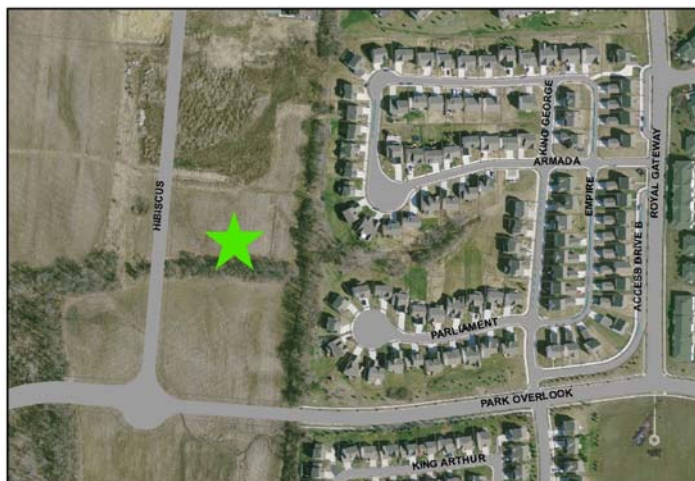
*In 2008, there were no residential rezoning applications for Planning Commission or City Council's consideration. As opposed to years past, no property within the City of Beavercreek was rezoned from a non-residential use to a residential use.*

*Residential Specific Site Plan Approvals:*

1. The Greene Major Modification--- Approved April 28, 2008 by City Council;
  - a. *This was an approval of a major modification to the approved Specific Site Plan for The Greene. The application consisted of a proposal to construct 18 townhomes along Buckeye Lane just south of the existing residential apartments within Building C and north of the southern parking garage along Buckeye Lane. The approved townhomes will be one and two bedroom rental units. (Applicant: Steiner & Associates)*



2. Willow Creek Phase III--- Approved May 27, 2008 by City Council;
  - a. *The approved application allowed for the construction of 8 apartment buildings containing 138 residential rental units. This project is located north of Park Overlook Drive, east of Hibiscus Drive, and south of Pentagon Boulevard. This project is located in the same vicinity as the Clark State, ATIC, and CACI developments.*
  - b. *This project has not started and it is anticipated that it will not go forward due to the lack of financing available for new construction projects in the current economy. Staff anticipates the 9 +/- acres slotted for the apartment development will actually be an expansion of the existing ATIC or another related office use. (Applicant: Don Huber)*



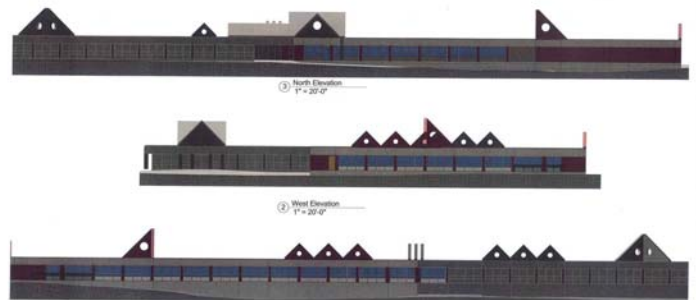
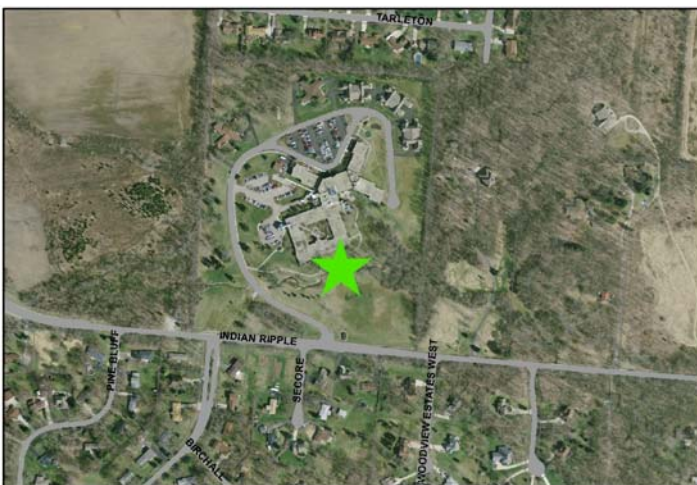
3. University Suites at Wright State--- Approved by City Council on June 9, 2008;

- a. An approval to construct 3 multi-family apartment buildings located on Zink Road to the west of the Meijer store. There will be a total of 34 apartment units, with each unit containing 4 or 5 bedrooms. It is the applicant's intent to rent these units to Wright State University students. ([Applicant: Campus Village Concepts](#))



4. Trinity Retirement Home Expansion--- Approved by City Council September 22, 2008;

- a. The proposal was to construct an approximately 14,000 square foot addition to the existing facility to allow for additional private rooms for tenants. The approval did not increase capacity for additional tenants but allowed for the conversion of shared rooms to private rooms. ([Applicant: UCH Trinity Community](#))



5. Park Overlook Condominiums---Approved by City Council November 24, 2008;

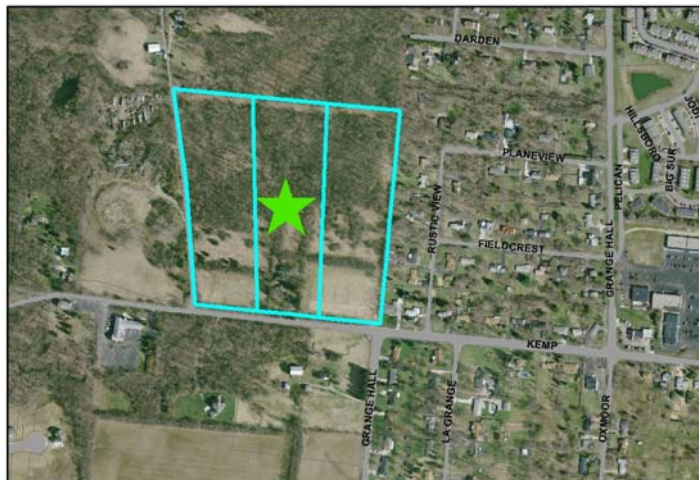
- a. The approved application allowed for the construction of 10 multi-family buildings containing 80 owner-occupied units. The proposed development would be located to the south of Park Overlook Drive and just south of the proposed Willow Creek Phase III project (mentioned above).
- b. *This project has not started and it is anticipated that it will not go forward due to the lack of financing available for new construction projects in the current economy. Staff has recently initiated a Land Use Plan amendment that would classify this property from Medium-Density Residential to Office for future rezoning considerations, should this project not move forward. (Applicant: Charlie Simms)*



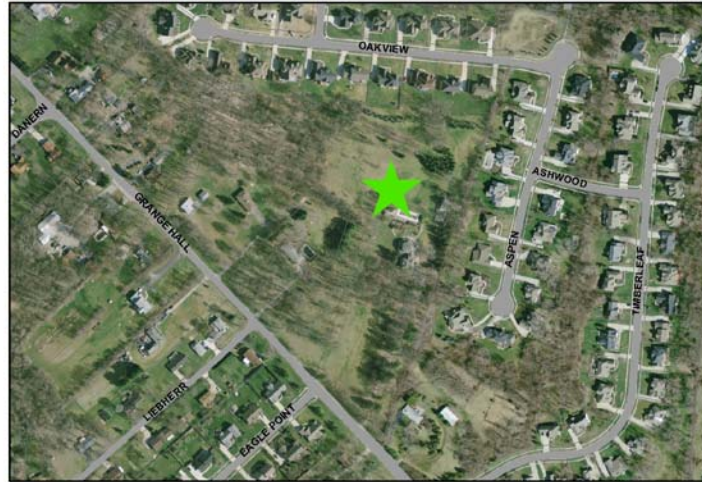
*Residential Construction and Subdivision:*

1. Dietz II Plat--- Approved March 5, 2008 by Planning Commission

- a. This application split a 27-acre tract of land located along the north side of Kemp Road, near the signalized intersection of Kemp and Grange Hall Rd. into three separate approximately 8-acre residential lots.
- b. This is significant in the sense that the Planning Department had reviewed applications for the same property, in the past, that proposed upwards of 60 residential building sites for the same property that will now only create two additional residential lots. (Applicant: Scott Dietz)



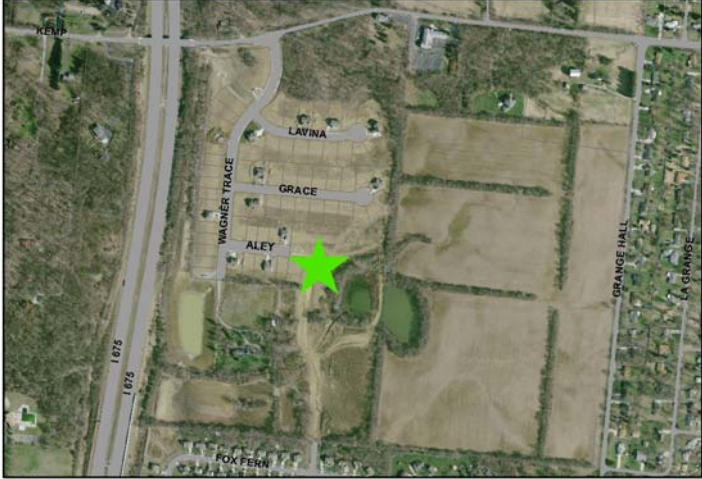
2. Greer-Lichota Plat---Approved by Planning Commission April 2, 2008;
- a. *This approved subdivision allowed for the creation of a one-acre lot on the east side of Grange Hall Road just north of Indian Ripple Road. ([Applicant: Steven Greer and Lisa Lichota](#))*



3. Sunset Bluff Plat---Approved by Planning Commission June 4, 2008;
- a. *This application approved the creation of five buildable lots within Section 2 of this subdivision.*
  - b. *The applicant had previously been given subdivision approval for 16 buildable lots but with this new application the lots were made significantly larger and the number of lots was reduced by 11. ([Applicant: Sunset Bluff LLC](#))*



- 4. Wagner Trace Plat---Approved by Planning Commission July 2, 2008;
  - a. *This application split Section 2 of Wagner Trace into 23 buildable lots which conformed to the previously approved zoning requirements. ([Applicant: Oberer Land Developers](#))*



**Commercial and Office Development**

*Commercial and Office Rezoning Approvals:*

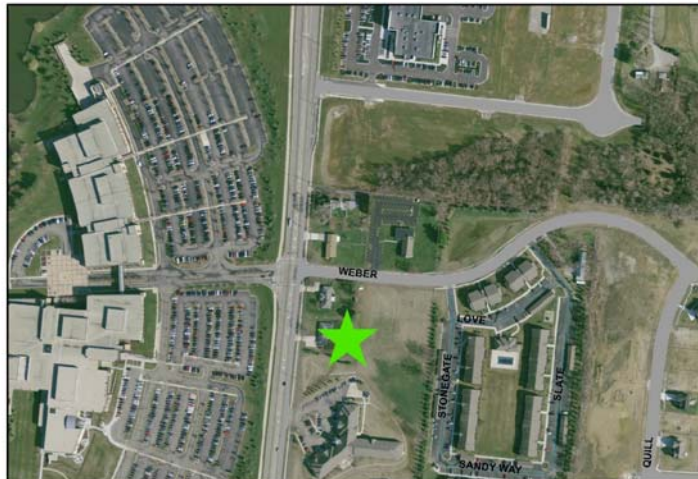
- 1. Rolin Investments (Commercial)--- Approved by City Council February 11, 2008
  - a. *Rezoning approval that combined two separate zoning districts, one office and one commercial, into a single planned unit development. ([Applicant: Ronald Miller](#))*



2. Matulka Insurance (Office)--- Approved by City Council February 11, 2008

- a. *This was a rezoning of an existing residential property to residential office to allow for the conversion of the single-family home to an insurance office.*

[\(Applicant: Daniel Matulka\)](#)



3. Pentagon Park at The Acropolis (Office/Education)--- Approved by City Council April 14, 2008

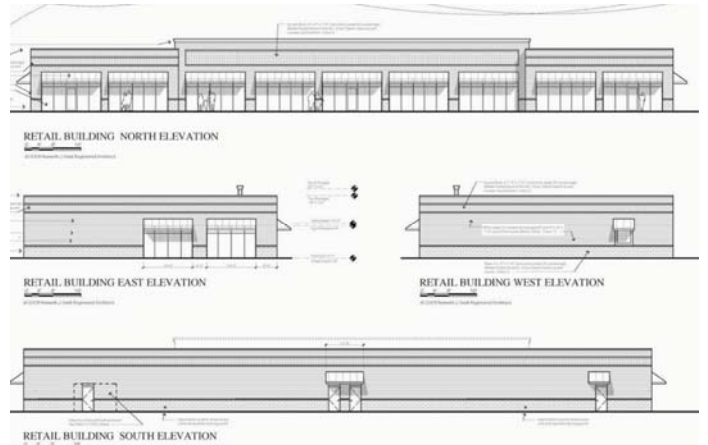
- a. This application allowed for the construction of the ATIC building on Hibiscus Way, just south of the Clark State campus on Pentagon Boulevard, by removing a previous zoning restriction that limited the amount of office within the development from a maximum of 20 acres of office to a minimum 20 acres of office.
- b. This application was significant in the fact that the ATIC use is not found in very many locations throughout the country and is a unique education facility for defense contractors in need of security clearances to work with Wright-Patt AFB. A result of the application was a significant decrease in the number of residential units that was originally approved for this development.

[\(Applicant: Mills-Morgan\)](#)



4. University Park (Commercial, Research and Office)--- Approved by City Council June 23, 2008

- a. This was a request to rezone approximately 11 acres of land for office and retail use and also incorporated existing buildings and established provisions for the remainder of the project which has yet to be constructed.
- b. At the time of the rezoning, the project was located within Beaver Creek Township. The annexation of the property was approved at the same time as this rezoning. ([Applicant: Synergy Building Systems](#))



5. Hindu Community (Commercial)--- Approved by City Council May 12, 2008

- a. This application allowed for the rezoning of two properties with R-1A and R-PUD zoning into one commercial zoning district that would allow for the future expansion of the Hindu Temple ([Applicant: Raj Sharma](#))



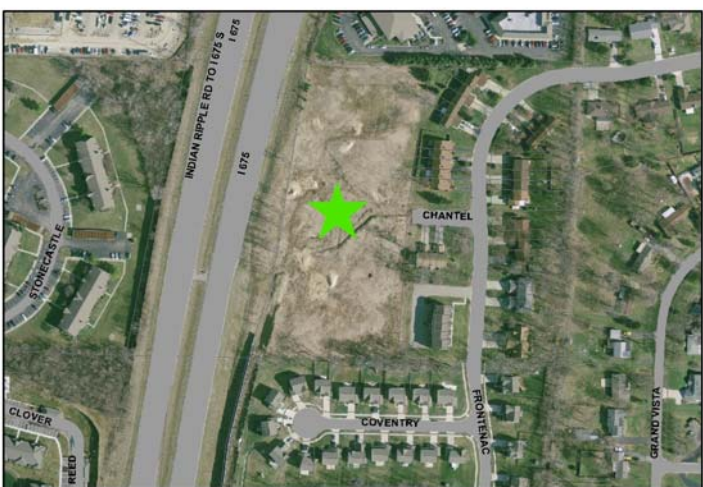
6. Crossings at Fairfield Hotel (Commercial)--- Approved by City Council August 25, 2008;

- a. *This rezoning allowed for the potential construction of a hotel on approximately 3 acres of land that was previously designated as High-Density Residential along I-675 behind the Kohl's and Lowe's shopping center. (Applicant: [George Kontogiannis](#))*



7. Indian Ripple Medical (Office)--- Approved by City Council October 13, 2008;

- a. *This case involved a rezoning of approximately 5 acres from R-4 Multi-Family Residential to Office. The rezoning was granted with the anticipation of a Kettering Medical Network building being constructed on this location across I-675 to the east of The Greene.*
- b. *The rezoning removed the possibility of the construction of close to 100 potential residential units that could have been constructed under the previous R-4 Zoning District. (Applicant: [Mills-Morgan](#))*



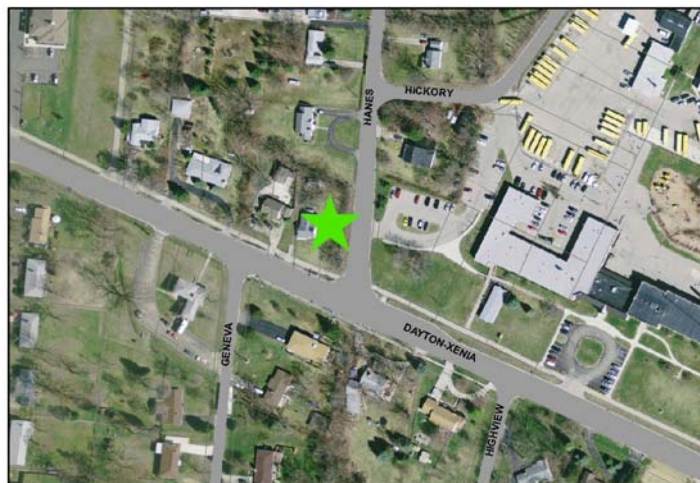
8. Comfort Keepers/Dynamic Solutions (Office)--- Approved by City Council November 24, 2008;

- a. *A rezoning of approximately 2 acres from R-1A Single-Family Residential to a Commercial Planned Unit Development. This rezoning allowed Comfort Keepers and Dynamic Solutions, which provide medical and therapy assistance to the elderly, to conduct their operations out of, what used to be, the Taylor Plumbing building. (Applicant: Terry Hickey)*



9. Kaiser Insurance Office Building--- Approved by City Council January 26, 2009;

- a. *This application rezoned approximately 0.50 acres of land from R-1A Single-Family Residential to RO-1 Residential Office. This application allowed for the conversion of an existing residential structure to an insurance office at the northwest corner of Dayton-Xenia and Hanes Road immediately west of Main Elementary. (Applicant: Bob Kaiser)*

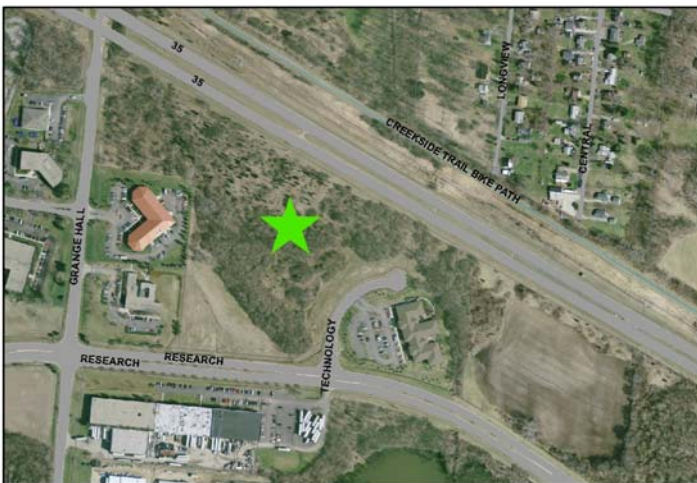


*Commercial and Office Specific Site Plan Approvals:*

1. Sonic Restaurant (Commercial)--- Approved by City Council January 14, 2008;
  - a. A major redevelopment of the former Thomas Towing site on Colonel Glenn Highway, Sonic received approval for the construction of their new 1,728 square foot restaurant which is currently open for business. ([Applicant: Houchens Properties](#))



2. ATK (Research and Office)--- Approved by City Council January 28, 2008;
  - a. The expansion of ATK, formerly Mission Research, is a major win for the City of Beavercreek. ATK chose to expand their current operations at the corner of Grange Hall and Research Boulevard by building a new 125,000 square foot facility within Miami Valley Research Park on Technology Court, just east of their existing office building. ([Applicant: MV Commercial Construction](#))



3. Building #10 at The Greene---Approved by Planning Commission April 2, 2008;

- a. This minor modification approved by Planning Commission allowed for the construction of a small retail building at the entrance to The Greene from Indian Ripple Road on Greene Boulevard. The new building holds the Noodles and Company Restaurant and the Cincinnati Bell Wireless store. [\(Applicant: Steiner & Associates\)](#)



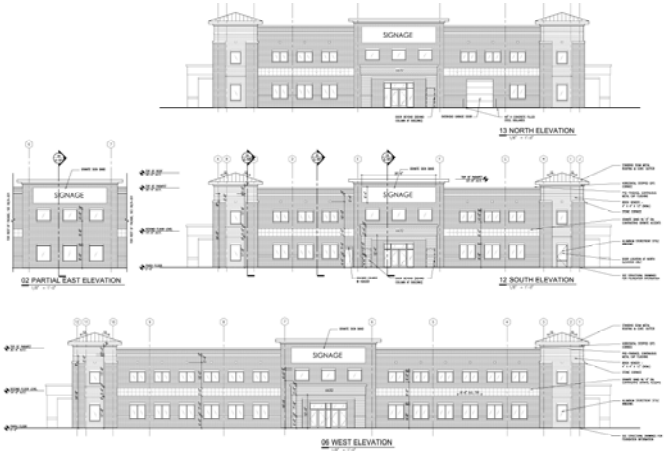
4. McDonald's on Centre Drive (Commercial)--- Approved by City Council July 28, 2008;

- a. A specific site plan modification was approved for a 4,317 square foot restaurant near the Olive Garden and Best Buy within Beavercreek Towne Centre. This is a redevelopment of the old Boston Market site that was previously located where the McDonald's construction is commencing. [\(Applicant: Jodi Hill\)](#)



5. CACI at Pentagon Park (Research and Office)--- Approved by City Council September 8, 2008;

- a. This application approved the construction of a 51,560 square foot office and research building within the same portion of the Pentagon Park Project as the Clark State campus. A portion of the new building will house the CACI Corporation which is moving out of its current location on Dayton-Xenia Road. ([Applicant: Mills-Morgan](#))



6. Kroger Market Place (Commercial)--- Approved by City Council November 10, 2008;

- a. Kroger applied for and received approval for plans to tear down the existing Kroger to make way for a Kroger Marketplace. The new store will face N. Fairfield Road to the west as opposed to facing Dayton-Xenia Road, as it does now. As a part of this application the Lee's and Arby's restaurants will be demolished and a Kroger gas station will be constructed in their place.
- b. The existing Kroger will remain open until the new Marketplace is completed. Upon the opening of the Marketplace, the existing Kroger will be demolished to construct additional parking fields. There will be an access point to Beaver Vu Drive and the plans call for a traffic signal at Beaver Vu and N. Fairfield Road.
- c. The remaining retail center will undergo a façade update to make the building more compatible, aesthetically, with the new Kroger Market place. Most of the existing tenants within the retail building are planning on remaining in their current location. ([Applicant: Jonathon Woche](#))



Kroger A-811, Beavercreek, OH  
09-23-08 900506.42 Cole & Russell Architects

## **New Commercial and Office Construction**

### *Permits Issued for Construction*

1. Walgreen's- Permit issued April 2, 2008 (*northwest corner of Kemp and N. Fairfield Road; 2269 N. Fairfield Road.*)
2. Greene Town Center Building # 4, #5, #6 and #10- Permits issued October 31, 2008
3. Speculative Building at Mission Point- Permit issued January 3, 2008 (*first building within Mission Point located across from the Air Force Base on Colonel Glenn Highway; 2601 Mission Point Boulevard*)
4. Sonic Restaurant- Permit issued April 21, 2008 (*3970 Colonel Glenn Highway*)
5. Wright-Patt Credit Union- Permit approved May 2, 2008 (*Replaced the Charity Baptist Church; 1506 N. Fairfield Road*)
6. ATK Research Center- Permit issued July 9, 2008 (*1365 Technology Court*)
7. ATIC- Permit issued May 21, 2008 (*within Pentagon Park; 2685 Hibiscus Way.*)
8. McDonald's- Permit issued September 30, 2008 (*replace the Boston Market; 2853 Centre Dr.*)

## **New Businesses that Opened in 2008**

1. Buckeye Research and Mfg.- 819 Factory Rd.
2. House of Thai- 3230 Seajay Dr.
3. M.W. Tux- Mall at Fairfield Commons
4. The Mutual Fund Store of Ohio-4412 Indian Ripple Road
5. DeVry University-3610 Pentagon Boulevard Ste. 100
6. Q-Base-3610 Pentagon Boulevard Ste. 110
7. Sports Clips- 2260 N. Fairfield
8. Comfort Solutions-1571 N. Central Dr.
9. The Princess Palace- 3045 Rodenbeck Dr.
10. Charlotte Russe- Mall at Fairfield Commons
11. Noemi's- 3321 Dayton-Xenia Road
12. Unique Stitches, Inc.- 1490 N. Fairfield Road
13. Sonic- 3970 Colonel Glenn Highway
14. Beaver Creek Family Care- 2510 Commons Boulevard, Ste. 160

15. Grandview Rehab- 2510 Commons Boulevard, Ste. 130
16. Beverly Kirk Insurance- 1360 N. Fairfield Road
17. Travel Plex- 1370 N. Fairfield Road
18. Extreme Heating and Air Conditioning- 712 N. Fairfield Road
19. Motherhood Maternity- Mall at Fairfield Commons
20. Tri-Tech Associates, Inc.- 4076 E. Patterson Road
21. American Postal Workers Union- 2430 Dayton-Xenia Road
22. Premier Training of Excellence- 2358 Lakeview Dr.
23. LinQuest- 2601 Commons Boulevard
24. Above it All Salon and Spa- 3979 Indian Ripple Road
25. Tuesday Morning- 2750 N. Fairfield Road
26. Advanced Metrology Solution- 1415 Research Park Drive
27. Blue Serv Reprographics-3335 Seajay Dr.
28. National Tire and Battery- 2441 Esquire Dr.
29. St. Luke Parish Federal Credit Union-3562 Dayton-Xenia Road
30. The Dayton Armory- 3297 Seajay Dr.
31. The Color Wheel Arts and Crafts- 1490 Dayton-Xenia Road
32. O'Reilly Auto Parts- 1395 N. Fairfield Road
33. Oak Creek OB/GYN- 2510 Commons Boulevard Ste. 270
34. MM Tech, Inc. 3183 Beaver-Vu Dr.
35. State Farm Insurance- 1209 N. Fairfield Road
36. Grandview Rehab/Physical Therapy-2510 Commons Boulevard Ste. 250
37. Day-by-Day Calendar Co.- Mall at Fairfield Commons
38. Stop N' Crop Shop- 3325 Seajay Dr.
39. Contemporary OB/GYN- 2510 Commons Boulevard Ste. 230
40. Portrait Avenue- Mall at Fairfield Commons
41. McDonald's- 2853 Centre Drive
42. Tsao's Cuisine- 3989 Colonel Glenn Highway
43. Greene Dental Assocaites- 2611 Commons Boulevard
44. Sierra Nevada Corp. (SNC)- 2611 Commons Boulevard
45. Agape Chinese Evangelical Church- 1321 Research Park Dr.
46. Click Camera 4408 Indian Ripple Road
47. CACI- 2685 Hibiscus Way Ste. 100 & Ste. 200
48. Aspen Dental- 3286 Pentagon Boulevard
49. Rockdell Place- 3800 Colonel Glenn Highway
50. Spinoza's Gourmet Pizza- Mall at Fairfield Commons
51. Compunet- 2601 Commons Boulevard
52. Gamestop- Mall at Fairfield Commons

## **The Greene**

### *Tenants Approved for The Greene 2008*

1. Primary Residential Mortgage
2. Wachovia Securities
3. S & K Menswear
4. Bethany's Bridal and Prom
5. Forever 21
6. Clarks
7. Omaha Steaks Retail Store
8. Plumrose LLC
9. Future Electronics
10. Fossil
11. Pegway LLC
12. Noodles & Company
13. Carter's
14. Pasha Grill
15. Cincinnati Bell Wireless
16. Calendar Club
17. Kids Cake & Ice Cream
18. Jenna Claire