


LEG 19-0003

BEAVERCREEK
ROAD CONCEPT
PLAN ZONING
AND CODE
AMENDMENTS

TOPIC: PARKS, EXPANDED HOME
OCCUPATION/COTTAGE
INDUSTRY, RENAMING

OCTOBER 14, 2019 PLANNING
COMMISSION MEETING



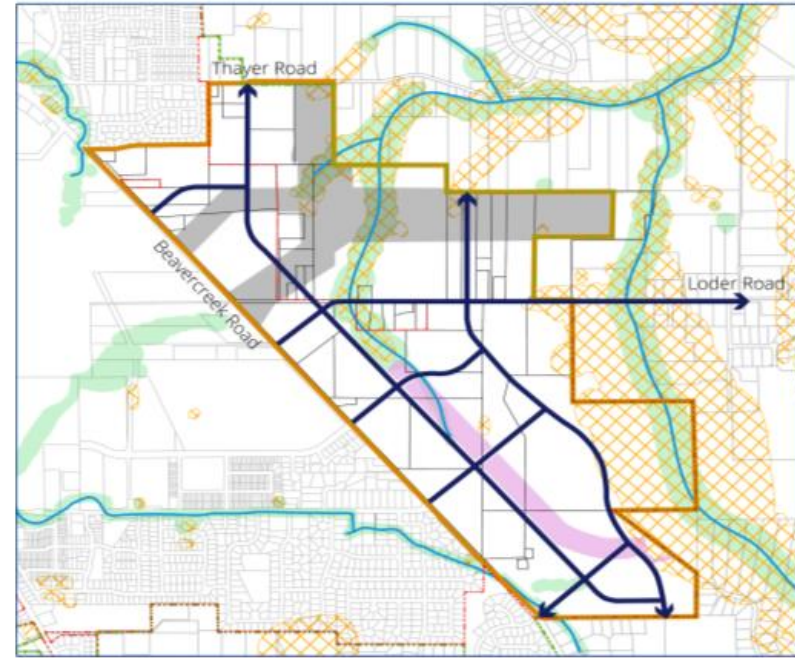


The following topics were identified either by public comment or the Planning Commission for the October 4, 2019 Hearing. Staff will provide background on the issue and offer a recommendation if warranted.

Staff is looking for direction from the Planning Commission on each item discussed this evening.

Parks & Open Space Mapping

-  Natural Resources Overlay District (NROD)
-  Geologic Hazard Overlay District (GHOD)
-  South-Central Open Space Network
-  Powerline Corridor



PARKS ACQUISITION CODE

LINEAR PARK ELEMENTS

- 30 foot ped/bikeway string along the east side of Holly Lane extension to be located in the right of way and will not be considered part of a pearl.
- 3-4 pearls of various sizes spread along the open space network
- Min and maximum sizes pearls:TBD
- Min combined size of all pearls: 8 acres
- Min average width:TBD
- Min average depth:TBD
- At least 5 acres to be developed with active recreation components

Linear Park: Pearl and String Approach



THIMBLE CREEK CONSERVATION AREA ELEMENTS

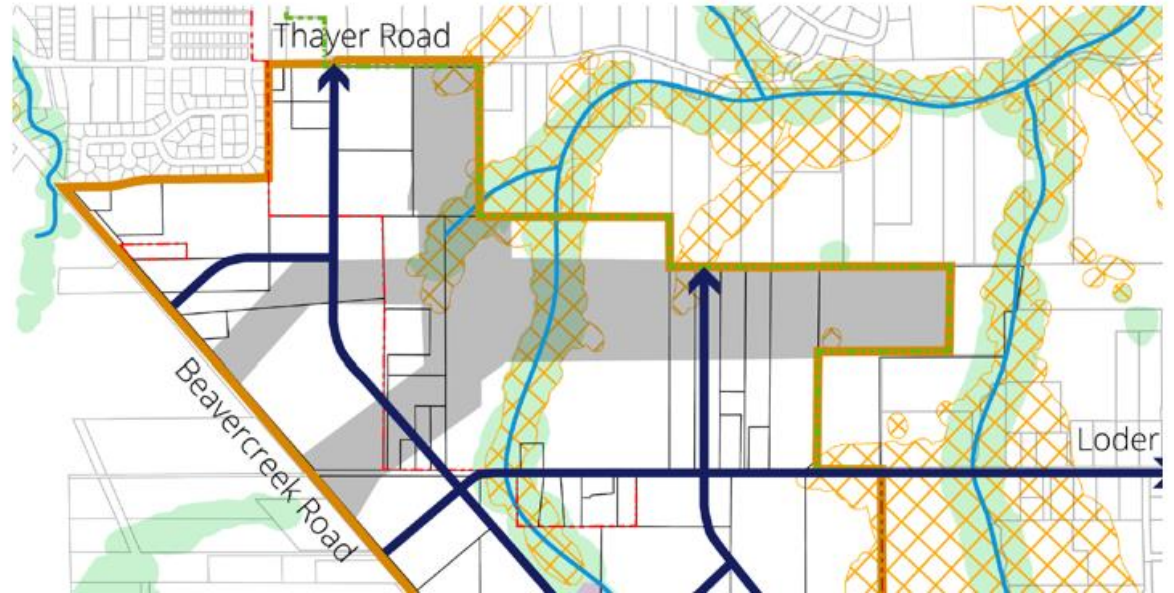
- Two public viewpoints: size TBD
- ½ of area between the Thimble Creek stream buffer and the 490-foot elevation ridgeline to be open space
- 700-foot non-interrupted view corridor along open space
- Provide a forest trail from one viewpoint to another along the Ridge Parkway
- Staff and Parks and Recreation Advisory Board recommendation is to indicate that this area is a public open space amendment to Parks Master Plan

East Ridge – Thimble Creek Conservation Area



Beavercreek Road Concept Plan Trails in Power Line Corridor

-  Natural Resources Overlay District (NROD)
-  Geologic Hazard Overlay District (GHOD)
-  South-Central Open Space Network
-  Powerline Corridor



TRAIL CORRIDOR

30-FOOT TRAIL WIDTH
TEN-FOOT WIDE PATH

EXPANDED HOME OCCUPATION/COTTAGE INDUSTRY



Retail (picking up goods for sale)



Outdoor storage associated with a business (landscaping equipment, construction materials)



Parking commercial vehicles (landscape trucks, 5th wheel cabs)



Work performed outdoors (welding, outdoor yoga)



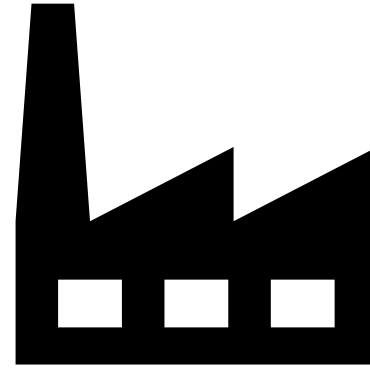
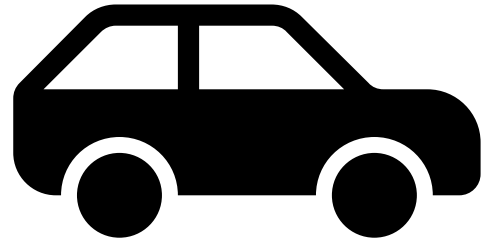
Offsite employees working at the residence (1-3 employees checking in at residence or working at the house)



Using a majority of a residence for business (more than 50% of the residence devoted to business use)



CONCEPT
PLAN
RENAMING



NOVEMBER 12, 2019
CITY COMMISSION WORK SESSION

TOPIC:TRANSPORTATION

NOVEMBER 18, 2019
PLANNING COMMISSION MEETING

TOPIC: HOME OCCUPAYION

NOVEMBER 25, 2019
PLANNING COMMISSION MEETING

TOPIC:TRANSPORTATION