



Legislation Details (With Text)

File #:	PC 15-210	Version:	1	Name:	
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File created:	9/21/2015	In control:		Citizen Involvement Committee	
On agenda:	10/5/2015	Final action:			
Title:	Beavercreek Road Concept Plan				
Sponsors:	Pete Walter				
Indexes:					
Code sections:					
Attachments:	1. Commission Report, 2. Beavercreek Road Concept Plan				

Date	Ver.	Action By	Action	Result
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Beavercreek Road Concept Plan

RECOMMENDED ACTION (Motion): No action is required.

BACKGROUND:

Staff will provide an overview of the status of the Beavercreek Road Concept Plan. The Beavercreek Road Concept Plan was adopted by the City Commission in September, 2007 and was subsequently appealed to the Land Use Board of Appeals and remanded to the City in August, 2008. In December of 2010 the Metro Council adopted Ordinance 10-1244B, which reduced the amount of land designated for industrial use in the Title 4 Employment and Industrial Areas Map to conform to the City's Beavercreek Road Concept Plan, reflecting the determination that the region had sufficient employment capacity for the next 20 years.

The Concept Plan was created with the assistance of a 15-member Citizen Advisory Committee and 9-member Technical Advisory Committee. The recommended plan was reviewed during several public hearings before the Planning Commission and City Commission prior to final adoption in September, 2007.

The City applied for an extension to complete the Title 11 planning requirements for the concept plan area, which was approved by Metro and extended to June 30, 2014. The LUBA appeal raised numerous issues, including an inconsistency between the concept plan and Metro's Title 4 map, inadequate protection of industrial lands, deficiencies in the transportation infrastructure and other service inadequacies. After reviewing the issues raised, staff recommended that the City Commission remand the concept plan to the Planning Commission and re-open the record for the limited purpose of addressing the protection of the Title 4 lands, inserting the recently implemented transportation system plan and capital improvement plan identifying transportation improvements and addressing police and fire services.

A copy of the draft plan is attached for reference.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: