



Legislation Text

File #: PC 15-225, Version: 1

Beavercreek Road Concept Plan: Overview and Discussion of the Re-Adoption Process

RECOMMENDED ACTION (Motion):

Work Session discussion only. There will be no public testimony.

BACKGROUND:

Staff will provide an overview of the status of the Beavercreek Road Concept Plan. City Attorney Carrie Richter will provide background on the legal aspects of the re-adoption process. The following public hearings are scheduled:

11/23/2015 - 1st Planning Commission Hearing

12/02/2015 - 1st City Commission Hearing

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.

While the appeals process was on-going, several legislative updates to the City's public facilities plans, including sewer, stormwater, water and transportation system plans were adopted which refine much of the public facilities planning for the area within the Beavercreek Road Concept Plan. A summary of this information along with updated cost estimates for public facilities will be provided during the public hearing process.

To provide public information on the proposed plan re-adoption, planning staff has held meetings with TAC, NRC, PRAC, CIC, Caufield Neighborhood Association and the Hamlet of Beaver Creek.

A copy of the draft plan, Metro Title 4 map decision, Planning Commission September 28 work session powerpoint, and the minutes of the July 20, 2011 City Commission meeting are attached for reference. The project website, which includes a link to the complete LUBA appeal record, is <http://www.orcity.org/planning/landusecase/le-15-0003-re-adoption-beavercreek-road-concept-plan.>>