

BY: M. Stage

**AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE DEVELOPMENT PLAN FOR TIPP CITY, OHIO**

**WHEREAS**, Tipp City Charter Sections 8.02 and 8.03 gives the Council the authority to adopt by appropriate legislation land use and development plans or regulations; and

**WHEREAS**, a Comprehensive Land Use Development Plan (PLAN) drafted by Compass Point Planning was recommended to City Council by the Tipp City Planning Board, on December 13<sup>th</sup>, 2016; and

**WHEREAS**, City Council Adopted Ordinance 2-17 on February 6<sup>th</sup>, 2017 which adopted the 2017 PLAN; and

**WHEREAS**, Nick Bensman dba Gateway Center Development Ltd. has requested a modification of the PLAN regarding the Future Land Use Map for two adjoining parcels within the Northgate Commerce Center Subdivision being: 1) Miami County Parcel Number G15-021161, a ± 8.320 acre parcel with frontage on County Road 25A; and 2) Miami County Parcel Number G15-024250, a ± 12.607 acre parcel with frontage on S Kinna Drive; and

**WHEREAS**, the Tipp City Planning Board held a Study Session on September 14, 2021, regarding the proposed modification of the PLAN.

**WHEREAS**, the Tipp City Planning Board held a Public Hearing on October 12, 2021, and recommended approval of the proposed modification of the PLAN.

**NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS:**

**SECTION 1.** That the 2017 Comprehensive Land Use Development Plan’s Future Land Use Map, be modified for the two adjoining parcels within the Northgate Commerce Center Subdivision being: 1) Miami County Parcel Number G15-021161, a ± 8.320 acre parcel with frontage on County Road 25A; and 2) Miami County Parcel Number G15-024250, a ± 12.607 acre parcel with frontage on S Kinna Drive, whereby the designated future land use would be changed from “Industrial Node” to “Mixed Use Neighborhood,” and hereby is adopted and approved under the auspices of Charter Section 8.02 (B).

**SECTION 2.** That this Ordinance shall be in full force and effect from and after the earliest period allowed by law.

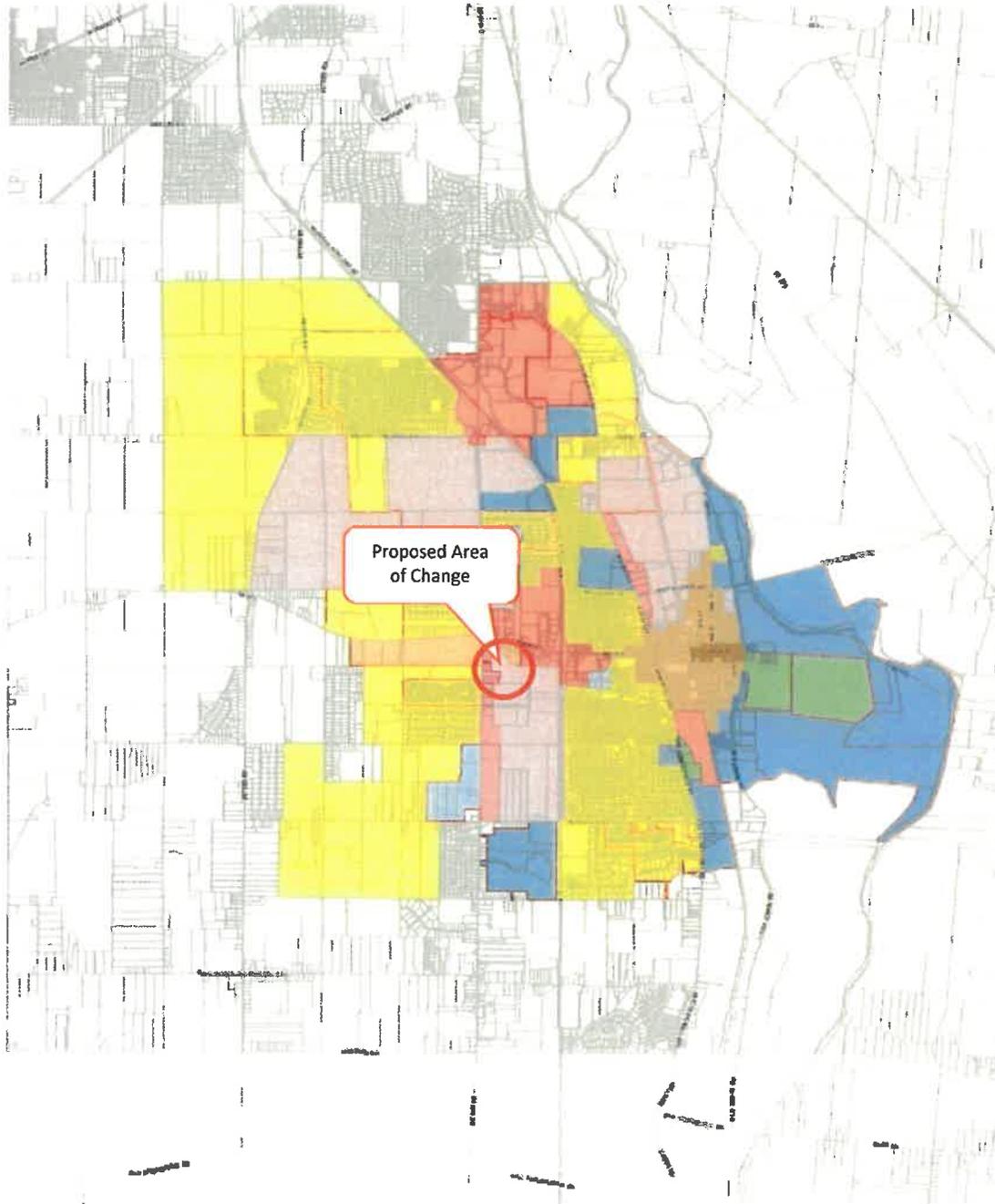
PASSED: March 21, 22

[Signature]  
President of Council

ATTEST: [Signature]  
Clerk of Council

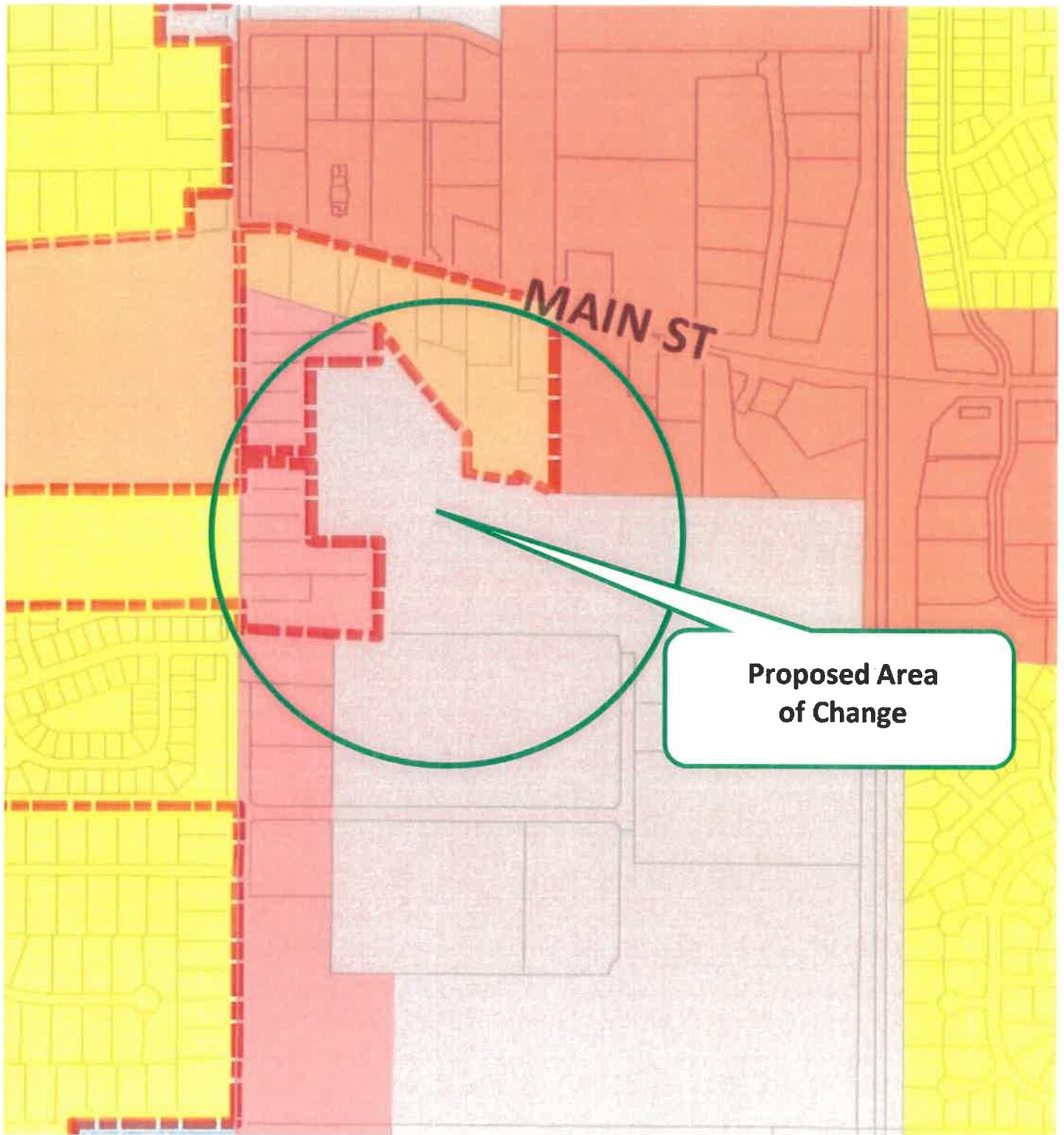
APPROVED: [Signature]  
Law Director

# Existing Future Land Use Map



Legend			Future Land Use	
CONSERVATION	HISTORIC DOWNTOWN	OFFICE NODE	BUSINESS PARK	INDUSTRIAL NODE
SUBURBAN NEIGHBORHOOD	INSTITUTIONAL NODE	BUSINESS PARK	INDUSTRIAL NODE	
MIXED USE NEIGHBORHOOD	COMMERCIAL NODE	BUSINESS PARK	INDUSTRIAL NODE	

COMPASS FINT JACOBS May 9, 2016 0 1 Mile 2 Miles 3 Miles 4 Miles 5 Miles 6 Miles

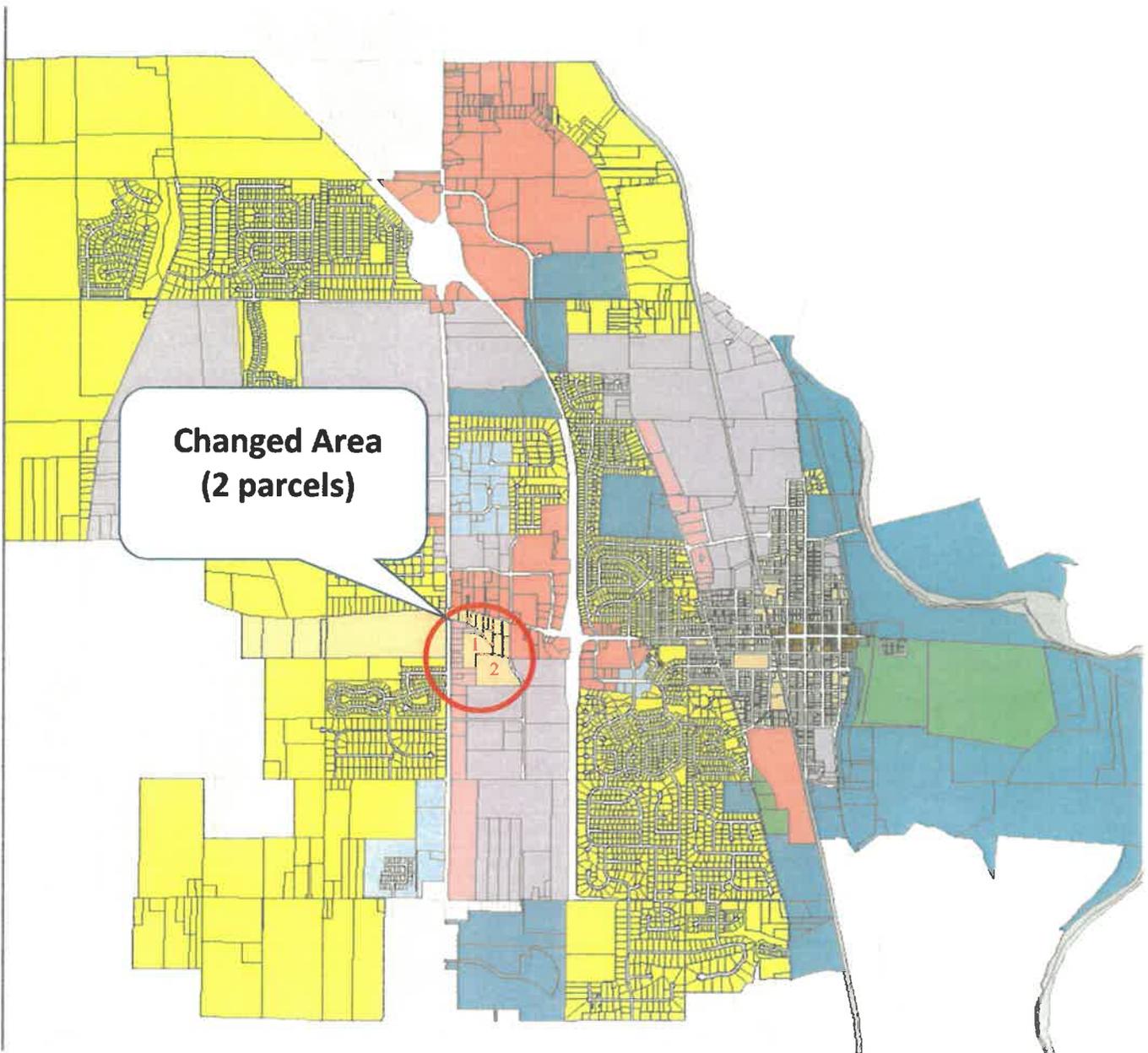


**Legend**

- CONSERVATION
- SUBURBAN NEIGHBORHOOD
- MIXED USE NEIGHBORHOOD
- HISTORIC DOWNTOWN
- INSTITUTIONAL NODE
- COMMERCIAL NODE
- OFFICE NODE
- BUSINESS PARK
- INDUSTRIAL NODE

**Future Land Use**





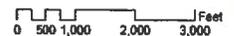
**Legend**

- |                        |                    |                 |
|------------------------|--------------------|-----------------|
| CONSERVATION           | HISTORIC DOWNTOWN  | OFFICE NODE     |
| SUBURBAN NEIGHBORHOOD  | INSTITUTIONAL NODE | BUSINESS PARK   |
| MIXED USE NEIGHBORHOOD | COMMERCIAL NODE    | INDUSTRIAL NODE |

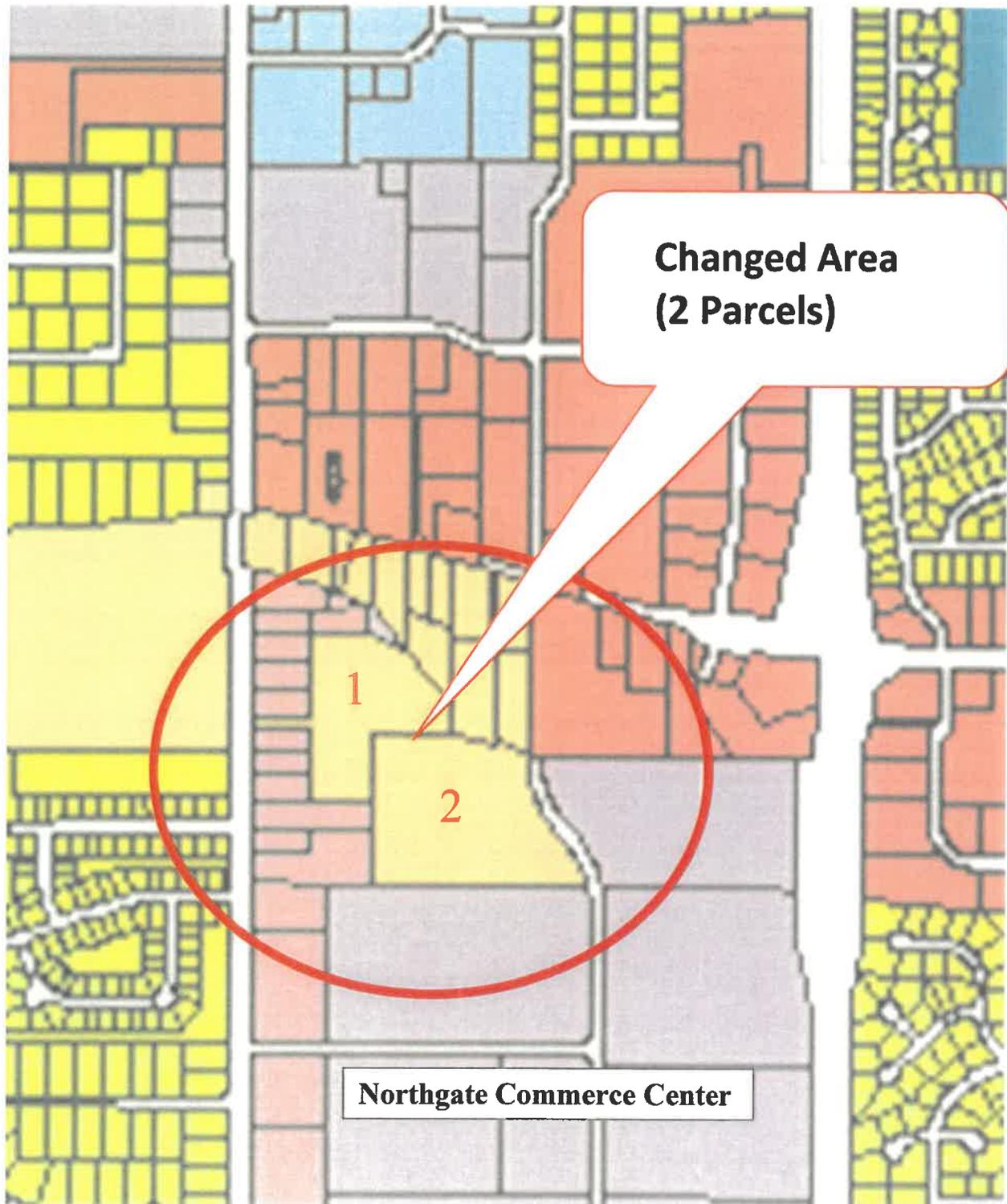
**Future Land Use - Draft**

COMPASS POINT JACOBS

May 9, 2016



# Proposed Future Land Use Map (Close-Up)



**Legend**

CONSERVATION	HISTORIC DOWNTOWN	OFFICE NODE
SUBURBAN NEIGHBORHOOD	INSTITUTIONAL NODE	BUSINESS PARK
MIXED USE NEIGHBORHOOD	COMMERCIAL NODE	INDUSTRIAL NODE

**Future Land Use - Draft**

COMPASS POINT JACOBS May 9, 2016 0 500 1,000 2,000 3,000 Feet

# Aerial View



# Draft Apartment Rendition

