

BY: Mr. Slagel

**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 13th, 2016; and

WHEREAS, City Council Adopted Ordinance 2-17 on February 6th, 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 \pm 8.320 acre parcel with frontage on County Road 25A; and 2) Miami County Parcel Number G15-024250, a \pm 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 \pm 8.320 acre parcel with frontage on County Road 25A; and 2) Miami County Parcel Number G15-024250, a \pm 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

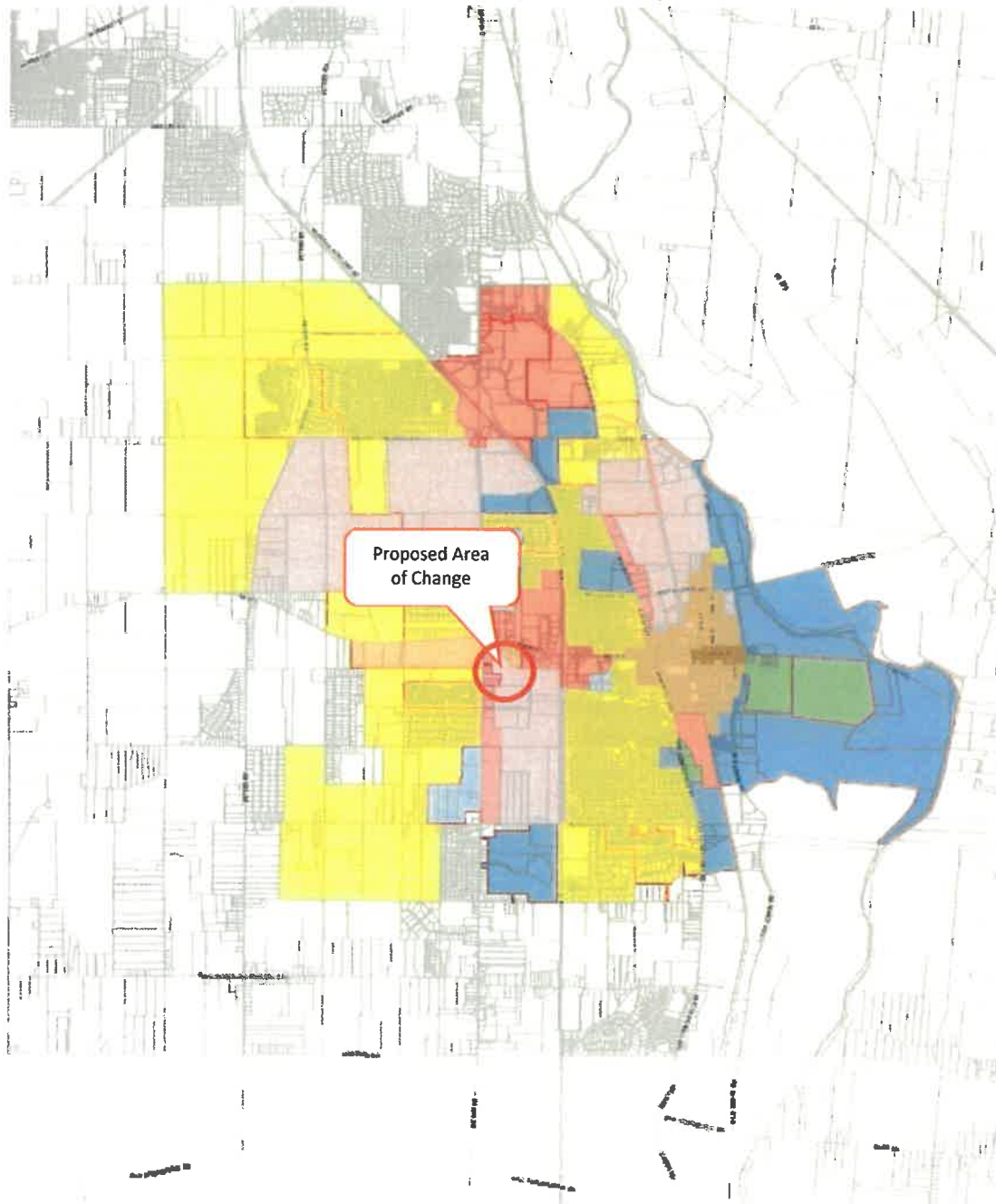
ATTEST: [Signature]

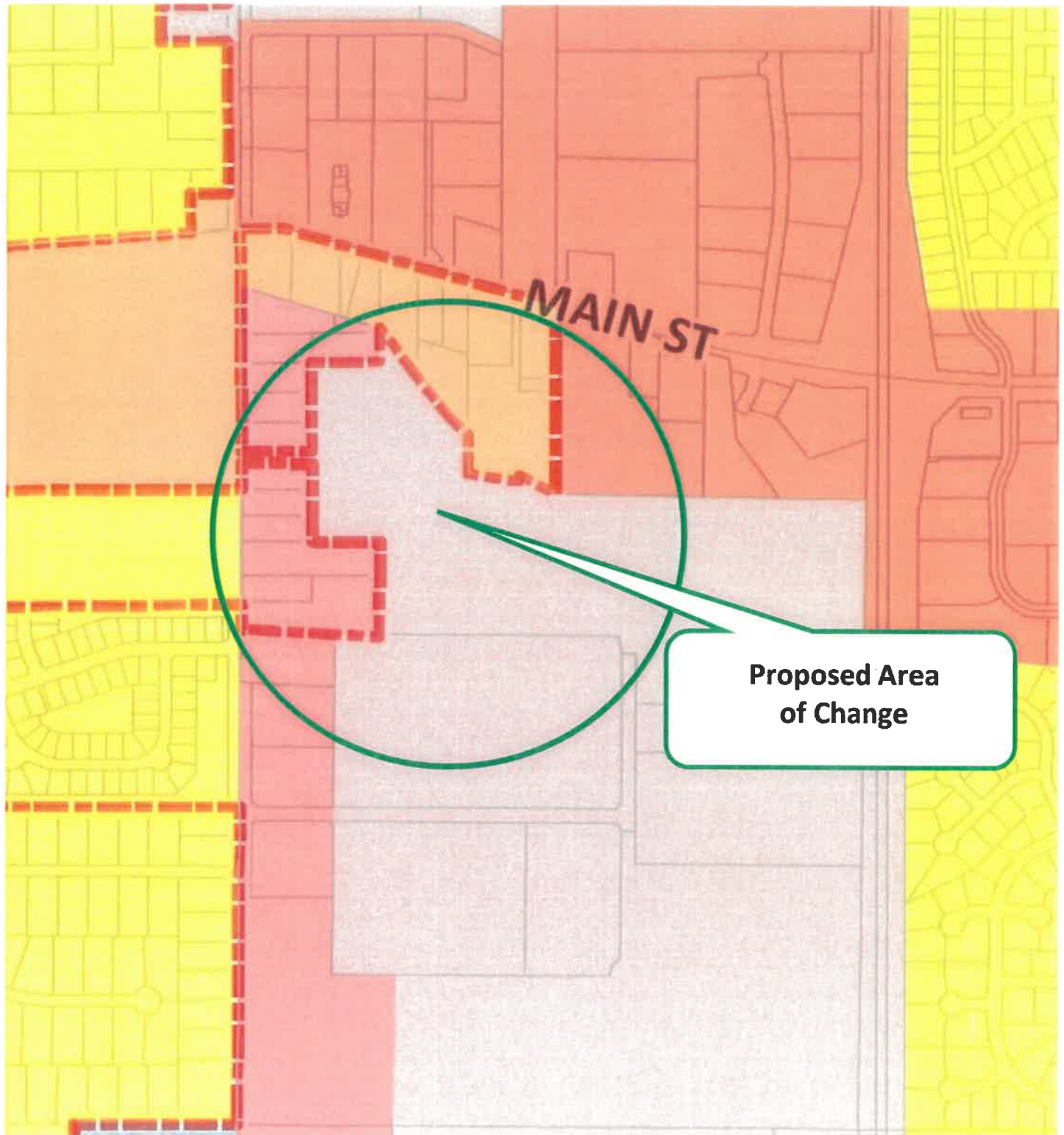
Clerk of Council

APPROVED: [Signature]

Law Director

Existing Future Land Use Map





Legend

- CONSERVATION
- SUBURBAN NEIGHBORHOOD
- MIXED USE NEIGHBORHOOD

- HISTORIC DOWNTOWN
- INSTITUTIONAL NODE
- COMMERCIAL NODE

- OFFICE NODE
- BUSINESS PARK
- INDUSTRIAL NODE

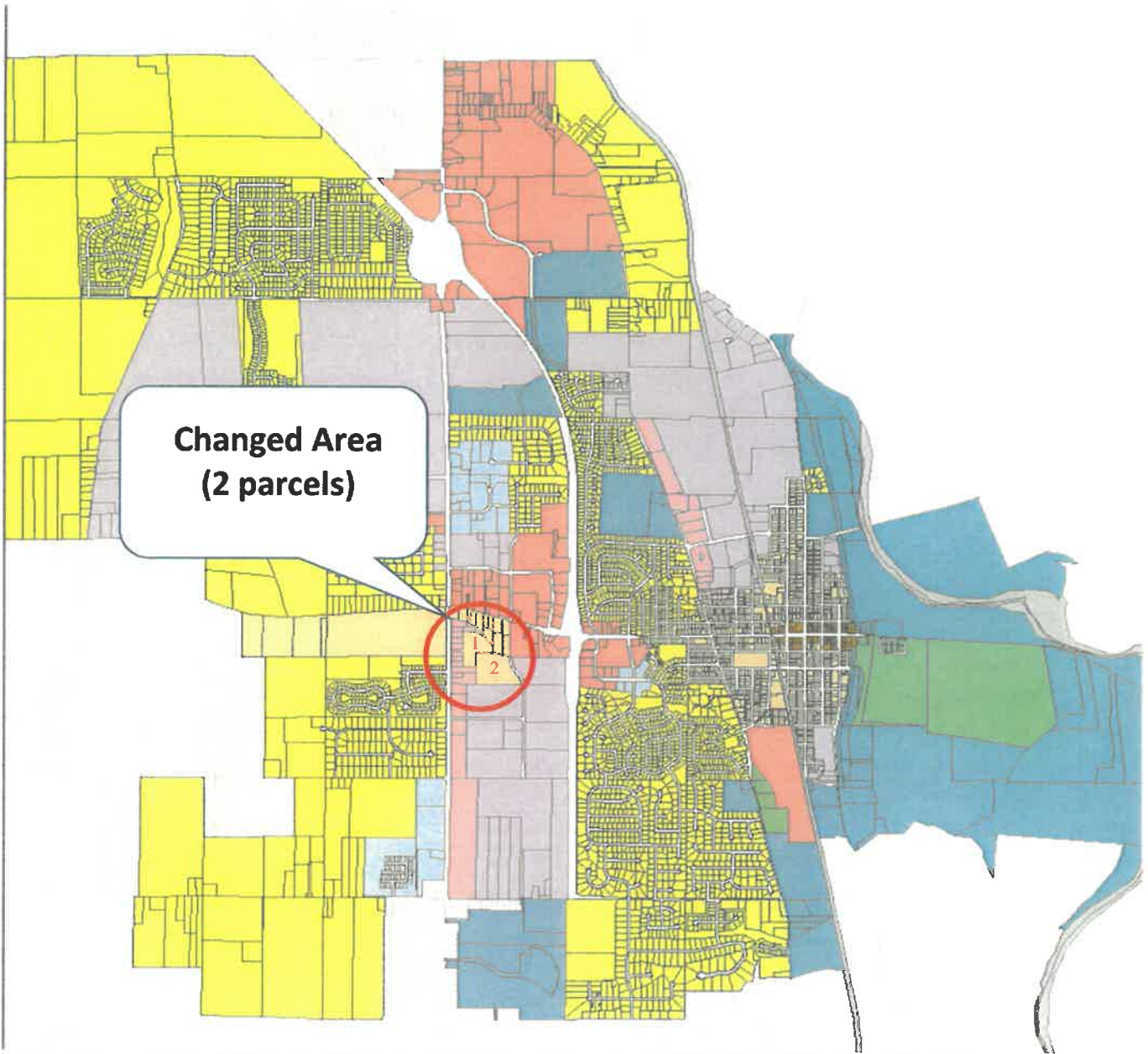
Future Land Use

COMPASS POINT JACOBS

May 9, 2016

0 500 1,000 2,000 3,000 Feet





Legend

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

Future Land Use - Draft

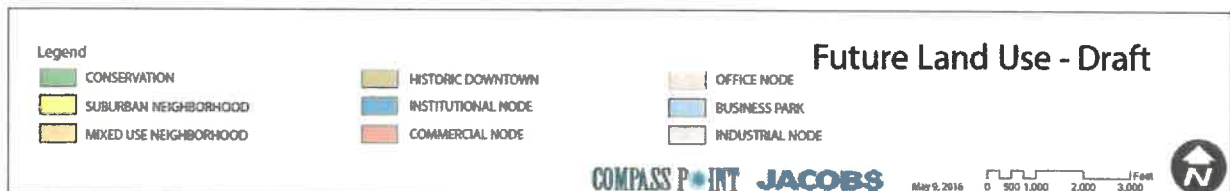
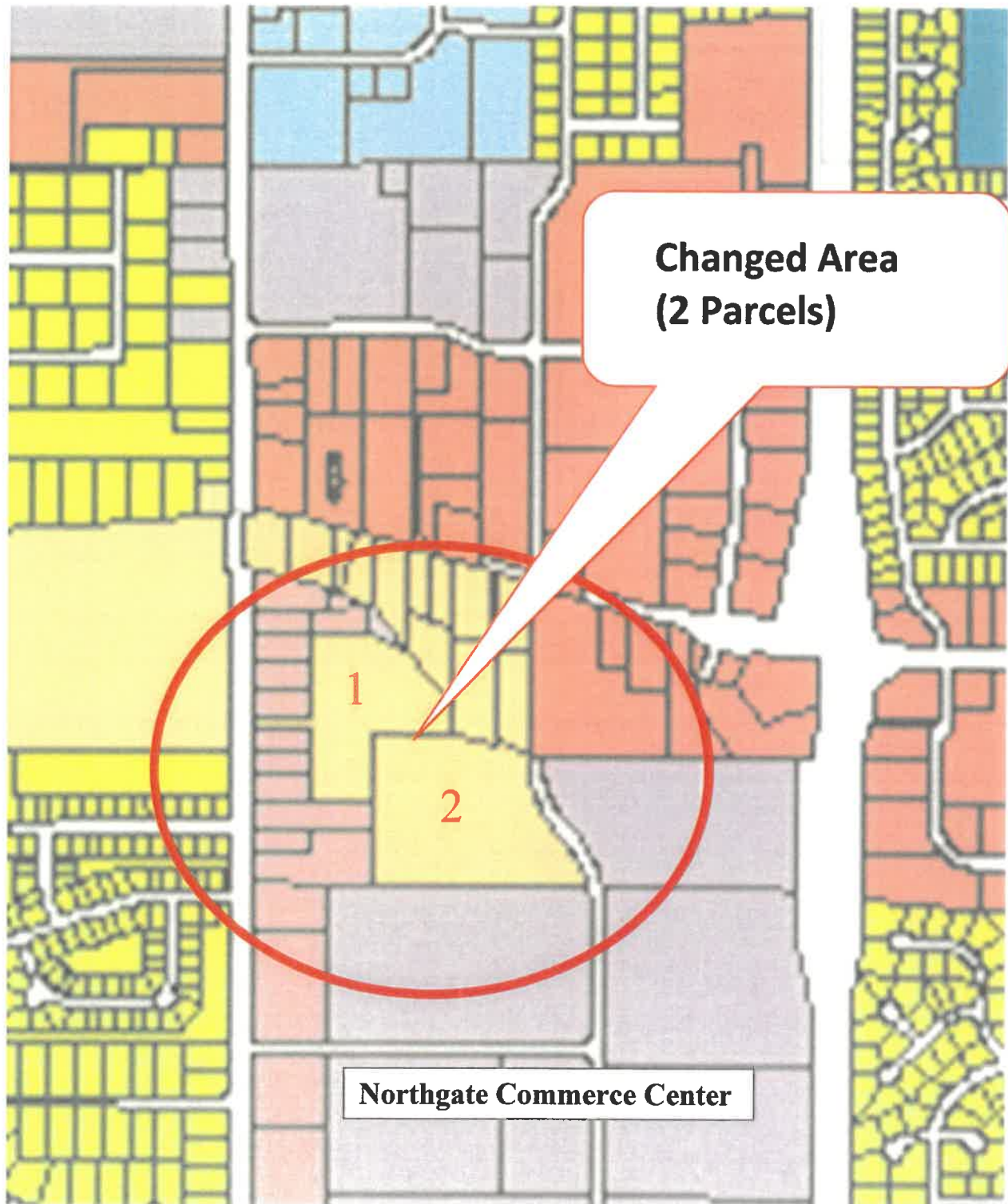
COMPASS POINT JACOBS

May 9, 2016

0 500 1,000 2,000 3,000 Feet



Proposed Future Land Use Map (Close-Up)



Aerial View



Draft Apartment Rendition

