



DEVELOPMENT DEPARTMENT
 PO Box 280
 Clayton, OH 45315
 P:(937) 836-3500 F:(937) 836-6773

PC Case# <u>PC22-03</u>	Date Received: <u>5/5/22</u>
Reviewed By: <u>AD</u>	PC Meeting Date: <u>5/23/2022</u>
Council Meeting Date: <u>6/16/2022</u>	Date of Legal Publication: <u>5/11/2022 (PC)</u>
Fee: \$ <u>614.00</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card <input checked="" type="checkbox"/> Check # <u>1030</u>	

Planning Commission Application

Applicant: Oakes Tree Development Phone Number: 937-438-3667

Mailing Address: 8534 Yankee Street, Dayton, OH 45458

Applying for:

- Subdivision (Preliminary Development Plan) AD Subdivision/Planned Development Modification
- Zoning District Change Minor Subdivision - Lot Split & Replat
- Commercial Bldg. Architecture & Landscaping Review

Property Address: NW corner of Haber Road and National Road

Parcel ID#: M60030120022/M60031020105 Acreage: 33.7313

Subdivision: N/A Lot#: _____

Current Zoning District: RSD If Applicable, Proposed Zoning District: PDD

Located in Flood Hazard: No Sewer: Yes Water: Yes

I hereby authorize and grant to the City of Clayton Officials and employees, members of the Planning Commission and City Council the right to come onto the above described property for the purpose of inspecting and evaluating the premises regarding this application. I further release said Board members, and City employees and officials from any and all liability during said inspection and related matters.

I swear that the above information and attached exhibits, to my knowledge, are true and correct. I understand that if the information on this application is not correct or complete, the result may be the invalidation of the approval and all subsequent permits issued in conjunction with this approval.

 5/5/2022
 Applicant's Signature Date

Affidavit

State of Ohio; County of Montgomery

I (We) Mark Landes after being first duly sworn, depose and say:

- 1. That I (We) are the owner(s) of the above described real estate;
- 2. That I (We) have read and examined the application and are familiar with its contents; and
- 3. That I (We) have no objections to, and consent to such request as set forth in the application.

Mark Landes

Property Owner(s) Signature(s)

6767 Sweet Potato Ridge Rd. Englewood, OH 45322
Mailing Address

937-936-3613
Phone Number

Subscribed and sworn to be before me this 5th day of May 2022

[Signature]
Notary Public Signature

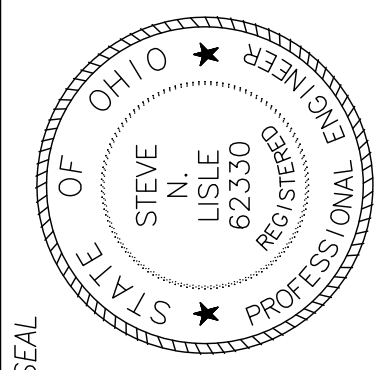
Tori Snowden
Name (Person to be contacted for details, if other than above signatory)

8537 Yankee St. STE 1A, Dayton OH 45458
Mailing Address

937-470-2924
Phone Number



VICTORIA SNOWDEN
Notary Public
State of Ohio
My Comm. Expires
March 31, 2027



No.	DATE	REVISION	DESCRIPTION

PRELIMINARY PLAN
NORTHWOOD ESTATES
HABER RD., FOX RD. & US 40
CITY OF CLAYTON
MONTGOMERY COUNTY, OHIO

DESIGNED BY:
GP
DRAWN BY:
GJR
JOB #:
2022-03-003
DRAWING DATE:
May 6, 2022
SHEET #:
1 of 2

ZONING
RCD-2

FOX ROAD (33' R/W)

Ex. W.V. & F.H.
Ex. 12" Inv=1004.18
Ex. 12" Inv=1004.14

SITE DATA
33.7 Ac. – 113 Lots (3.35 DU/Ac.)

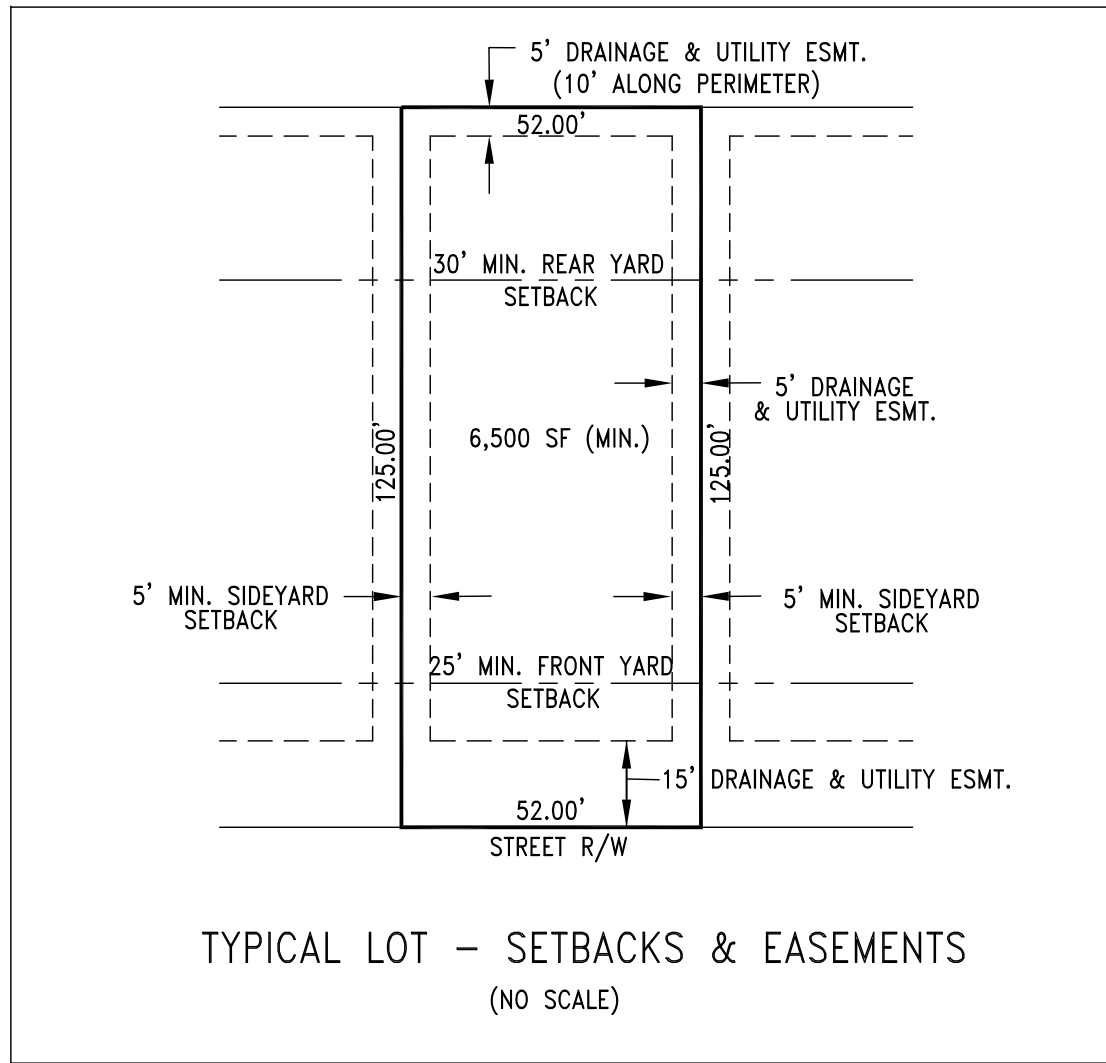
Current Zoning = RSD
(RESIDENTIAL SINGLE UNIT DISTRICT)

Proposed Zoning = PDD
(PLANNED DEVELOPMENT DISTRICT)

LOT SIZE: 52'x125' MIN./TYPICAL (6,500 SF)
CUL-DE-SAC: 50' MIN. WIDTH, 52' AT SETBACK
SETBACKS: 25' FRONT, 30' REAR, 5' SIDE

OPEN SPACE CALCULATION

OPEN SPACE TO BE DEDICATED TO CITY – 1.4 Ac.
OPEN SPACE OUTSIDE R/W – 4.2 Ac.
RETENTION PONDS OPEN SPACE – 0.9 Ac.
OVERALL – 6.5 Ac. (20%)



NOTE: PROPOSED UTILITIES WILL BE LOCATED WITHIN EASEMENTS SHOWN ON TYPICAL LOT DETAIL

ZONING
RSD



4' ASPHALT OR CONCRETE PATH

OPEN SPACE 'A'
0.54 Ac.

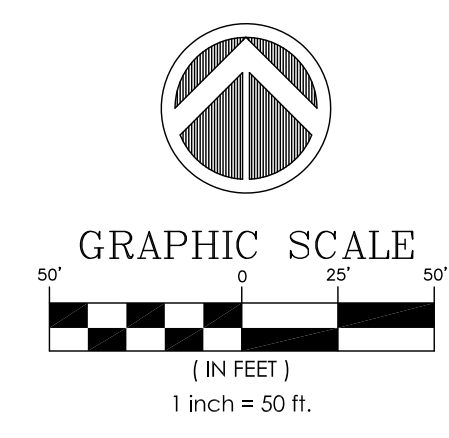
10' MULTI-USE PATH

ZONING
RSD

SURROUNDING ZONING LEGEND:

- RSD** - RESIDENTIAL SINGLE UNIT DISTRICT
- RCD-2** - RURAL CONSERVATION DISTRICT

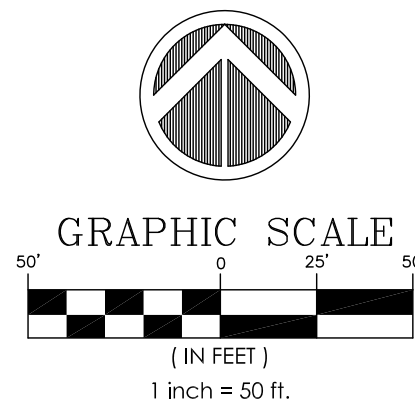
4' ASPHALT OR CONCRETE PATH



OPEN SPACE 'B'
3.0 Ac.

OPEN SPACE 'C'
0.2 Ac.

RETENTION POND



ZONING
RSD

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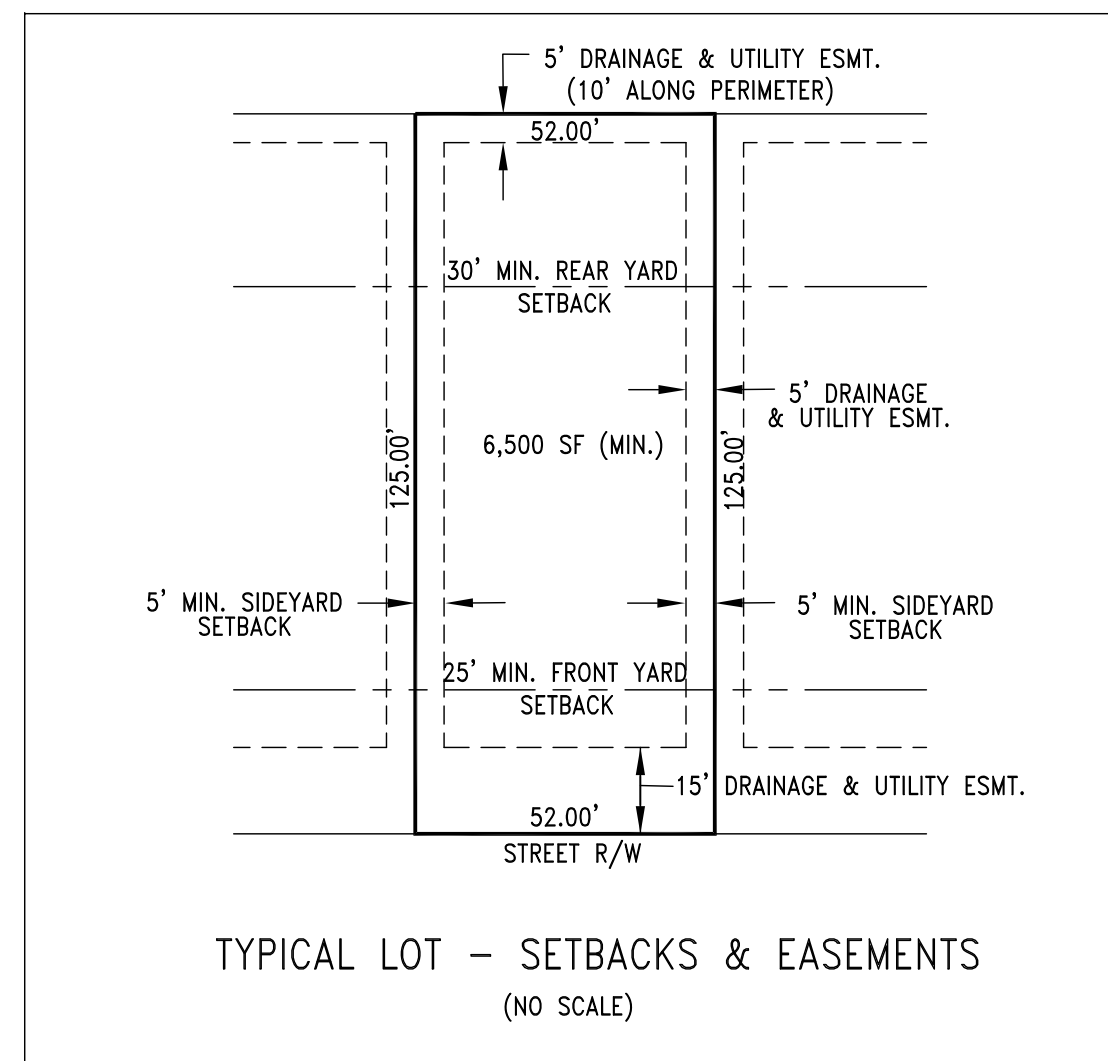
REINKE GROUP, INC.
LAND PLANNERS - SURVEYORS
63 Rhoads Center Drive
937.434.4810



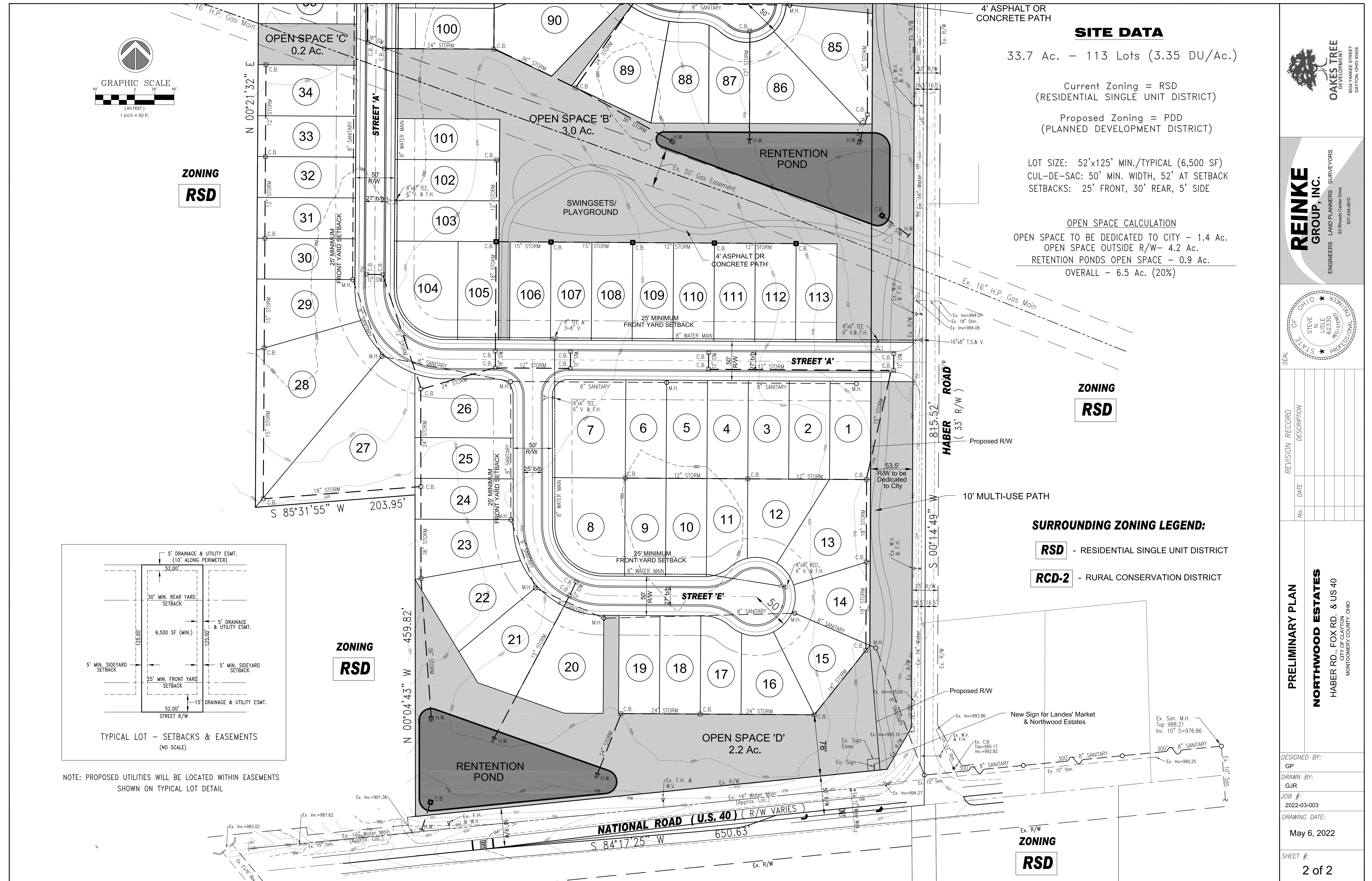
No.	DATE	REVISION RECORD DESCRIPTION

PRELIMINARY PLAN
NORTHWOOD ESTATES
HABER RD., FOX RD. & US 40
CITY OF CLAYTON
MONTGOMERY COUNTY, OHIO

DESIGNED BY: GP
DRAWN BY: GJR
JOB #: 2022-03-003
DRAWING DATE: May 6, 2022
SHEET #: 2 of 2



NOTE: PROPOSED UTILITIES WILL BE LOCATED WITHIN EASEMENTS SHOWN ON TYPICAL LOT DETAIL



ZONING
RSD

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ZONING
RSD