



City of Vandalia Planning Commission

Regular Meeting Agenda

July 8, 2025, 6:00 p.m.

Council Chambers, Vandalia Municipal Building

<https://us02web.zoom.us/j/82724040735>

1. Call to Order
2. Attendance
3. Approval of Planning Commission Minutes
 - a. May 13, 2025
4. Swearing in of attendees wishing to speak before the Commission
5. Old Business
6. New Business
 - a. **PC 25-0007** – PUD Amendment and Final Plan – 7100 Center Drive (Redwood Phase III)
 - b. **PC 25-0008** – PUD and Preliminary Plan– 600 Corporate Center Drive
 - c. **PC 25-0009** – Rezoning – 3675 Wyse Road (O/IP to HB and I)
 - d. **PC 25-0010** – Conditional Use – 3675 Wyse Road (Truck Facility in the I District)
7. Communications
8. Adjournment

Next Scheduled Meeting – **To Be Determined**

Minutes of the City of Vandalia Planning Commission
May 13, 2025

Members Present:	Mr. Ron Atkins, Ms. Kristin Cox, Mr. Dave Arnold, Mr. Lucious Plant
Members Absent:	Mr. Kevin Keeley Jr.
Staff Present:	Michael Hammes, City Planner
Others Present:	Francis Dutmers, Kathryn Dutmers, Laura Trendler

Call to Order

Mr. Atkins called the meeting to order at 6:07 p.m.

Attendance

Mr. Atkins noted that Mr. Keeley, Jr., was absent. Mr. Arnold made a motion to excuse Mr. Keeley, Jr.'s absence. Mr. Plant seconded the motion. The motion carried 4-0.

Approval of Minutes of the Planning Commission

Mr. Plant made a motion to approve the March 25th, 2025, minutes. Mr. Arnold seconded the motion. The motion carried 4-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

Mr. Hammes confirmed that there was no Old Business on the agenda.

New Business – PC 25-0005 – Rezoning – 3320 Benchwood Road

Mr. Hammes introduced Case PC 25-0005. He reported that the applicant, Jonathan Wochoer, AICP, with McBride Dale Clarion, and on behalf of Richard Schott, requests the rezoning of one parcel totaling 0.919 acres +/- located at 3320 Benchwood Road. As proposed, the subject property would be rezoned from the RSF-1 Single-Family Residential district to the HB – Highway Business district.

Mr. Hammes noted that the parcel is located at the north end of the Miller-Benchwood Overlay. The applicant is not requesting a change to the overlay boundary, so the parcel would remain in the overlay even if the requested rezoning is approved.

Mr. Hammes described the property as a single-family residential structure. He reported that there are additional residential structures to the west, commercial structures to the north and east, and open space associated with a church to the south. Mr. Hammes provided the case history for the subject property. He noted that this property had at one point been part of a larger 15-acre parcel

for which a rezoning to Highway Business (HB) was filed in 2016. That request was withdrawn. In 2019, this parcel was split and the remaining 14 acres were rezoned to Gateway Business (GB) and sold to New Life Worship Center.

Mr. Hammes added that this parcel is the final residentially-zoned parcel along Benchwood Road in Vandalia. The parcels to the east and west are already zoned as Highway Business (HB), with Gateway Business (GB) to the south and Butler Township Commercial districts to the north (RCS-1 and PD-2).

Mr. Hammes reported that the applicant seeks this rezoning to allow commercial development comparable to businesses in the Miller Lane and Benchwood Road area. No specific end user is proposed at this time, but the uses allowed in the Highway Business (HB) zoning would be consistent with other businesses in the area.

Mr. Hammes discussed the 2020 Comprehensive Plan, noting that the plan designates this parcel as part of the Miller-Benchwood area, with a specific designation of "Commercial: Retail". He added that the proposed rezoning is consistent with that designation.

In summary, Mr. Hammes explained that the proposed rezoning is consistent with the overall zoning in the area. As a result, Staff recommended approval of the application.

Mr. Atkins asked the Commission for any questions.

Ms. Cox asked about the history of the residential parcels to the west. Mr. Hammes replied that they had been zoned Highway Business for some time, but that he did not know the specific dates.

Ms. Cox asked about spot zoning, and whether that was a problem with this parcel. Mr. Hammes replied that spot zoning would apply if this parcel had been rezoned to RSF-1 from a commercial zoning. In this case, the proposed rezoning would rectify an instance where the zoning became inconsistent with the parcel's surroundings over time.

Ms. Cox asked if there is a pending sale for this property. Ms. Laura Trendler, of McBride Dale Clarion, replied on behalf of the applicant. Ms. Trendler stated that there was no sale pending at this time.

Mr. Hammes added that rezonings could happen as a result of a sale or prior to the sale, and that the rezoning was not contingent upon a possible sale.

Public Hearing

Mr. Atkins opened the public portion of the meeting.

Ms. Laura Trendler of McBride Dale Clarion appeared on behalf of the applicant. She emphasized this parcel is the last residentially-zoned parcel in the area, and that the rezoning would allow this parcel to be developed as a commercial use. She also confirmed that there is no specific use planned.

Ms. Kathryn Dutmers, of 3296 Benchwood Road, stated that she had attended to get an idea of what was planned for the site. She added that there were four homes still occupied west of the site.

Mr. Francis Dutmers, also of 3296 Benchwood Road, pointed out that there are also houses on the north side of Benchwood Road in Butler Township. Mr. Hammes agreed, though he noted that they are further away from this parcel than the residential lots in Vandalia.

Hearing no further comments, Mr. Atkins closed the public portion of the meeting.

Zoning Map Amendment Review Criteria

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.¹

- (1) The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed rezoning furthers the purposes of the code.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (2) The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed rezoning is consistent with the City's goals and policies, and particularly that it is consistent with the Comprehensive Plan.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (3) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed rezoning is necessary due to changing conditions, namely the long-planned expansion of commercial uses along the Benchwood Road corridor.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

¹ Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

Review Criteria (Cont'd)

- (4) The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: While no specific use is proposed at this time, Staff feels that the site has adequate access to transportation, utilities, and other required public services to serve any likely future use.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (5) The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (7) The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

Recommendation

Mr. Atkins reported that Staff recommended approval of the proposed rezoning of 3320 Benchwood Road from Residential Single-Family (RSF-1) to Highway Business (HB).

Ms. Cox made a motion to recommend approval of Case 25-0005 and the proposed rezoning of 3320 Benchwood Road from Residential Single-Family (RSF-1) to Highway Business (HB). Mr. Plant seconded the motion.

By a vote of 4-0, the Planning Commission recommended **Approval** of Case PC 25-0005.

Mr. Hammes reported that the recommendation would be placed on the agenda for the May 19th, 2025 Study Session, at which time Council would have an opportunity to ask questions about the proposed rezoning. The first reading of an ordinance to approve the proposed rezoning would be held on June 16th, 2025, with the second reading and final adoption scheduled for July 21, 2025.

Communications

Mr. Hammes reported that Mr. Keeley, Jr., had declined reappointment to the Planning Commission.

Mr. Atkins announced that he had also declined reappointment, which will leave the Commission with two vacancies.

In response to Mr. Atkins, Mr. Hammes replied that there was an applicant to fill Mr. Atkins' seat. He added that a previous member had inadvertently been appointed to a 3-year term rather than the remainder of an unexpired term in the early 2000's. The result is that Mr. Keeley, Jr.'s seat was offset by one year, meaning that four out of five members were up for reappointment at one time. The remaining vacancy would likely be filled for a two-year term to correct the error.

Mr. Hammes reported that there would be no second meeting in May, and that no applications had been filed for June as of yet. The result is that this could be Mr. Atkins' last meeting. Mr. Hammes thanked Mr. Atkins for his support and assistance as he transitioned into the City Planner role.

Mr. Atkins thanked staff for their support over the years.

Mr. Arnold pointed out that Mr. Atkins would always come to meetings prepared with handwritten notes on the topics under review. Mr. Atkins replied that preparation was important, and that the work of the Commission was not easy.

Mr. Plant thanked Mr. Atkins for his service, and invited him to come back anytime.

Ms. Cox stated that she was not certain if she wanted to adjourn the meeting or not, given that it could be Mr. Atkins' final meeting.

Mr. Atkins thanked the members for their hard work, and remarked that he had enjoyed his time on the Commission.

Adjournment

Mr. Atkins asked for a motion to adjourn. Mr. Arnold reluctantly made a motion to adjourn. Ms. Cox seconded the motion. The motion carried 4-0.

Mr. Atkins adjourned the meeting at 6:36 p.m.

Chairman

MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: July 3rd, 2025
SUBJECT: PC 25-0007 – Planned Unit Development – Redwood Vandalia Phase III

General Information

Owner(s): Redwood Vandalia Little York Road OH P1 LLC
7007 E Pleasant Valley Road
Cleveland, Ohio 44131

Applicant: Todd Foley
POD Design
100 Northwoods Boulevard, Suite A
Columbus, Ohio 43235

Existing Zoning: Planned Unit Development (PUD)

Location: 7100 Park Center Drive

Parcel(s): B02 01204 0049 (Parcel 2)
B02 01204 0061 (Parcel 3)

Acreage: 27.59 acres +/-

Related Case(s): PC 19-11 (PUD Preliminary Plan)
PC 22-10 (Provision Living Final Plan)

Requested Action: Recommendation of Approval

Exhibits: 1 – Application Materials
2 – Revised Preliminary Plan (Parcel 3)
3 – Proposed Home Elevations
4 – Letters of Justification

Application Background

Todd Foley, of PUD Design, and on behalf of Redwood Vandalia, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Preliminary Plan. The request involves two parcels totaling 27.59 acres +/-, located along the east side of Webster Street at Park Center Drive in the City of Vandalia. If approved, the proposed amendment would facilitate the construction of 59 multi-family residential units as part of Phase III of the Redwood Vandalia development. The property is owned by Redwood Vandalia.

The Redwood Vandalia Planned Unit Development, approved in November 2019¹, provided for a large multi-family residential development constructed and operated by Redwood Apartments. Phase I was completed in 2024, while Phase II is currently under construction. When complete, the first two phases will result in 171 rental units. Provision Living was slated to begin construction of an independent/assisted living facility on a third parcel, but that project was cancelled in mid-2024.² Two additional parcels were preserved for future development.

The original uses for the various parcels of the development were approved as follows:

Parcel	Use Profile	Permitted Uses
1	Future Commercial	NB (excluding Residential)
2	Future Commercial/Industrial	O/IP
3	Assisted Living	O/IP
4	Multi-Family Residential	NB + Multi-Family Residential
5	Multi-Family Residential	NB + Multi-Family Residential

With the cancellation of the Provision Living project, Redwood Vandalia seeks to instead use parcel 3 as an expansion of the existing multi-family residential development. This constitutes a Major Amendment to the current PUD standards for the site.³ The proposal also requires the approval of a revised preliminary plan.

The applicant seeks to amend the standards of the Redwood Vandalia PUD to add “Multi-Family Residential” to the list of permitted uses for Subarea B, consisting of Parcels 2 and 3. A revised Preliminary Plan encompassing Parcel 3 is submitted for approval as well.

¹ Ordinance 19-20.

² Final Plan approved via Ordinance 22-27, July 18th, 2022. The project was cancelled in 2024.

³ Among other requirements, a PUD amendment is considered major if it increases housing density or impacts more than 5 acres of the development area. This proposed amendment meets both of these requirements. See Section 1214.08(b)(2).

Surrounding Zoning / Uses

The vicinity is a blend of uses, in much the same way as this Planned Unit Development was originally envisioned as a blend of industrial and residential or semi-residential uses. Commercial and Industrial uses are found to the north and west. Vacant land to the south is preserved for future public use. Multi-Family Residential uses lie to the east, consisting of Phases I and II of the Redwood Vandalia development.

Surrounding zoning districts are as follows:

Direction	District
North	O/IP – Office / Industrial Park RSF-1 – Residential Single-Family
South	PF – Public Facilities District
East	PUD – Residential Planned Unit Development
West	O/IP – Office / Industrial Park

Proposed Structures

The applicant has provided sample elevations for the types of structures intended for this development. In general terms, Phase III would follow the successful template set by the first two phases, with multi-family structures built in a similar style and with similar design elements. The structures proposed for Phase III would vary in size, with a small number of one and three-bedroom units placed alongside the standard two-bedroom units.

Open space would be provided as shown, including an area between the two entrances to this section of the development. A retention pond would be installed to the east.

Additional signage would be installed along Park Center Drive denoting the entrances to the Phase III area of the development. Each such sign would be required to comply with the requirements of Chapter 1236 – Sign Standards. No blade signs would be permitted in this (or any) development.

Land Use Density

The proposed Land Use Density for the site is based on the number of dwelling units per acre. In this instance, with 59 units proposed on the 18.3 acres of parcel 3, we have a gross density of 3.22 Dwelling Units per acre.

Section 1226.06 of the Vandalia Zoning Code requires that Planned Unit Developments shall not exceed 12 Dwelling Units per acre for single-family developments.

Proposed Roadways

The development would be served by two roadways connecting to Park Center Drive. As with the first two phases of the Redwood Vandalia development, these roads would be privately owned and maintained.

The proposed road layout meets the standards of the Vandalia Fire Division for emergency access.

Comprehensive Plan

The 2020 Comprehensive Plan designates parcels 2 and 3 of this site as part of a Neighborhood Commercial area.⁴ This designation was applied to parcels in the NB – Neighborhood Business, OR – Office Residential, and O – Office zoning districts, as well as undeveloped PUD parcels (such as this one) with similar use profiles.

In contrast, the Comprehensive Plan lists parcels 4 and 5 as Medium Density Residential.

Typically, businesses in the Neighborhood Commercial area provide services to nearby neighborhoods and adjacent residential areas.⁵ The original proposal for an assisted living facility would have fit this designation, based on the permitted uses of the NB – Neighborhood Business district that formed the basis for that area of the PUD.

With the cancellation of the Provision Living project, those concerns no longer apply. Had Phase III of the Redwood Vandalia development been planned for this site from the beginning, it is our understanding that parcels 2 and 3 would have been designated Medium Density Residential.

In this instance, with this specific pattern of facts, Staff finds that the proposed development would be consistent with the overall goals of the Comprehensive Plan, despite the noted inconsistency with the current Neighborhood Commercial designation.

Covenants and Restrictions

Phase III is intended for development as an extension of the existing rental community. As such, Redwood Vandalia intends to maintain ownership of the entire site. Maintenance of common areas and green space, as well as all private roadways, will be the responsibility of Redwood Vandalia.

⁴ City of Vandalia Comprehensive Plan, Page 55.

⁵ City of Vandalia Comprehensive Plan, Page 57. In relevant part: “Neighborhood commercial is intended to serve residents in close proximity with a low intensity commercial product. Development should be small in scale and complement adjacent development patterns. These uses should serve the everyday needs of nearby residents and employees and can include boutique retail, convenience stores, pharmacies, and restaurants...”

Revised Development Standards

As proposed, the development standards of the Redwood Vandalia Planned Unit Development would be amended as follows:

1. “Multi-Family Residential” is inserted as a permitted use in Subarea B.

The proposed amendment would apply to parcels 2 and 3, though no development is proposed for parcel 2 at this time.

Phasing Plan

The beginning of construction for Phase III of the Redwood Vandalia development would commence following the completion of Phase II in the 3rd Quarter of 2026. Current estimates place the completion of Phase III in mid-2028.

Review and Recommendation

Planned Unit Development Major Amendment – Review Criteria

In the case of Major Amendments to a Planned Unit Development, the proposed amendments must meet either the preliminary or final plan criteria, as appropriate. In this case, the preliminary plan criteria will apply to both the proposed amendment and the revised preliminary plan.

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body finds that the preliminary plan does the following:⁶

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City’s goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

⁶ Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

Preliminary Plan Review Criteria (cont'd)

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Preliminary Plan Review Criteria (cont'd)

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the preservation of natural vegetation in those areas, particularly to the east, Staff feels that the proposed development complies with this review criterion.

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: While the proposed structures for this development are similar in style to the other homes built in Subarea C, Staff feels that the updated exteriors provide sufficient variety to comply with this review criterion.

Preliminary Plan Review Criteria (cont'd)

M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply.

Recommendation

Having reviewed the existing Planned Unit Development district, the proposed Major Amendments to that district, the proposed revisions to the Preliminary Plan, and the application materials provided, staff finds that the application meets the relevant criteria for approval.

Accordingly, staff recommends that Planning Commission issue a recommendation of **approval** for the proposed Major Amendment to the PUD standards for the Redwood Vandalia Planned Unit Development.

Staff further recommends that Planning Commission issue a recommendation of **approval** for the proposed preliminary plan.

The recommendation of the Planning Commission on both items will be forwarded to the July 21st, 2025 Study Session for Council review.

Application Letter / Letter of Justification

The applicant is formally requesting a Planned Unit Development application to amend the Development Standards for Subarea B (Outlot 2 & 3) for approximately +/-27.6 acres of land on Webster Street, south and east of the I-70/I-75 corridor. The specific request is to allow the inclusion of Multi-Family Residential (and related uses) in the permitted PUD uses previously approved in Subarea B (Outlot 2 & 3). Phase 1 (constructed and occupied) and Phase 2 (currently under construction) have been extremely successful. The applicant is requesting an amendment to the development standards to permit additional dwellings to be constructed in Subarea B. Subarea A will remain as previously approved.

The project was previously rezoned and approved as a Planned Unit Development and presently is a combination of vacant undeveloped subareas in addition to a Redwood Neighborhood (Subarea C, 171 attached residential dwellings) with portions under tree cover, has varying terrain with several drainage corridors and natural features on site. The site is bound by railroad tracks to the east, industrial and commercial development to the west and north and undeveloped land to the south.

The previous request for a PUD designation over the entire project that was approved by the City has provided a more concise plan for how the future development of this property could & will occur. It allowed for a flexible development pattern while establishing controls on specific uses to be developed. It also provided for the preservation of open space/drainage corridors throughout the site that provide visual interest and maintain an overall 'green' feeling to the area.

The proposed PUD development amendment will continue to provide a quality mixed use project to the community's southern corridor. The residential component will provide an alternative housing stock that is not readily available within the community but is highly desired. The opportunity to rent by choice, in a housing product that provides the amenities of a home without the maintenance commitments that owning a home brings is significantly desired by empty nesters and young professionals. Redwood Living develops apartment neighborhoods centered around a combination of smart, single story designs, private attached garages and signature features to provide a maintenance free convenience of an apartment with a genuine feel of a home. A low-density community, with private streets and low impact on city services will be a benefit to the city. This residential use will not have impact on the local school district as Redwood communities are not generators of school aged children.

This proposed project will address several goals and recommendations from the comprehensive plan:

Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods. (Comprehensive Plan – Goal II)

Enhance the physical appearance and economic vitality of commercial districts within the community. (Comprehensive Plan – Goal III)

Promote desirable residential growth that enhances diversity of housing stock while targeting specific population groups (Recommendation - Housing Analysis)

Locate new housing as to minimize future expenses associated with utilities and services; encourage infill of vacant areas (Recommendation – Housing Analysis)



**REDWOOD
NEIGHBORHOOD
SUBAREA C
PARCELS 4 AND 5**
± 45.6 AC
(PREVIOUSLY
APPROVED)

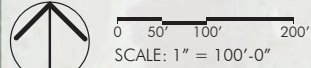
**SUBAREA A
OUTLOT 1**
± 6.9 AC

**SUBAREA B
OUTLOT 2**
± 9.3 AC

**PUBLIC ROAD - EXTENSION
OF PARK CENTER DR.**
(50' ROW)
± 1.1 AC

**REDWOOD
NEIGHBORHOOD
SUBAREA B
OUTLOT 3**
± 18.3 AC

SITE DATA	
CURRENT ZONING:	O/IP, I, & RSF-1
PROPOSED ZONING:	PUD
TOTAL ACRES:	± 81.2 AC
OUTLOT 1:	± 6.9 AC
OUTLOT 2:	± 9.3 AC
OUTLOT 3:	± 18.3 AC
PARCELS 4/5:	± 45.6 AC
ROW AC:	± 1.1 AC
TOTAL REDWOOD UNITS:	230 (EXISTING & PROPOSED)
PARCEL 4/5	171 (PREVIOUSLY APPROVED)
OUTLOT 3	59 (PROPOSED)
DENSITY:	± 3.59 DU/AC (EXISTING & PROPOSED)
OPEN SPACE:	± 38.7 AC
	± 26.6 AC (PARCELS 4/5)
	± 12.1 AC (OUTLOT 3)





PERMITTED USES

**SUBAREA A
OUTLOT 1: PERMITTED USES** - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR O/IP BASE ZONING

**SUBAREA B
OUTLOT 2 AND 3: PERMITTED USES** - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR NB BASE ZONING INCLUDING FOUR FAMILY DWELLINGS AND RESIDENTIAL MULTIFAMILY

**SUBAREA C
PARCELS 4/5: MULTI-FAMILY RESIDENTIAL** - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR NB BASE ZONING INCLUDING FOUR FAMILY DWELLINGS AND RESIDENTIAL MULTIFAMILY

0 50' 100' 200'
SCALE: 1" = 100'-0"





SITE DATA	
REDWOOD AREA:	± 63.9 AC
PARCEL 4/5	± 45.6 AC
OUTLOT 3	± 18.3 AC
TOTAL OPEN SPACE AREA:	± 38.7 AC (60%)
PARCEL 4/5	± 26.6 AC (58%)
OUTLOT 3	± 12.1 AC (66%)
KEY	
	COMMON OPEN SPACE (PARCELS 4/5)
	COMMON OPEN SPACE (OUTLOT 3)
	0 50' 100' 200'
	SCALE: 1" = 100'-0"

LITTLE YORK RD

LOTTERY COMMISSION

SECONDARY
EMERGENCY ACCESS

PROPERTY LINE
50' SETBACK

**REDWOOD
NEIGHBORHOOD
SUBAREA C
PARCELS 4 AND 5**
± 45.6 AC
(PREVIOUSLY
APPROVED)

PHASE 1
PHASE 2

PROPERTY LINE
20' SETBACK

**SUBAREA A
OUTLOT 1**
± 6.9 AC

**SUBAREA B
OUTLOT 2**
± 9.3 AC

**PUBLIC ROAD - EXTENSION
OF PARK CENTER DR.**
(50' ROW)
± 1.1 AC

PROPOSED SECONDARY
BLADE SIGNAGE

PUBLIC ROAD
ROUNDBOUT
(EXISTING)

SECONDARY
IDENTIFICATION SIGNAGE
(PREVIOUSLY APPROVED &
INSTALLED)

PRIVATE DRIVE

PHASE 1
PHASE 2

EXISTING RAILROAD

GREAT MIAMI RIVER

PARK CENTER DR.

PROJECT ENTRY SIGN
AND LANDSCAPE FEATURE
(PREVIOUSLY APPROVED &
INSTALLED)

PROPERTY LINE
25' SETBACK

RETENTION POND
(CONCEPTUAL
LOCATION ONLY)

**REDWOOD
NEIGHBORHOOD
SUBAREA B
OUTLOT 3**
± 18.3 AC

PROPERTY LINE
25' SETBACK

PROPERTY LINE
50' SETBACK

LEGEND



EXISTING TREES TO REMAIN



PROPOSED DECIDUOUS TREE



PROPOSED ORNAMENTAL TREE

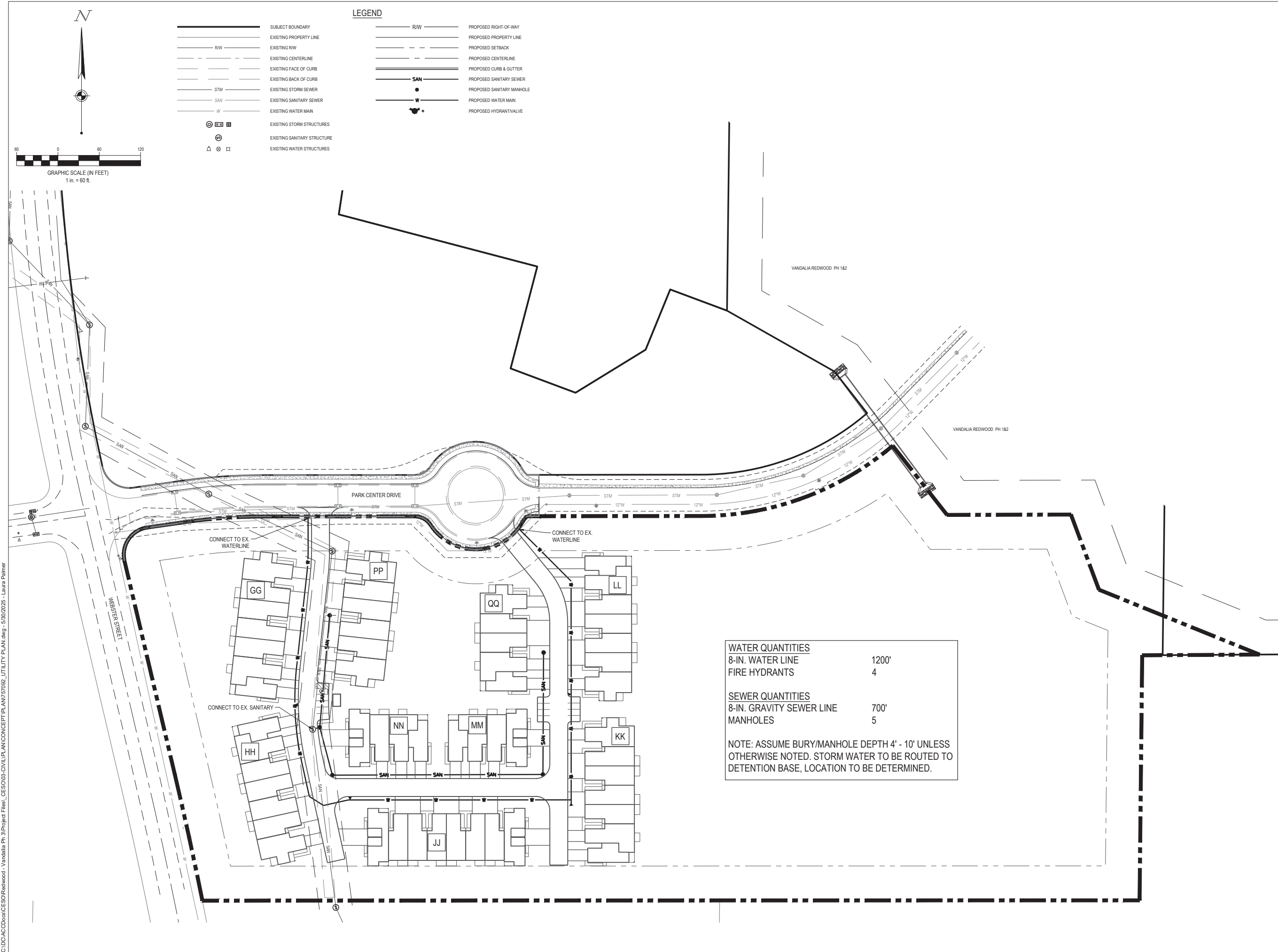


PROPOSED EVERGREEN TREE



0 50' 100' 200'
SCALE: 1" = 100'-0"





C:\DCA\CDs\CESO\Redwood - Vandalia Ph 3\Project Files\CESO\03-CIVIL\PLAN\CONCEPT\PLAN757092_UTILITY PLAN.dwg - 5/30/2025 - Laura Palmer



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PURPOSE OR REGULATION.

REDWOOD

**VANDALIA
PHASE III**

LITTLE YORK RD
DAYTON, OHIO 45414

Revisions / Submissions		
ID	Description	Date

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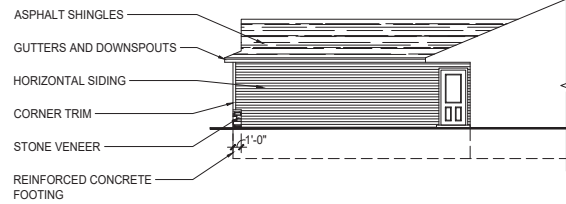
Project Number: 757092
Scale: 1"=50'
Drawn By: JRS
Checked By: LMP
Date: 5/27/2025
Issue: PRELIMINARY

Drawing Title:
**PRELIMINARY
UTILITY
PLAN**

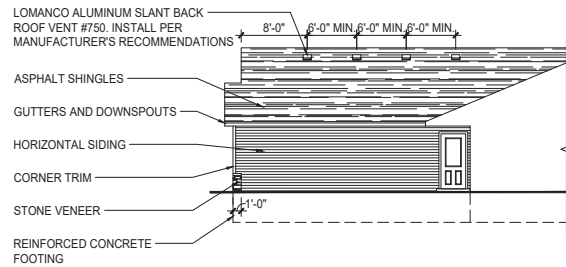
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

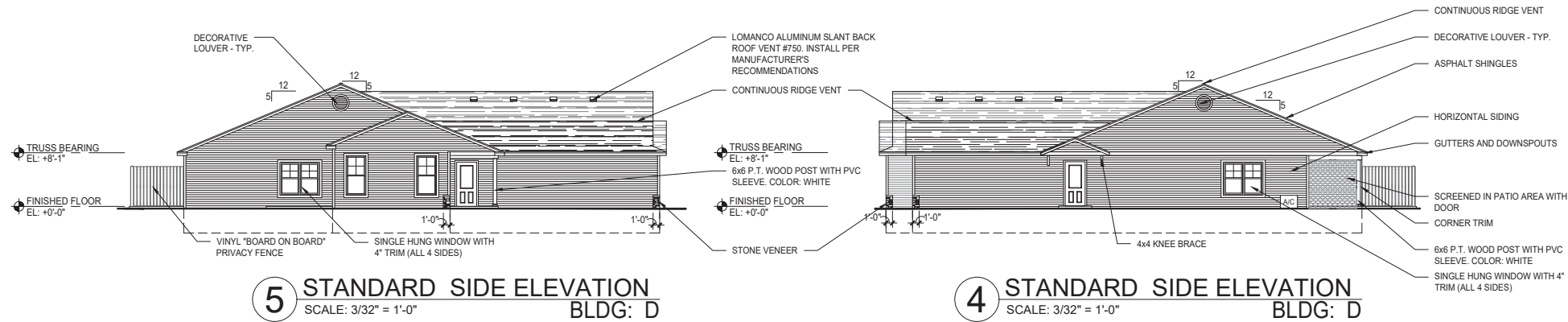
NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



7 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: D



6 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: D

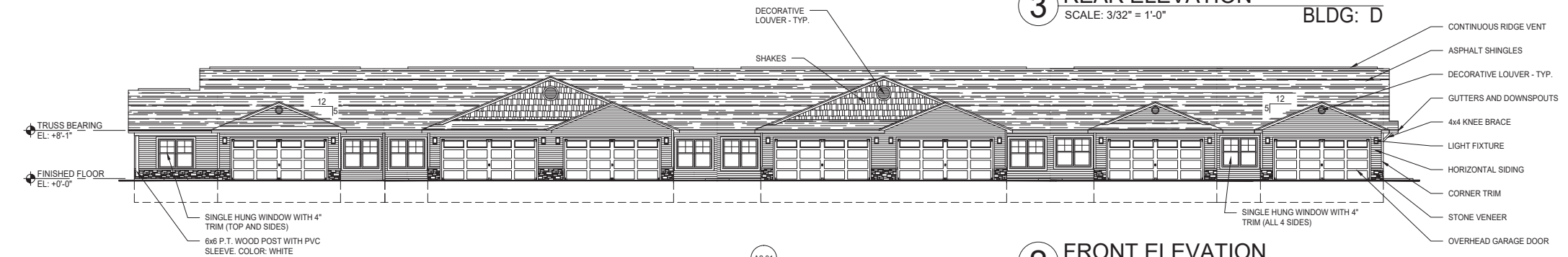


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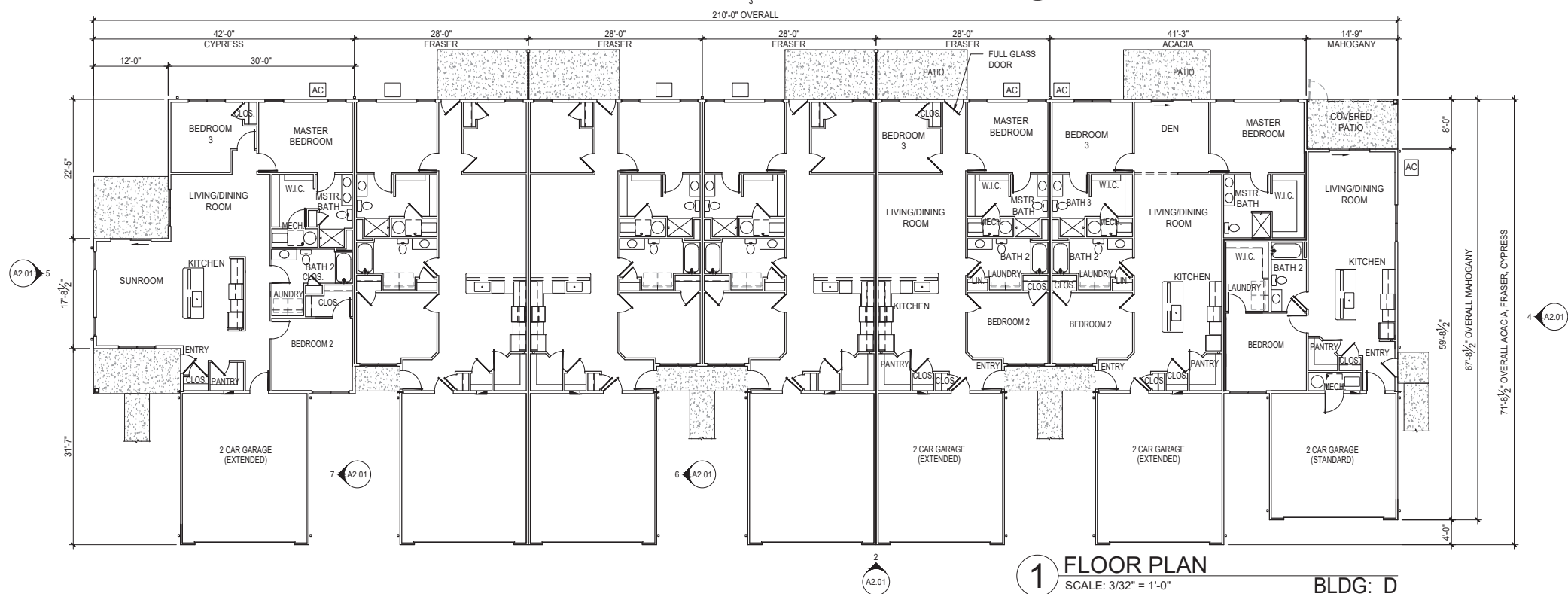
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3 REAR ELEVATION
SCALE: 3/32" = 1'-0" BLDG: D



2 FRONT ELEVATION
SCALE: 3/32" = 1'-0" BLDG: D



1 FLOOR PLAN
SCALE: 3/32" = 1'-0" BLDG: D

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT
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BUILDING FLOOR PLAN AND ELEVATIONS

DATE: MAY 28, 2025

PROJECT #: 14125

REDWOOD VANDALIA P3

VANDALIA, OH

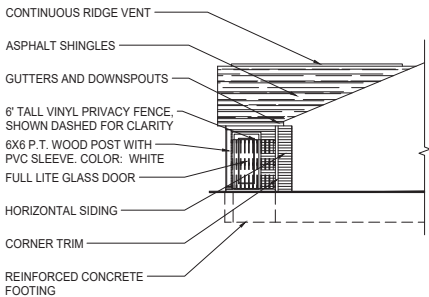


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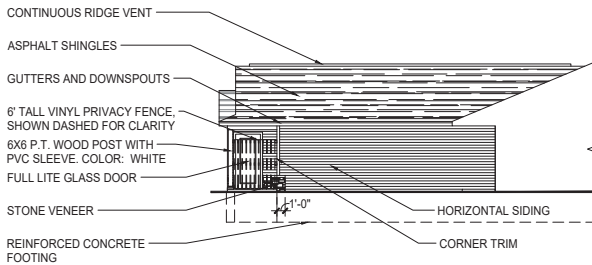
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SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

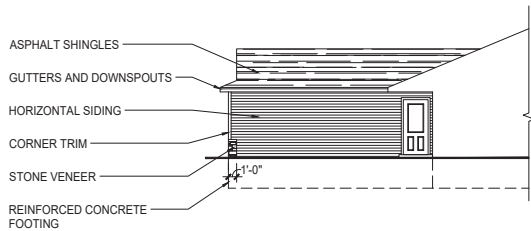
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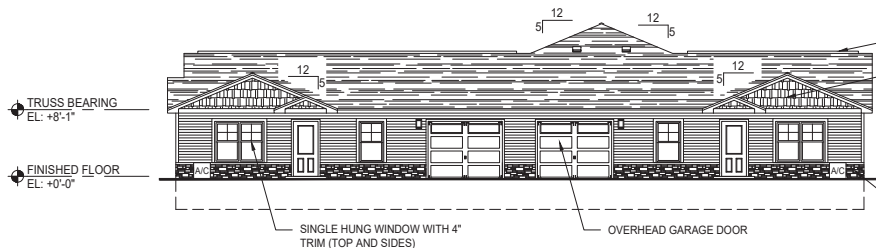
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SCALE: 3/32" = 1'-0" BLDG: G



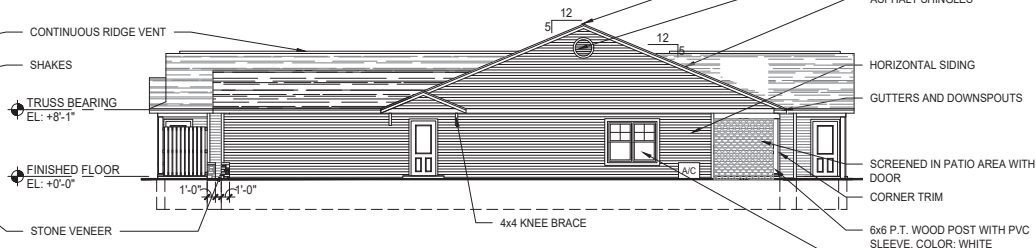
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6 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



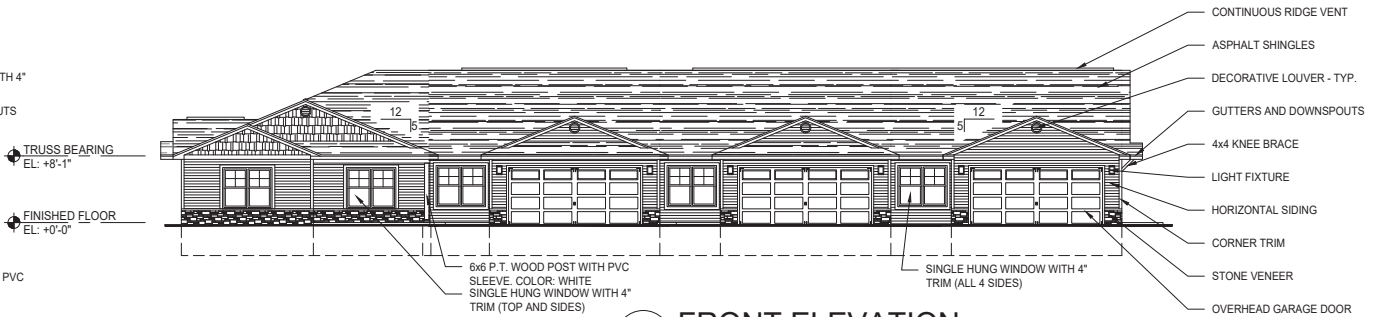
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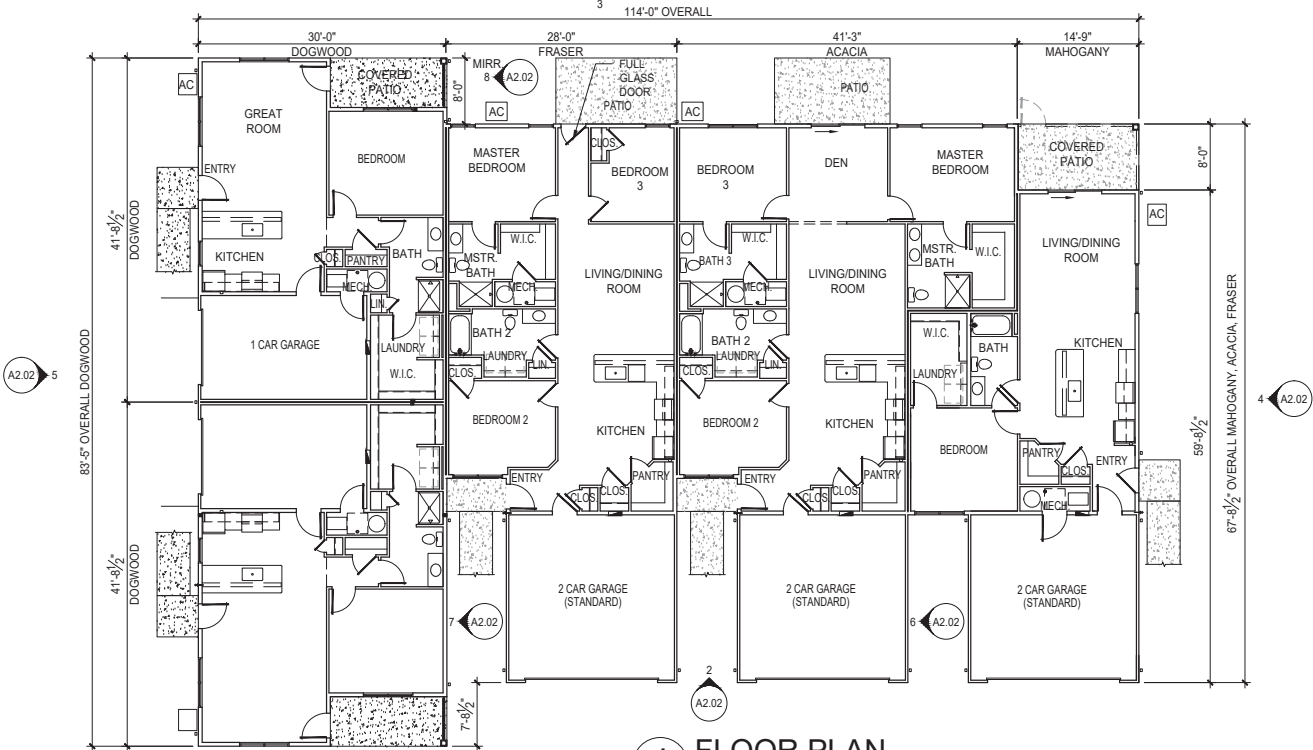
4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



3 REAR ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



2 FRONT ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



1 FLOOR PLAN
SCALE: 3/32" = 1'-0" BLDG: G

PRELIMINARY

NOTE!!!
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330.666.5770

BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 14125 DATE: MAY 28, 2025

REDWOOD VANDALIA P3

VANDALIA, OH

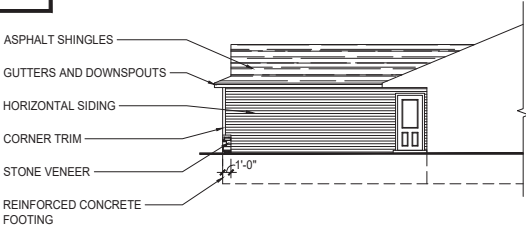


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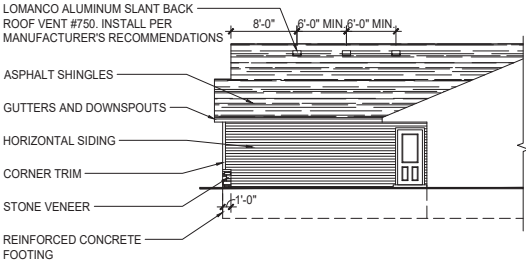
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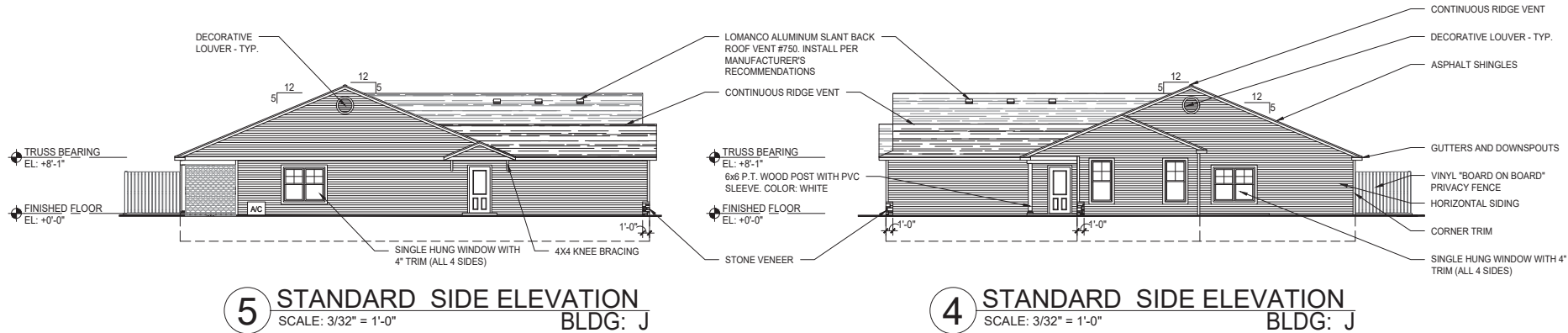
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7 PARTIAL SIDE ELEVATION
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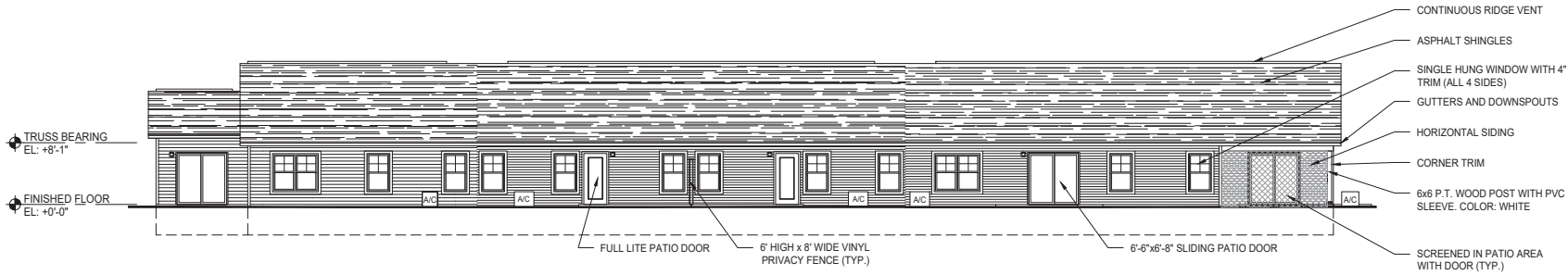


6 PARTIAL SIDE ELEVATION
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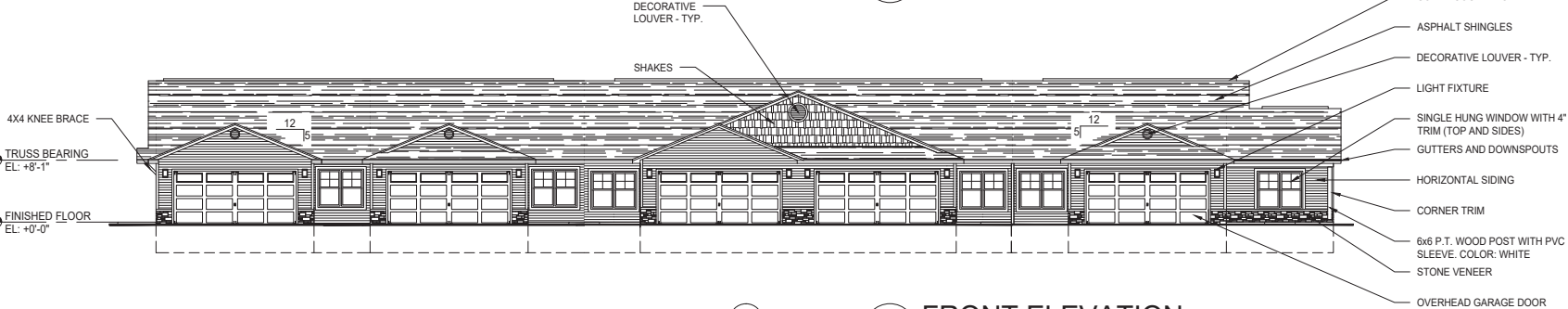


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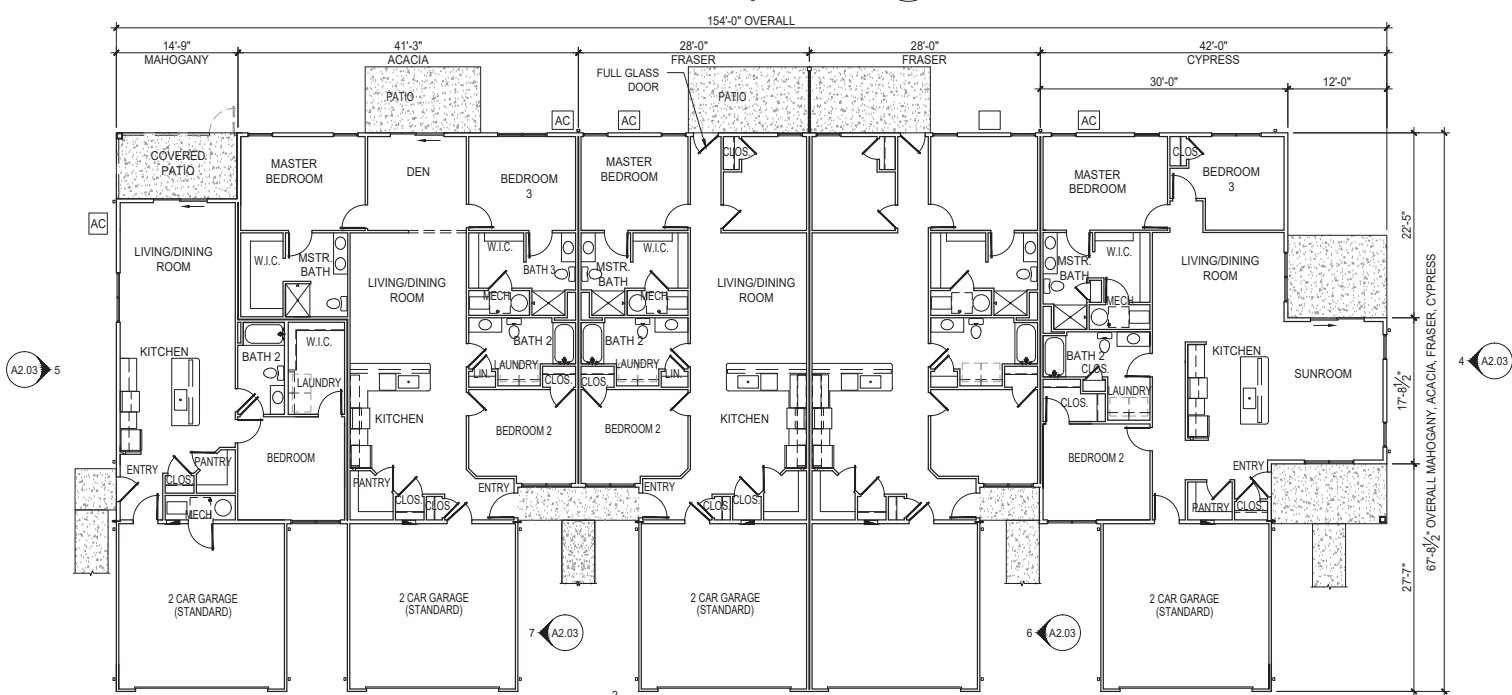
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3 REAR ELEVATION
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2 FRONT ELEVATION
SCALE: 3/32" = 1'-0" BLDG: J



1 FLOOR PLAN
SCALE: 3/32" = 1'-0" BLDG: J

PRELIMINARY

NOTE!!!
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REVISIONS



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BUILDING FLOOR PLAN AND ELEVATIONS

DATE: MAY 28, 2025

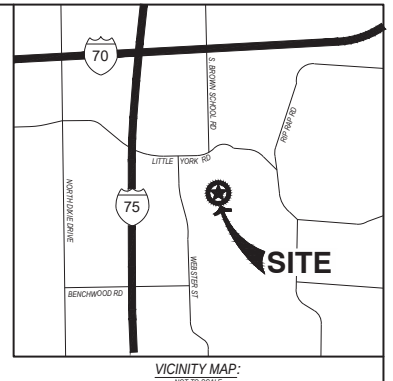
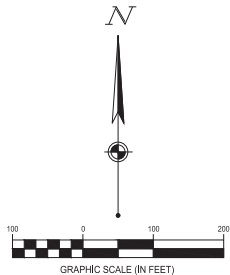
PROJECT #: 14125

REDWOOD VANDALIA P3

VANDALIA, OH



A2.03



SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF A FIELD SURVEY PERFORMED BY CESO, INC. IN JANUARY 2021 UNDER MY DIRECTION. I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN SET OR FOUND AS INDICATED.

PRELIMINARY FOR REVIEW ONLY

MICHAEL J. WILSON, P.E.
STATE PROFESSIONAL SURVEYOR #8081

REDWOOD VANDALIA

LOT SPLIT SURVEY

CITY OF VANDALIA
BUTLER TOWNSHIP

SECTION 26, TOWN 3 RANGE 06
MONTGOMERY COUNTY, OHIO

SCALE: 1"= 100'

DATE: 4/3/2020

DESIGN:
DRAWN:
CHECKED:
JAH

CESO

WWW.CESOSURVEYING.COM

JOB NO.:
757092
SHEET NO.:
1 OF 1

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/18/2020	REVISED PARCELS TO CREATE 6 LOTS

MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: July 3rd, 2025
SUBJECT: PC 25-0008 – Planned Unit Development – 600 Corporate Center Drive

General Information

Owner(s): Hague Corporation
PO Box 218
Covington, Ohio 45318

Applicant: DR Horton
4705 Duke Drive, Suite 250
Mason, Ohio 45040
Jeff Puthoff, P.E.
Choice One Engineering

Existing Zoning: Office (O)
Airport Environs Overlay (AEO)¹

Proposed Zoning: Planned Unit Development (PUD)
Airport Environs Overlay (AEO)

Location: 600 Corporate Center Drive

Parcel(s): B02 01018 0005

Acreage: 14.494 acres +/-

Related Case(s): None

Requested Action: Recommendation of Approval

Exhibits: 1 – Application Materials
2 – Proposed Preliminary Plan
3 – Proposed Home Elevations
4 – Letters of Justification

¹ Portions of Proposed Lots 1, 2, and 7, as well as the proposed Tot Lot and the northwestern parcel of open space, are all in the 70 DNL area of the Airport Environs Overlay. The remainder of the site is in the 65 DNL area.

Application Background

Jeff Puthoff, P.E., of Choice One Engineering, on behalf of DR Horton, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 14.494 acres +/- located at the south end of Corporate Center Drive in the City of Vandalia. As proposed, the subject property would be rezoned from the O - Office district to a Residential Planned Unit Development. The property is owned by the Hague Corporation.

DR Horton seeks to develop the site as a residential subdivision. As proposed, the development would feature 72 single-family residential lots.

The applicant has proposed a Planned Unit Development for the site. A letter of justification has been submitted detailing their rationale for the proposed PUD. The approval of a PUD for this development would lock the site into the proposed layout, forcing the applicant (or their successor) to comply with the plan as approved by Council.²

The applicant seeks approval of both the Planned Unit Development itself, with development standards set forth herein, and a preliminary plan.

Current Zoning / Use

The site is in the O – Office zoning district, and was originally intended to facilitate new office structures or similar uses.

The property is currently vacant. As part of the proposed development, the current cul-de-sac of Corporate Center Drive would be vacated in favor of new public streets, as shown on the preliminary plan.

Staff notes that a small portion of the north end of the site is in the 70 DNL area of the Airport Environs Overlay. Among other restrictions, the 70 DNL area does not permit new single-family housing. The proposed development is designed to keep the building pads for all residential structures in the less restrictive 65 DNL area, where new single-family homes are permitted.³

The boundaries of the Airport Environs Overlay are determined using technical data and measurements of noise generated by and related to flight operations at the Dayton International Airport. Nothing in this proposed Planned Unit Development would result in a change to those boundaries.

² See also Zoning Code Section 1214.08. No development can commence unless and until a Final Plan is approved by Council, with said Final Plan conforming to the Preliminary Plan approved as part of this application.

³ With regard to the standards of the Airport Environs Overlay, the applicant's proposed preliminary plan and supplemental data constitutes an appropriate development plan compliant with Section 1220.02(i).

Surrounding Zoning / Uses

The surrounding area is a blend of business and residential uses. Several commercial businesses lay to the north, followed by Dayton International Airport. Residential properties along Peters Pike, Hertlein Lane, and Damian Street back up to the site on the other three sides.

Surrounding zoning districts are as follows:

Direction	District
North	O – Office, O/IP – Office / Industrial Park, HB – Highway Business
South	RSF-3 – Residential Single-Family Butler Twp R-3 – Single Family Residential
East	RSF-3 – Residential Single-Family
West	RSF-2 – Residential Single-Family Butler Twp R-3 – Single Family Residential

Proposed Structures

The applicant has provided sample elevations for the types of homes intended for this development, with DR Horton slated to be the homebuilder.

Homes proposed for the development would be a narrower townhome-style design, as shown in the attached elevations. In their letter of justification, the applicant describes the neighborhood as “...an urban ‘village’, with homes that offer attached townhome-like functionality but in a detached format...”.⁴

The detached format described results in narrower lots with minimal side yards. The homes would be separate structures with their own individual lots and would be governed as single-family detached homes under the requirements of the zoning code (despite their similarity to attached townhome-style multi-family developments).

One such home, on proposed Lot 72, would be set aside as a model home and sales office.

One monument sign is proposed at the north end of the development, as shown. The sign would be required to meet the requirements of Chapter 1236 – Sign Standards.

The proposed plan calls for open space around the perimeter of the site and between Phases 1 and 2. A 40’ buffer area would be preserved along the eastern edge of the site, between this development and the neighboring homes on Damien Street. A small tot lot is also proposed at the north end of the development.

⁴ Applicant’s Letter of Intent

Land Use Density

The proposed Land Use Density for the site is based on the number of dwelling units per acre. In this instance, with 72 homes proposed on 14.494 acres, we have a gross density of 4.96 Dwelling Units per acre.

Section 1226.06 of the Vandalia Zoning Code requires that Planned Unit Developments shall not exceed 6 Dwelling Units per acre for single-family developments.

Proposed Roadways

The development would be served by three new cul-de-sacs, as shown. These roadways would connect to Corporate Center Drive. All proposed roadways will meet the City's standards for roadway design and construction.

While this development will not be connected to the adjacent neighborhood along Damian Street and Pool Avenue, there will be a pedestrian walkway to provide some level of connectivity.

Comprehensive Plan

The 2020 Comprehensive Plan designates this site as part of a Neighborhood Commercial area matching the east side of Corporate Center Drive.⁵ This designation was applied to parcels in the NB – Neighborhood Business, OR – Office Residential, and O – Office zoning districts, as well as undeveloped PUD parcels with similar use profiles.

Typically, businesses in the Neighborhood Commercial area provide services to nearby neighborhoods and adjacent residential areas.⁶ With no interconnectivity between Corporate Center and Pool Avenue, the potential for development that meets this standard is low. Further, the site has been vacant for more than 40 years, which also suggests a reduced potential for commercial development.

Due to the O – Office zoning, a multi-tenant office building might be suitable on this site. Recent market trends, both within the Miami Valley generally and in Vandalia specifically, have moved away from this type of development. While the O – Office zoning (and the Neighborhood Commercial designation) may have been more viable in decades past, they do not appear to represent the most appropriate use at present.

In this instance, with this specific pattern of facts, Staff finds that the proposed development would be consistent with the overall goals of the Comprehensive Plan, despite the noted inconsistency with the Neighborhood Commercial designation.

⁵ City of Vandalia Comprehensive Plan, Page 55.

⁶ City of Vandalia Comprehensive Plan, Page 57. In relevant part: "Neighborhood commercial is intended to serve residents in close proximity with a low intensity commercial product. Development should be small in scale and complement adjacent development patterns. These uses should serve the everyday needs of nearby residents and employees and can include boutique retail, convenience stores, pharmacies, and restaurants..."

Covenants and Restrictions

The development will be served by a Homeowner's Association operating under a set of covenants and restrictions. The reserve lots and other common areas will be maintained by this Homeowner's Association.

1. Development Standards⁷

The Planned Unit Development district is intended to allow for a flexible development that does not strictly adhere to the standards of one district. In this instance, the applicant proposes a development with narrow lots favoring a townhome-style structure.

The proposed site is divided into 72 buildable lots, each of which is intended for a single-family residential structure. Three additional areas are reserved for passive open space, outdoor recreation, or stormwater detention.

The following development standards will apply to the proposed PUD:

1. Permitted Uses

Permitted Uses shall be limited to the following:

- a. Single-Family Residential Housing (Lots 1-72 only)
- b. Passive Parks, Open Space, Outdoor Recreation, and Natural Areas
- c. Accessory Uses as permitted in the RSF-1 District⁸

2. Site Development Standards

SITE DEVELOPMENT STANDARDS – PC 25-0008							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
1-72	3,600	35	65%	25	5.5	25	35
Reserve Lot A (Tot Lot)	5,000	55	N/A	25	10	N/A	N/A
Reserve Lots B-C (Open Space)	43,560	100	N/A	N/A	N/A	N/A	N/A

⁷ All Lot Numbers and Designations (i.e. Lot 42, Reserve Lot A, etc.), as well as preliminary road designations (i.e. Proposed Road A, etc.) shall refer to the approved Preliminary Development Plan for the Towns at Cassel Grove Subdivision, unless otherwise noted.

⁸ Vandalia Zoning Code, Section 1224.01(d)(8)A.

Development Standards (cont'd)

3. Architectural Standards

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 72, inclusive, except as otherwise noted herein.

- (a) Garages shall be designed to accommodate no fewer than two passenger vehicles.
- (b) No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.
- (c) In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

4. Other Standards

- a. Lots 4 and 65 shall be oriented so that the driveway and primary façade of any residential dwelling faces to the south.
- b. Lot 35 shall be oriented so that the driveway and primary façade of any residential dwelling faces to the north.
- c. Lots 7-10, 24-29, 45-51, and 61-63, inclusive, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 25' due to the curvature of the front property line.
- d. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RMF Residential Multi-Family district.

Phasing Plan

If approved, the applicant intends to construct this development in two phases. Development of Phase I would be anticipated in spring 2026, with homes beginning construction in fall 2026. The pace of sales would dictate the beginning of Phase II, but development is expected to start in mid-2027. Completion of both phases of the project is anticipated before the end of 2028.

Review and Recommendation

Planned Unit Development District Review Criteria

Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.⁹

1. The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

2. The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to accommodate the style of home intended for this site. The detached townhome-style structures proposed would not be feasible in a standard zoning district.

4. The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services.

5. The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Given the location and nature of the proposed development, Staff feels that the proposed development complies with this review criterion.

⁹ Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

Planned Unit Development District Review Criteria (Cont'd)

6. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

7. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

8. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

Preliminary Plan Review Criteria

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following:¹⁰

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

¹⁰ Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

Preliminary Plan Review Criteria (cont'd)

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Preliminary Plan Review Criteria (cont'd)

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the preservation of natural vegetation in those areas, particularly to the east, Staff feels that the proposed development complies with this review criterion.

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

- M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply. Guest parking spaces provided along common areas meet the code's requirements for such parking spaces.

Recommendation

Having reviewed the proposed Planned Unit Development district, the proposed Preliminary Plan, and the application materials provided, staff finds that the application meets the relevant criteria for approval.

Accordingly, staff recommends that Planning Commission issue a recommendation of **approval** for the establishment of the proposed Planned Unit Development, identified on a preliminary basis as the Towns at Cassel Grove.

Staff further recommends that Planning Commission issue a recommendation of **approval** for the proposed preliminary plan.

The recommendation of the Planning Commission on both items will be forwarded to the July 21st, 2025, Study Session for Council review.



Date: June 13, 2025

City of Vandalia Planning Commission

333 James E. Bohanan Memorial Dr.
Vandalia, OH 45377

Re: Rezoning Application – Parcel ID #B02 01018 0005 (Address: Corporate Center Drive)

Dear Members of the Planning Commission,

On behalf of D.R. Horton, I respectfully submit this application for the rezoning of Parcel #B02 01018 0005 from O - Office to PUD - Planned Unit Development. The proposed development thoughtfully transforms this long vacant 14.515-acre office site into a vibrant, high-quality residential neighborhood aligned with the goals outlined in the *Vision Vandalia Comprehensive Plan*.

Project Summary

The proposed community, The Towns at Cassel Grove, is designed to feature 72 single-family detached homes (4.96 lots per acre), creating a livable neighborhood while preserving 5.431 acres (37.4%) as open space. The site layout includes new public streets, greenspaces, and pedestrian connections to the adjacent subdivision, enhancing walkability with the nearby elementary school and city parks.

Our proposed homes, detailed in the attached presentation, fit on a 35' x 99' and 35' x 103' typical lot size. The homes will feature fee simple ownership, and the common spaces will be owned and managed by the Homeowner's Association (HOA). The single-family detached product for this location targets an empty nester or young urban professional seeking an alternative to the current housing options offered in the north Dayton marketplace. The lots have a 25' front yard setback, a 25' rear yard setback, and a 5.5' side yard setback. The proposed adjustment of the side yard setback from 7.5', as identified in the PUD code, to 5.5' is to support the creation of an urban 'village', with homes that offer attached townhome-like functionality but in a detached format – providing modern, walkable, community-oriented living.

Additionally, the proposed development includes maintaining a minimum 40-foot buffer with the existing woods along the eastern property line to provide a natural separation from the existing homes along Damian Street and Pool Avenue. This preserved greenspace will help maintain privacy, minimize visual impact and protect the character of the surrounding neighborhood. The current proposal includes sidewalk pedestrian connectivity to Pool Avenue but not a vehicular connection. All traffic from the neighborhood would be routed to Peters Pike or National Road from the existing Corporate Center Drive entrance.

Alignment with Vision Vandalia

The proposed rezoning directly supports several key policies and values articulated in the *Vision Vandalia Comprehensive Plan*:

- **Housing Choice and Diversity:** The plan identifies a growing need for “quality, affordable housing options for senior and young adult populations” (page 83). DR Horton proposes to offer single-family detached homes that fill the gap between larger traditional homes and higher-density multifamily units, making it ideal for both young professionals and empty nesters.
- **Efficient Land Use & Infill Development:** By redeveloping an underutilized parcel with existing infrastructure in place, the project addresses the Plan's call to “make more efficient use of land” and “align with the aspirations of the community” (page 40).



- **Open Space and Connectivity:** With over 37% of the site preserved as open space and integrated sidewalk access to neighboring residential areas, this development embodies the Plan's values of connected, green, and pedestrian-friendly neighborhoods (pages 34, 71, and 98-99).
- **Character and Identity:** The architectural design of the homes (see attached renderings) reflects the community's desire for neighborhoods with a distinct sense of place and cohesive aesthetic (pages 26–28). Streetscape treatments and open areas reinforce a welcoming, walkable identity in line with the Plan's broader city branding goals. These qualities reflect the City's aspiration to create "welcoming, family-oriented" communities (page 28).

Compatibility and Community Enhancement

This request recognizes that the market for office development on this parcel has diminished and that high-quality residential infill is a more viable and community-oriented use. Our project will strengthen nearby property values, provide diversified housing stock, and activate the corridor with attractive homes and thoughtful site design.

We believe this rezoning represents a responsible and forward-looking step for the City of Vandalia and look forward to the opportunity to collaborate with the city to realize this vision.

Thank you for your consideration.

Sincerely,

Aaron M. Horn

Aaron Horn

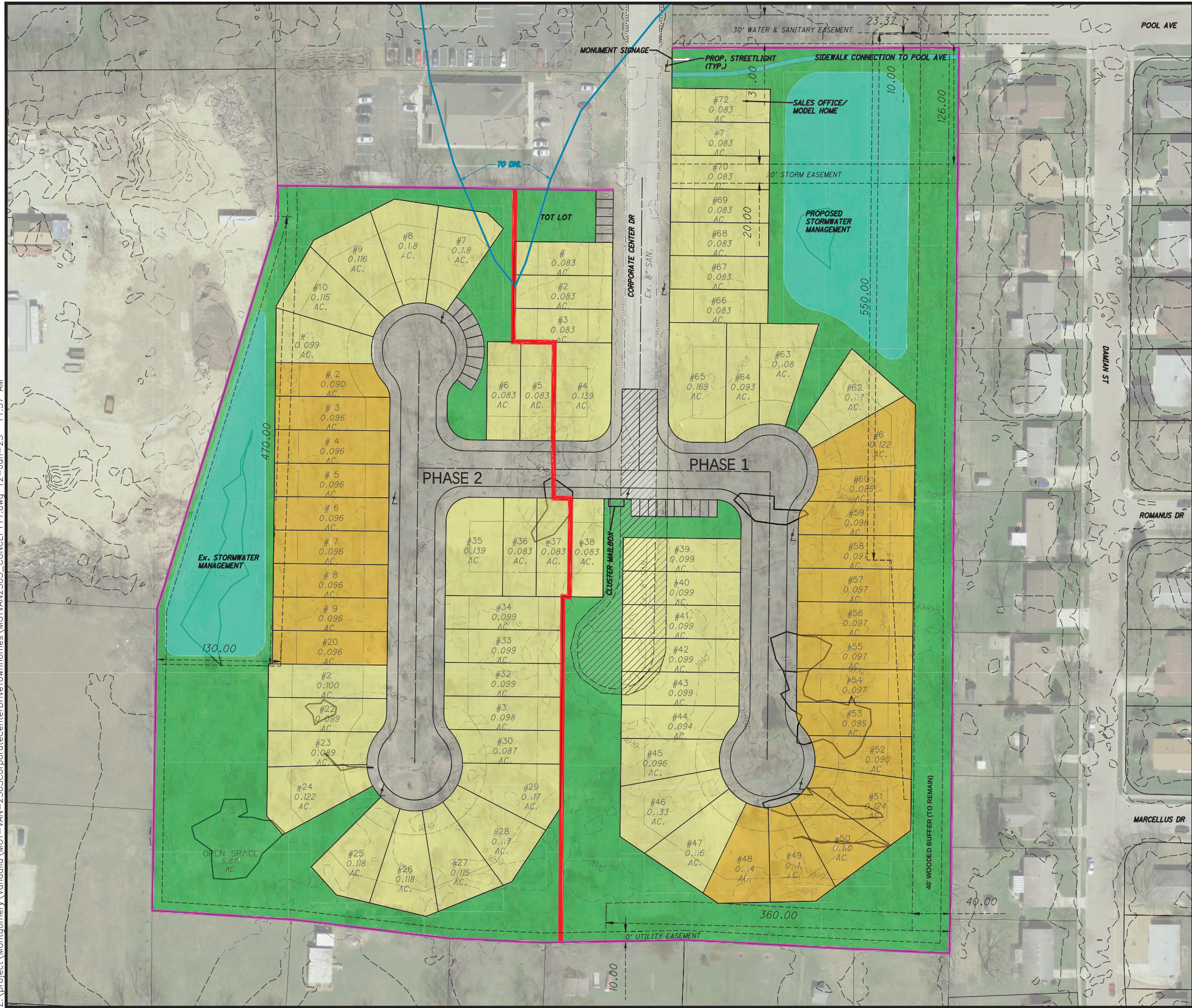
Land Acquisition

D.R. Horton | Cincinnati & Dayton Division

Attachments:

- Conceptual Site Plan
- DRH Presentation

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NAME OF SUBDIVISION
THE TOWNS AT CASSEL GROVE

NAME OF OWNER
HAGUE CORPORATION
9665 W STATE ROUTE 185
COVINGTON, OHIO 45318

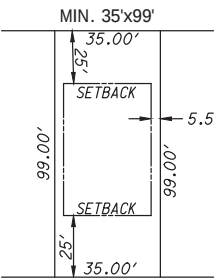
NAME OF DEVELOPER
D.R. HORTON
4705 DUKE DRIVE, SUITE 250
MASON, OHIO 45040
(937) 903-8010

PARCEL ID: B02 01018 0005,
IN THE CITY OF VANDALIA,
MONTGOMERY CO., OHIO
TOWNSHIP: BUTLER
SECTION: 17
TOWNSHIP: 3
RANGE: 6

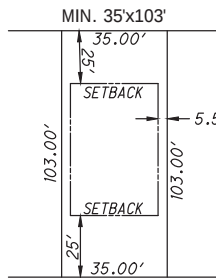
EXISTING ZONING: O - OFFICE
PROPOSED ZONING: PUD

3 GREEN/OPEN SPACE LOTS
72 TOTAL SINGLE FAMILY LOTS

7.276 AC. DEVELOPED LOTS
1.808 AC. PROP. RIGHT OF WAY
5.431 AC. GREEN/OPEN SPACE (37.4%)
14.515 AC. TOTAL SITE



TYPICAL LOT LAYOUT



TYPICAL LOT LAYOUT

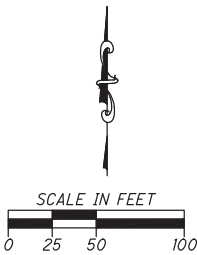
NUMBER OF PROPOSED LOTS:

PHASE 1
SINGLE FAMILY LOTS = 39 LOTS
GREEN/OPEN SPACE LOTS = 2 LOTS

PHASE 2
SINGLE FAMILY LOTS = 33 LOTS
GREEN/OPEN SPACE LOT = 1 LOT

LEGEND

- OPEN SPACE
- STORM WATER MANAGEMENT BASIN
- 35'x99' LOTS
- 35'x103' LOTS



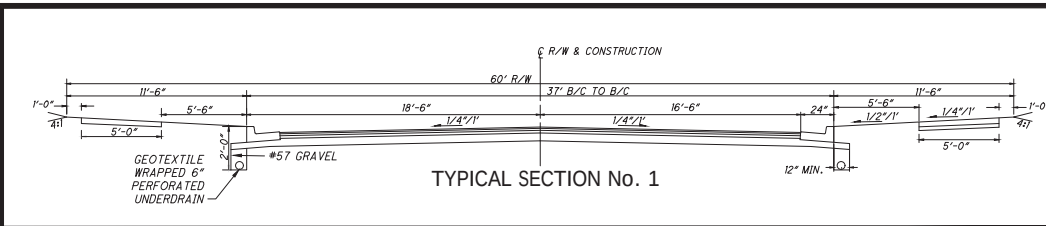
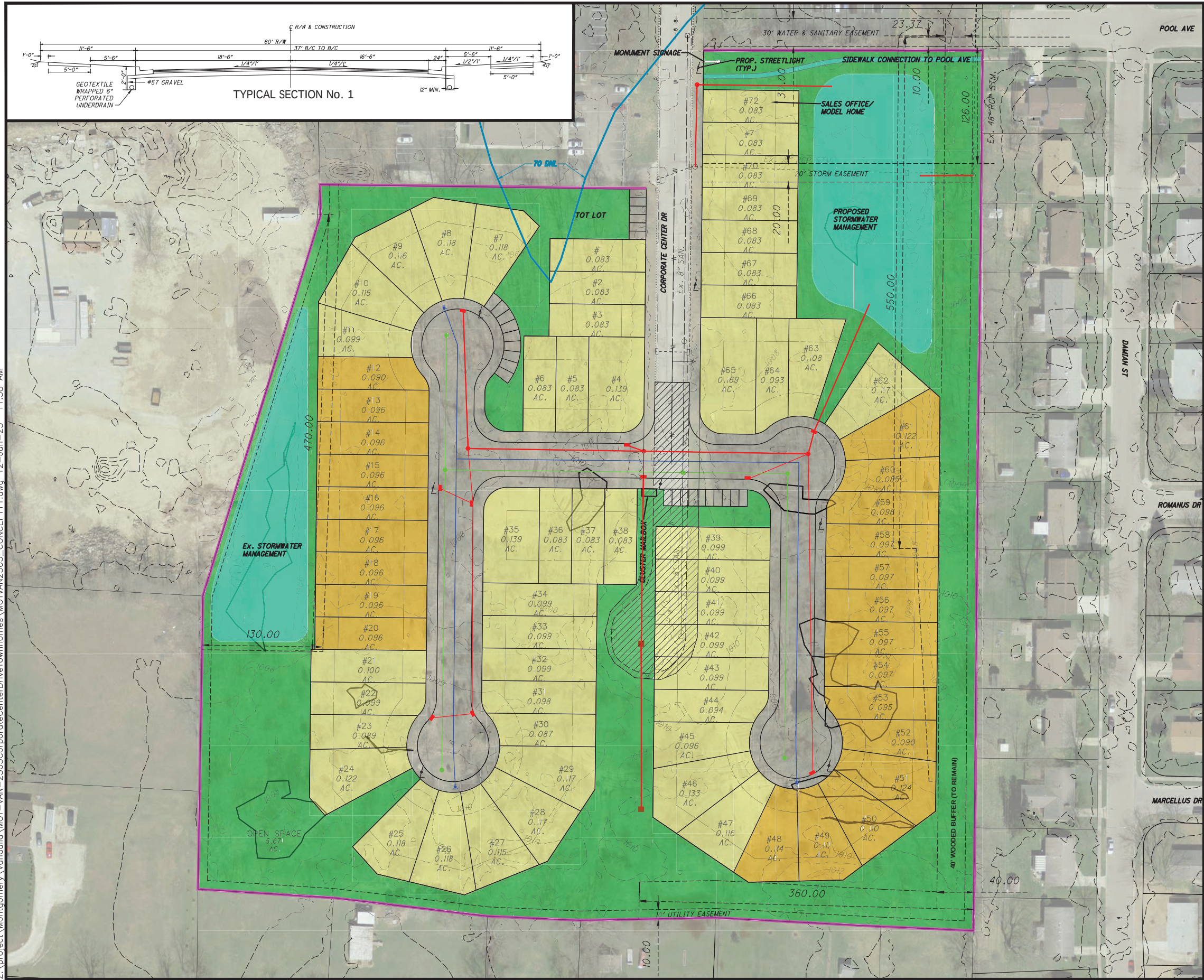
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
SCHEMATIC PLAN

REVISIONS:

FILE NAME	001
DRAWN BY	NAL
CHECKED BY	JSP
PROJECT No.	MOTVAN2503
DATE	06-12-2025
SHEET NUMBER	1 OF 3

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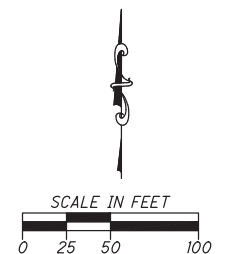
NAME OF SUBDIVISION THE TOWNS AT CASSEL GROVE

NAME OF DEVELOPER
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4705 DUKE DRIVE, SUITE 250
MASON, OHIO 45040
(937) 903-8010

NAME OF OWNER
HAGUE CORPORATION
9665 W STATE ROUTE 185
COVINGTON, OHIO 45318

- LEGEND**
- PROP. FIRE HYDRANT
 - PROP. WATER MAIN
 - PROP. STORM MANHOLE
 - PROP. CATCH BASIN
 - PROP. STORM MAIN
 - PROP. SANITARY MANHOLE
 - PROP. SANITARY MAIN
- SETBACK LINE**
- T- EXISTING TELEPHONE
 - OVH E EXISTING OVERHEAD ELECTRIC
 - G- EXISTING GASLINE
 - EXISTING WATERLINE
 - EXISTING SAN. SEWERLINE
 - PROP. SIDEWALK CONNECTION

- OPEN SPACE
- STORM WATER MANAGEMENT BASIN
- 35'X99' LOTS
- 35'X103' LOTS
- VACATED RIGHT OF WAY AND PAVEMENT REMOVAL AREA



ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
PRELIMINARY UTILITY PLAN

REVISIONS:

FILE NAME	002
DRAWN BY	NAL
CHECKED BY	JSP
PROJECT No.	MOTVAN2503
DATE	06-12-2025
SHEET NUMBER	2 OF 3

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	TREES			
9	KATSURA TREE	CERCIDIPHYLLUM JAPONICUM	2" CAL.	B&B
9	AUTUMN GOLD GINKGO	GINKGO BILOBA 'MALE ONLY'	2" CAL.	B&B
7	NORWAY SPRUCE	PICEA ABIES	7' HGT.	B&B
10	WHITE FIR	ABIES CONCOLOR	7' HGT.	B&B
5	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	B&B
9	SKYLINE HONEYLOCUST	GLEDITSIA T. 'SKYLINE'	2" CAL.	B&B
11	GREENSPIRE LINDEN	TILIA C. 'GREENSPIRE'	2" CAL.	B&B
8	CELEBRATION MAPLE	ACER X FREEMANI 'CELZAM'	2" CAL.	B&B
12	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	2" CAL.	B&B
5	PIN OAK	QUERCUS PALUSTRIS	2" CAL.	B&B
9	MORAINÉ SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL.	B&B
13	EASTERN WHITE PINE	PINUS STROBUS	7' HGT.	B&B
6	WHITE FLOWERING DOGWOOD	CORNUS RUBRA	2" CAL.	B&B
10	PERFECT PURPLE CRAB	MALUS 'PERFECT PURPLE'	2" CAL.	B&B
6	AMERICAN YELLOWWOOD	CLADRASTIS KENTUKEA	2" CAL.	B&B
4	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	B&B



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SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 WWW.CHOICEONEENGINEERING.COM	
THE TOWNS AT CASSEL GROVE CITY OF VANDALIA LANDSCAPE PLAN	
REVISIONS:	
FILE NAME	LANDSCAPE
DRAWN BY	NAL
CHECKED BY	JSP
PROJECT No.	MOTVAN2503
DATE	06-12-2025
SHEET NUMBER	3 OF 3

D·R·HORTON®
America's Builder



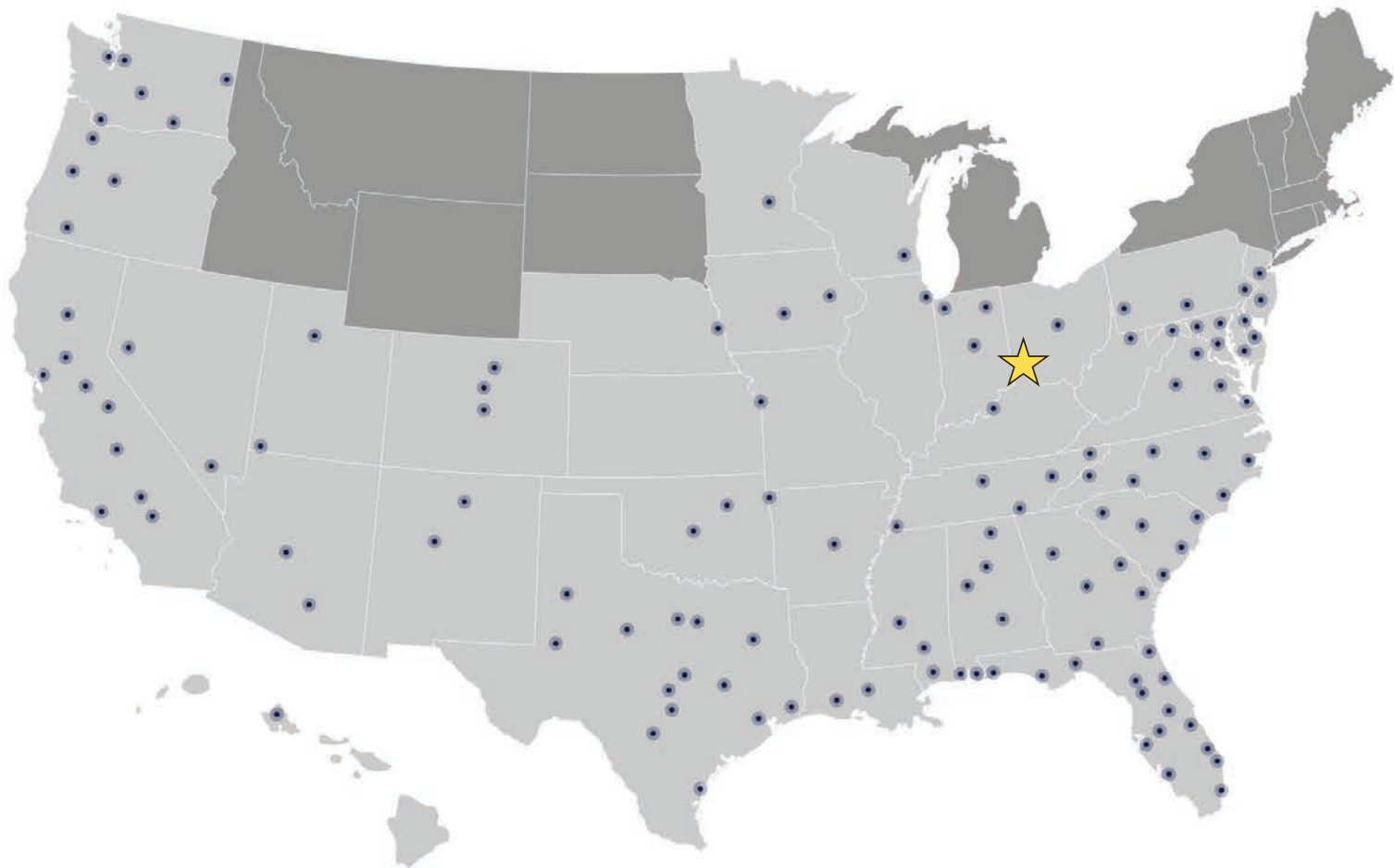


At a Glance



36
states

126
markets



As of or for the trailing twelve months ended March 31, 2025, unless noted otherwise

23 **AMERICA'S BUILDER**
years as America's largest volume homebuilder

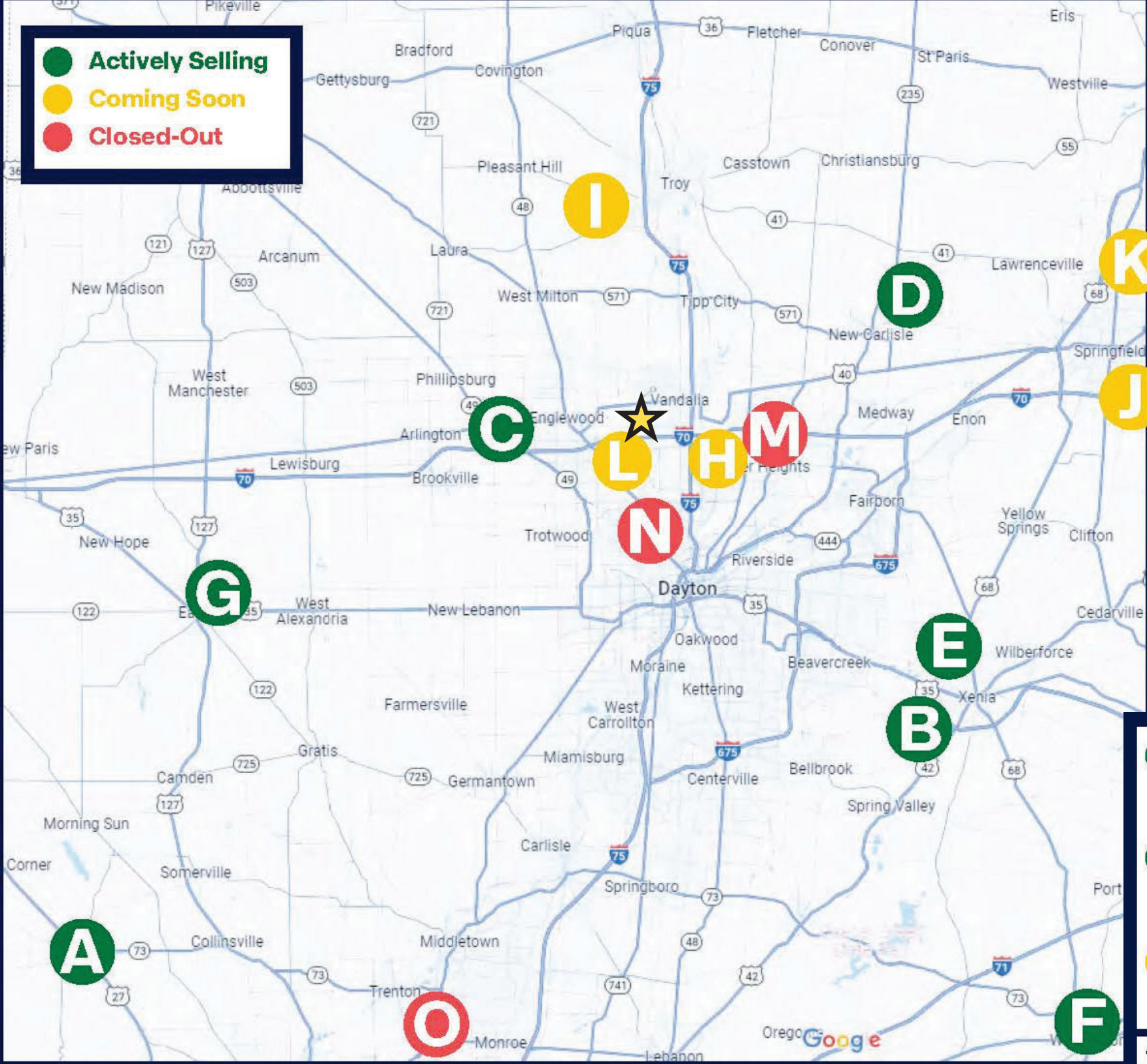
>1.1M **DELIVERED**
homes since our inception in 1978

60% **% FIRST TIME HOME BUYERS**
who used DHI Mortgage

85% **HOME SALES REVENUE**
from the sale of single-family detached homes

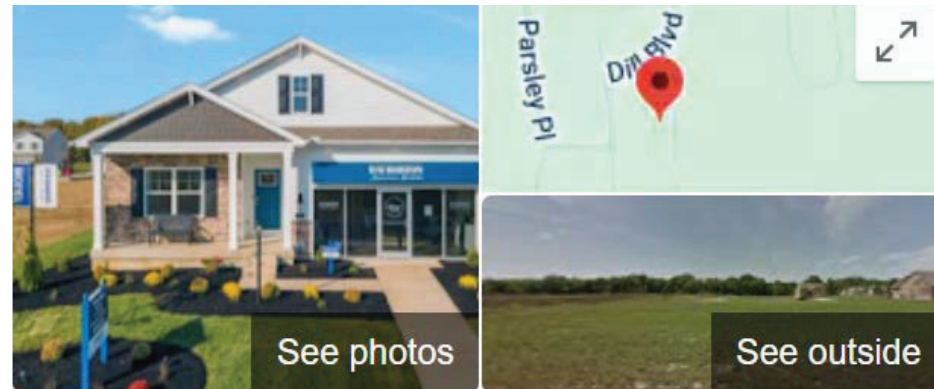
\$372.5K **AVERAGE SALES PRICE**
of homes closed during the quarter

Dayton Communities



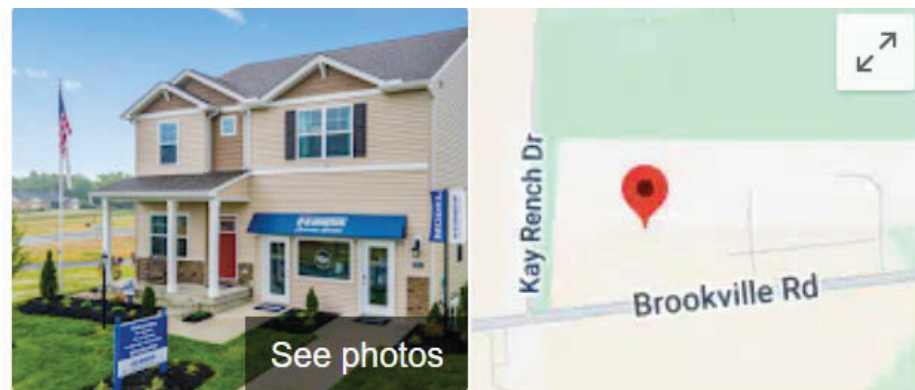
A Owls' Landing Oxford, OH	B Edenbridge Xenia, OH	C Wenger Village Clayton, OH	D Reserve at Honey Creek New Carlisle, OH	E Grandstone Trace Xenia, OH
F Creekview Wilmington, OH	G Georgetown Village Eaton, OH	H Canal Heights Huber Heights, OH	I Reserve at Cliff Oaks Troy, OH	J Sycamore Ridge Springfield, OH
K Liberty Place Moorefield Twp, OH	L Yorkshire Reserve Butler Twp, OH	M Carriage Trails Huber Heights, OH	N Bartley Woods Dayton, OH	O Elk Creek Trenton, OH

4705 Duke Drive Suite 250, Mason, OH 45040



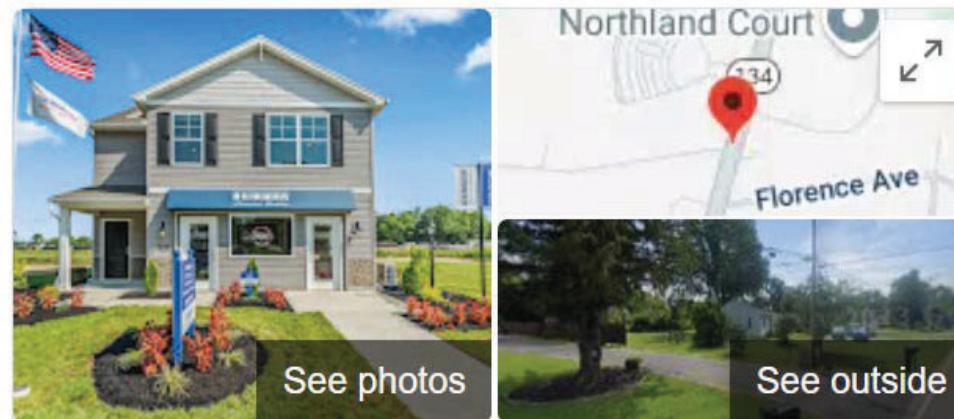
Wenger Village by D.R. Horton

4.9 ★★★★★ 45 Google reviews :



Owls' Landing by D.R. Horton

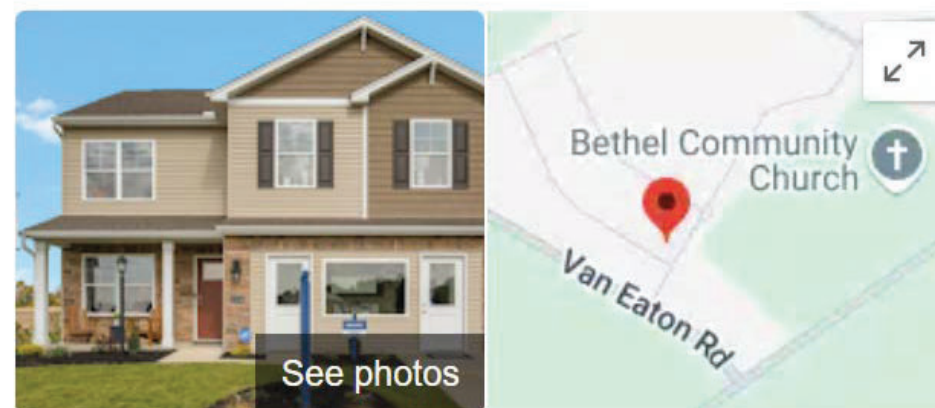
5.0 ★★★★★ 13 Google reviews :



Creekview by D.R. Horton

4.7 ★★★★★ 13 Google reviews

Home builder in Wilmington, Ohio



Edenbridge by D.R. Horton

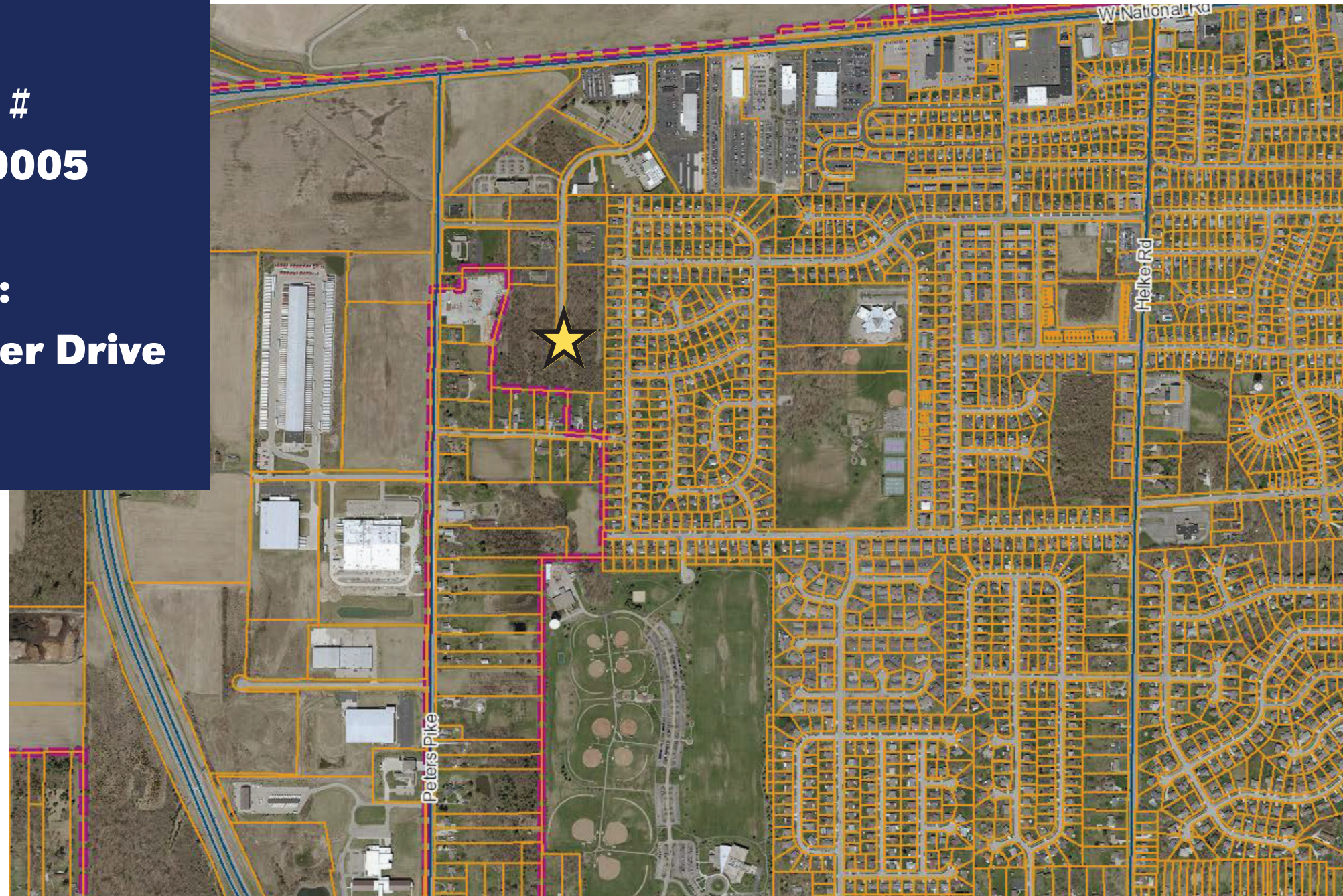
5.0 ★★★★★ 84 Google reviews :

Home builder in Xenia, Ohio

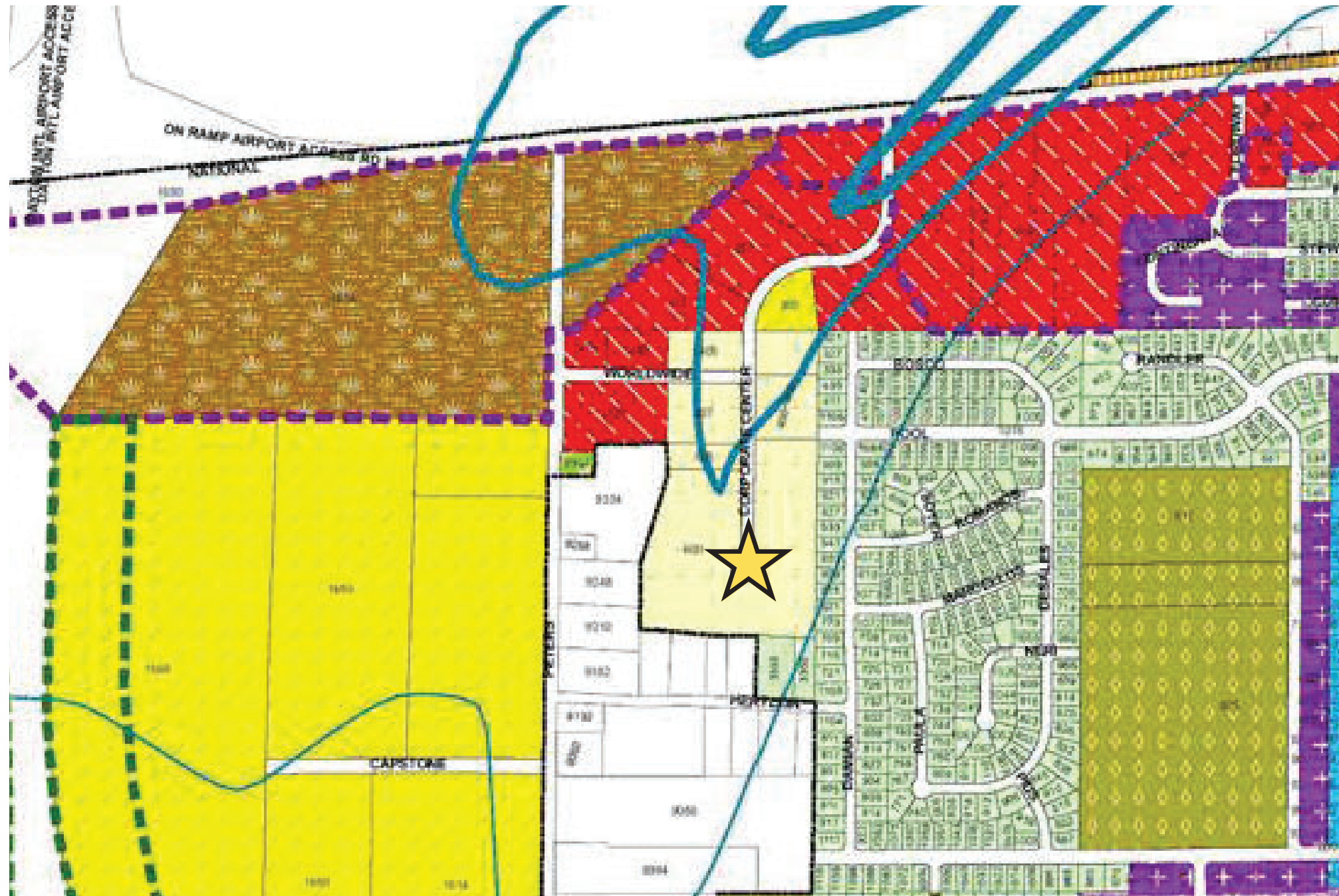


**Parcel ID #
B02 01018 0005**

**Address:
Corporate Center Drive**



LAND USE



Existing Zoning - Surrounding Properties

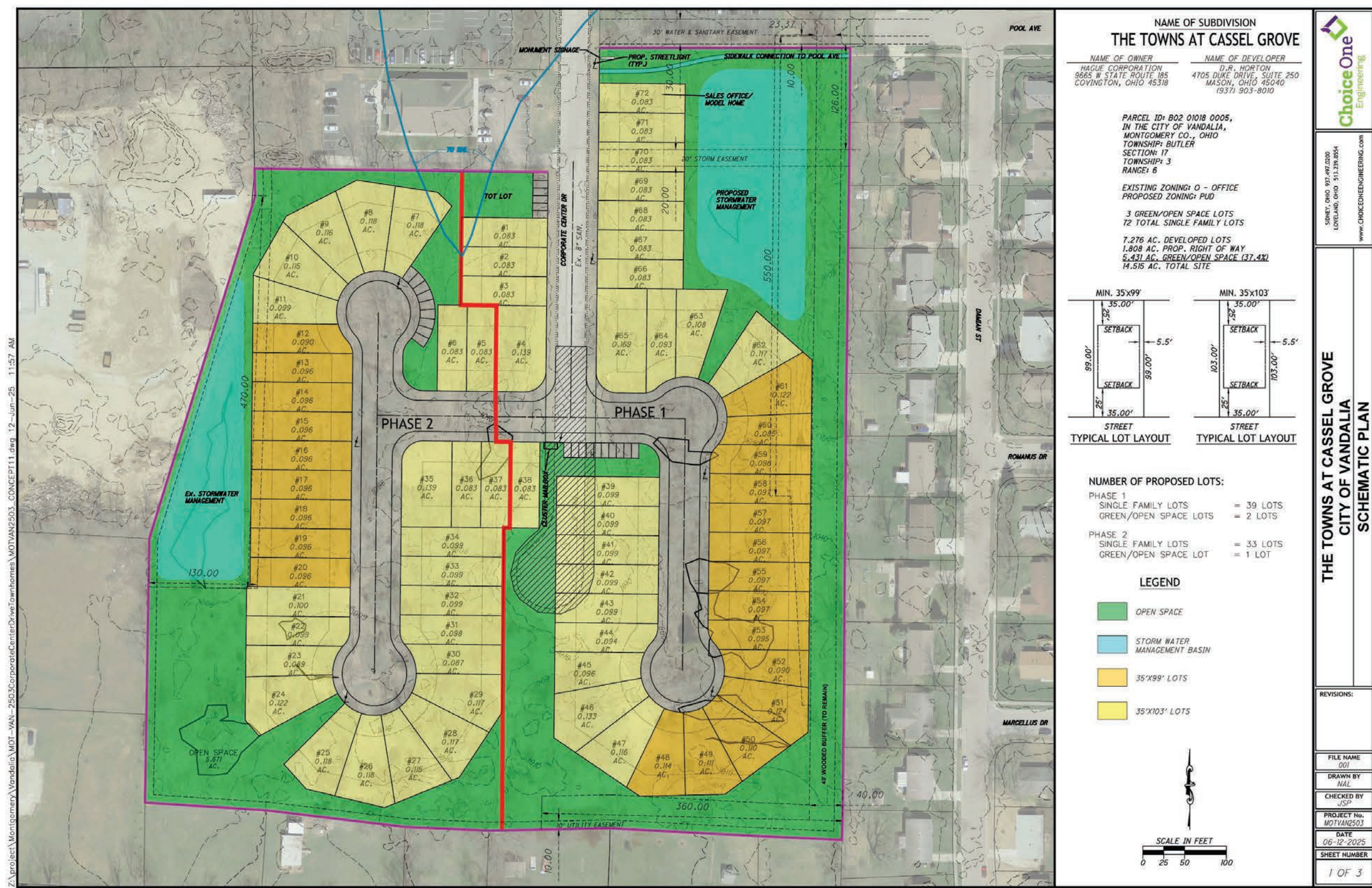
Subject Property: Office (O)

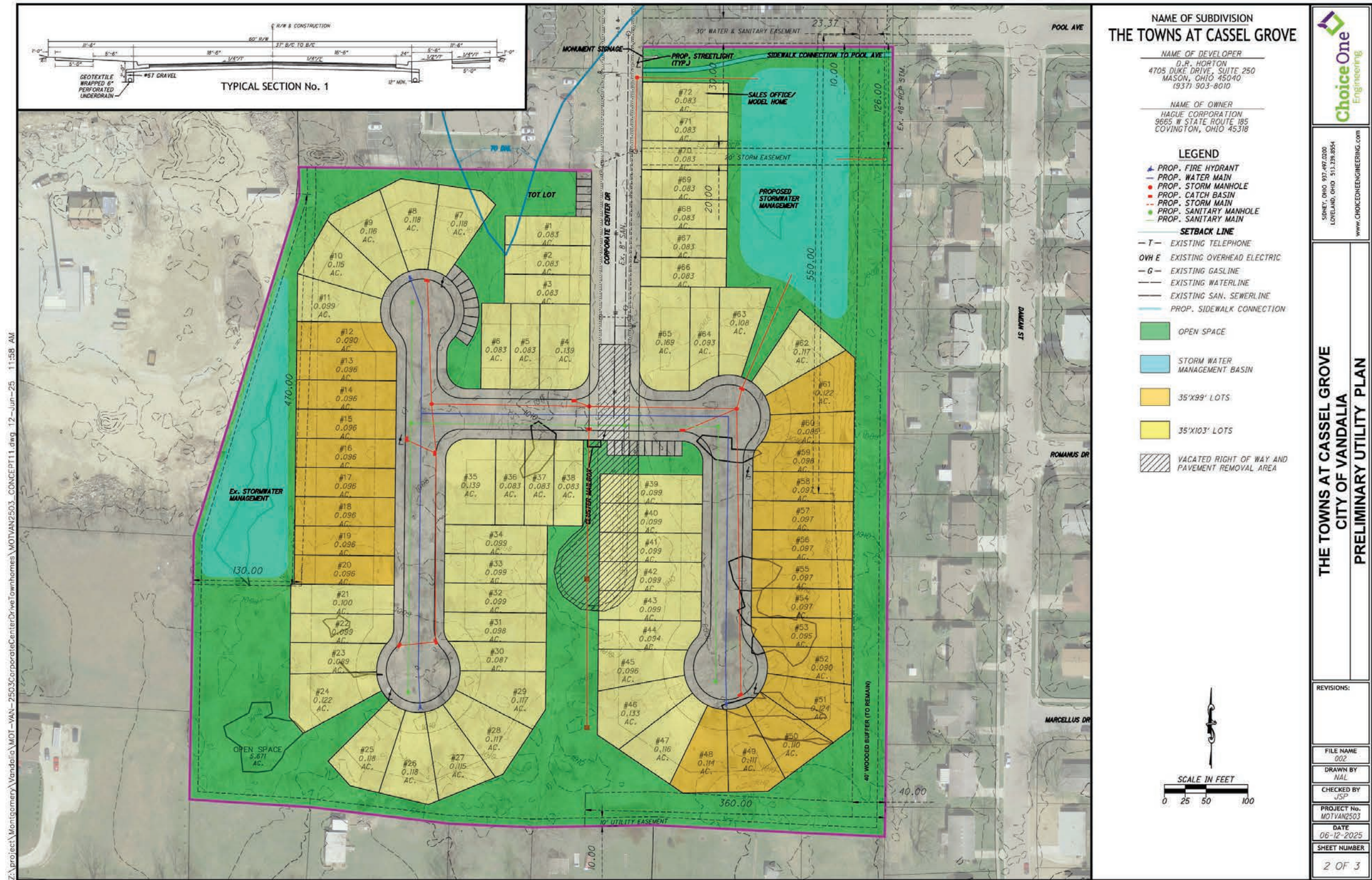
North: Office (O)

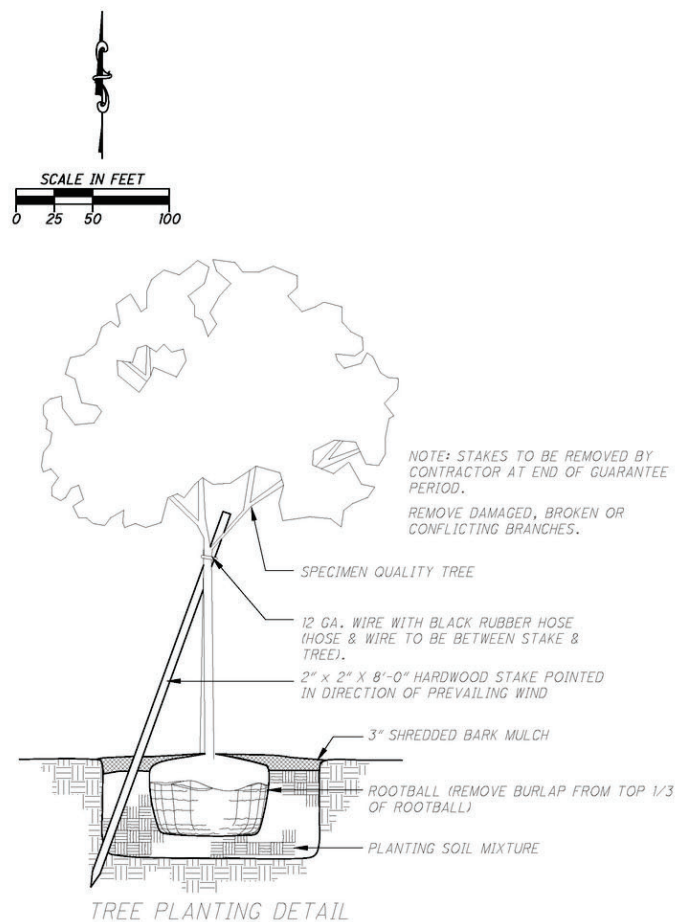
South: Residential Single-Family (RSF-3)

East: Residential Single-Family (RSF-3)

West: Butler Township - R-3 Single-Family Residential District







TREE PLANTING DETAIL



MONUMENT SIGNAGE EXAMPLE

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PLANTING SCHEDULE				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES				
9	KATSURA TREE	CERCIDIPHYLLUM JAPONICUM	2" CAL.	B&B
9	AUTUMN GOLD GINKGO	GINKGO BILoba 'MALE ONLY'	2" CAL.	B&B
7	NORWAY SPRUCE	PICEA ABIES	7' HGT.	B&B
10	WHITE FIR	ABIES CONCOLOR	7' HGT.	B&B
5	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	B&B
9	SKYLINE HONEYLOCUST	GLEDITSIA T. 'SKYLINE'	2" CAL.	B&B
11	GREENSPIRE LINDEN	TILIA C. 'GREENSPIRE'	2" CAL.	B&B
8	CELEBRATION MAPLE	ACER X FREEMANII 'CELZAM'	2" CAL.	B&B
12	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	2" CAL.	B&B
5	PIN OAK	QUERCUS PALUSTRIS	2" CAL.	B&B
9	MORaine SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL.	B&B
13	EASTERN WHITE PINE	PINUS STROBUS	7' HGT.	B&B
6	WHITE FLOWERING DOGWOOD	CORNUS RUBRA	2" CAL.	B&B
10	PERFECT PURPLE CRAB	MALUS 'PERFECT PURPLE'	2" CAL.	B&B
6	AMERICAN YELLOWWOOD	CLADRASTIS KENTUKEA	2" CAL.	B&B
4	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	B&B

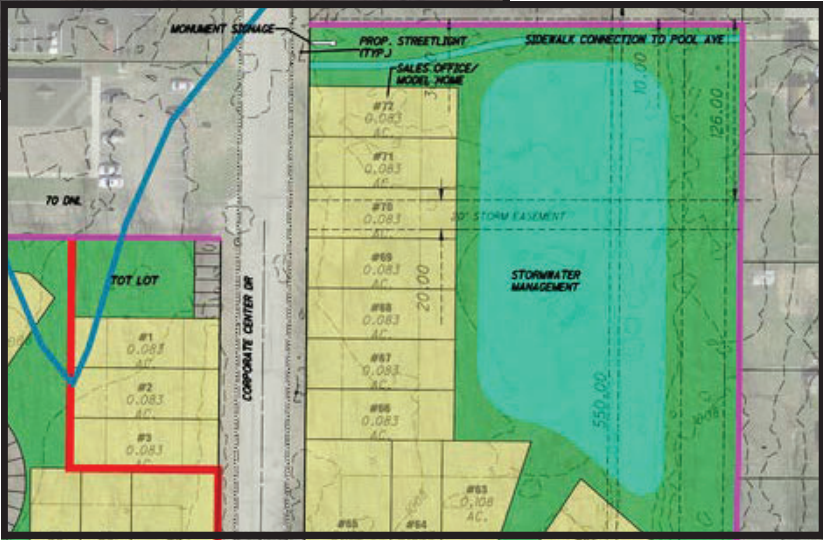
	
SIDNEY, OHIO 937.497.0000 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	
THE TOWNS AT CASSEL GROVE CITY OF VANDALIA LANDSCAPE PLAN	
REVISIONS: 	
FILE NAME LANDSCAPE	
DRAWN BY NAL	
CHECKED BY JSP	
PROJECT No. MOT1VAN2503	
DATE 06-12-2025	
SHEET NUMBER 3 OF 3	

Efficient Land Use & Infill Development:

By redeveloping an underutilized parcel with existing infrastructure in place, the project addresses the Plan’s call to “make more efficient use of land” and “align with the aspirations of the community” (page 40).

Open Space and Connectivity:

With over 37% of the site preserved as open space and integrated sidewalk access to neighboring residential areas, this development embodies the Plan’s values of connected, green, and pedestrian-friendly neighborhoods (pages 34, 71, and 98-99).



Character and Identity:

The architectural design of the homes reflects the community's desire for neighborhoods with a distinct sense of place and cohesive aesthetic (pages 26–28).

Streetscape treatments and open areas reinforce a welcoming, walkable identity in line with the Plan's broader city branding goals. These qualities reflect the City's aspiration to create “welcoming, family-oriented” communities (page 28).



PRODUCT IMAGES



**Example renderings and images of single-family detached homes*

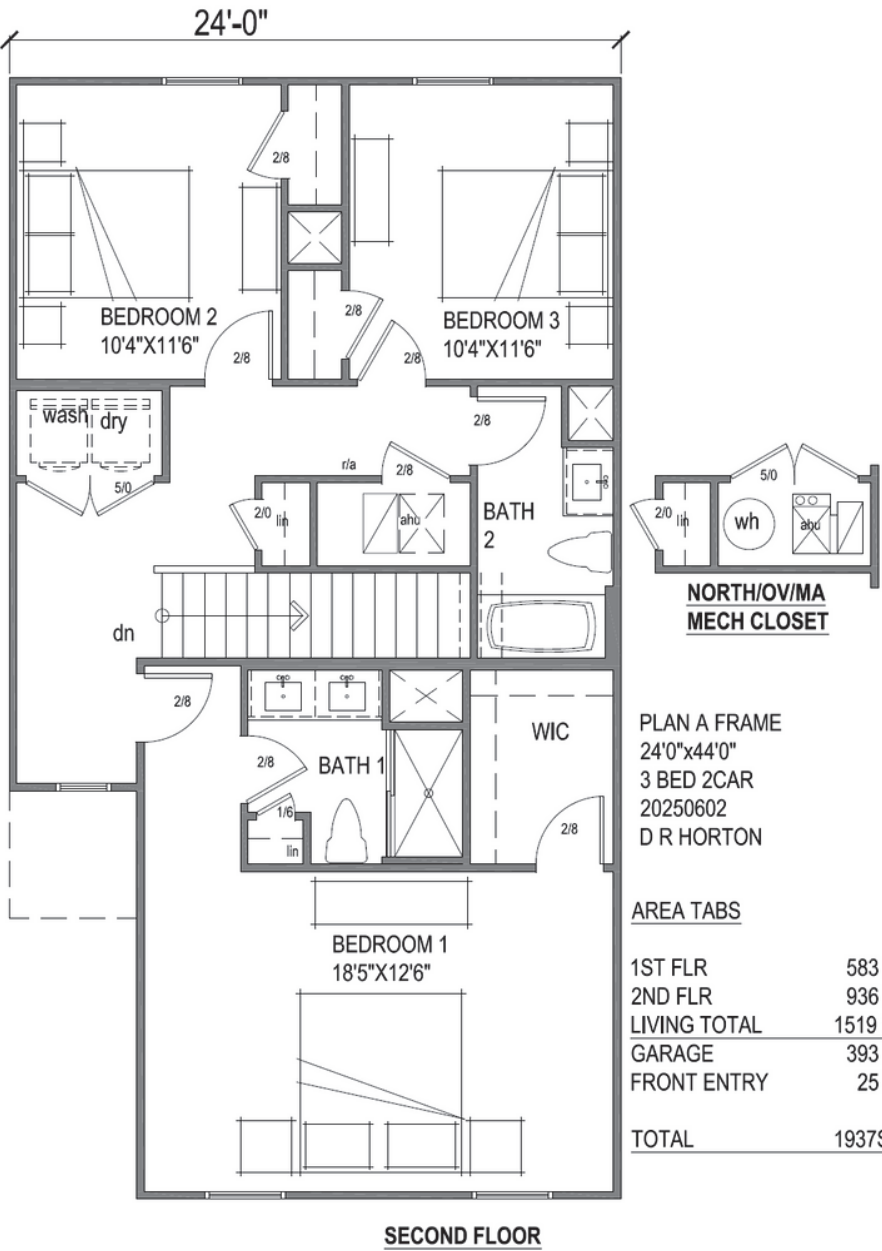
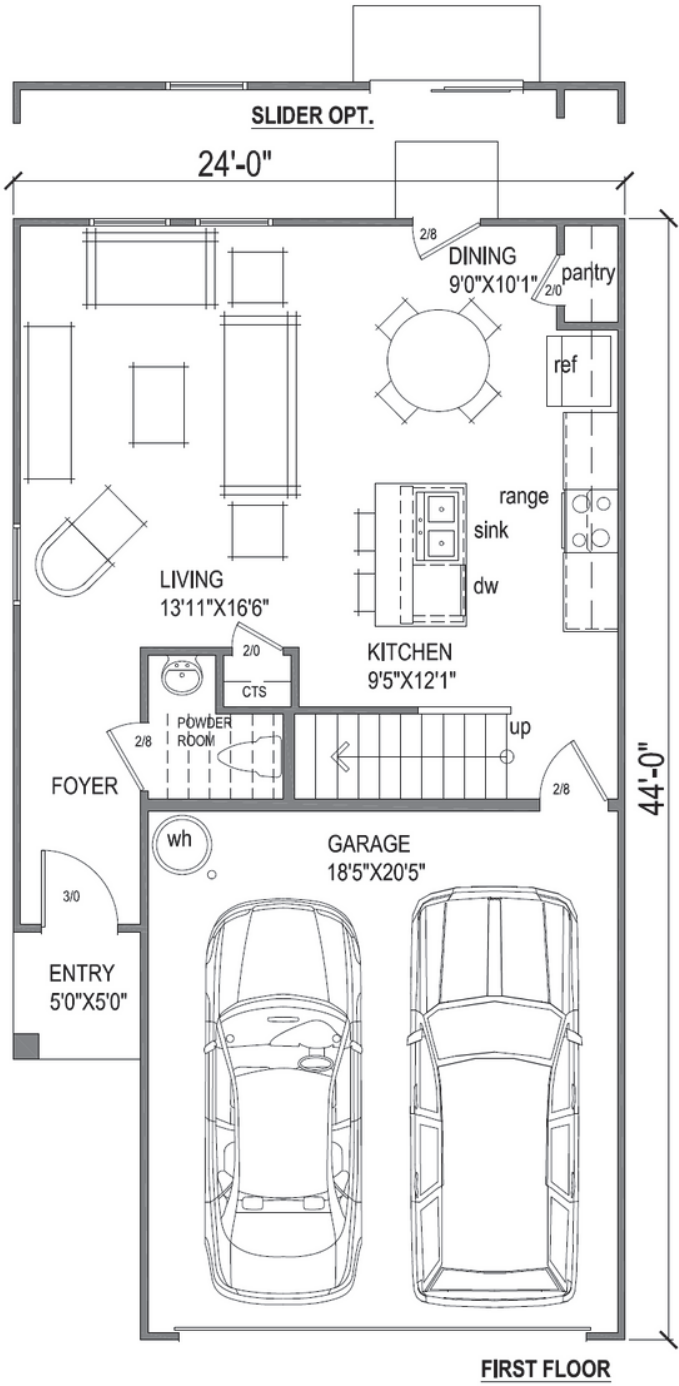
PRODUCT IMAGES



*Example renderings and images of single-family detached homes

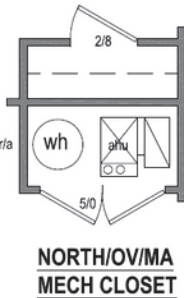
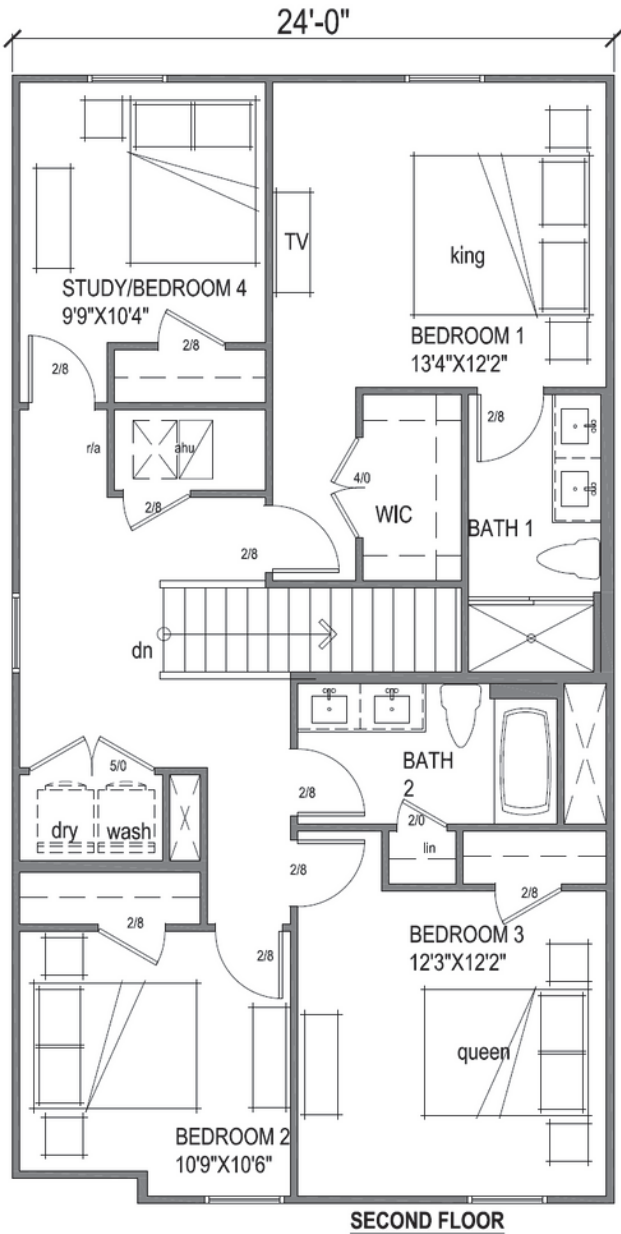
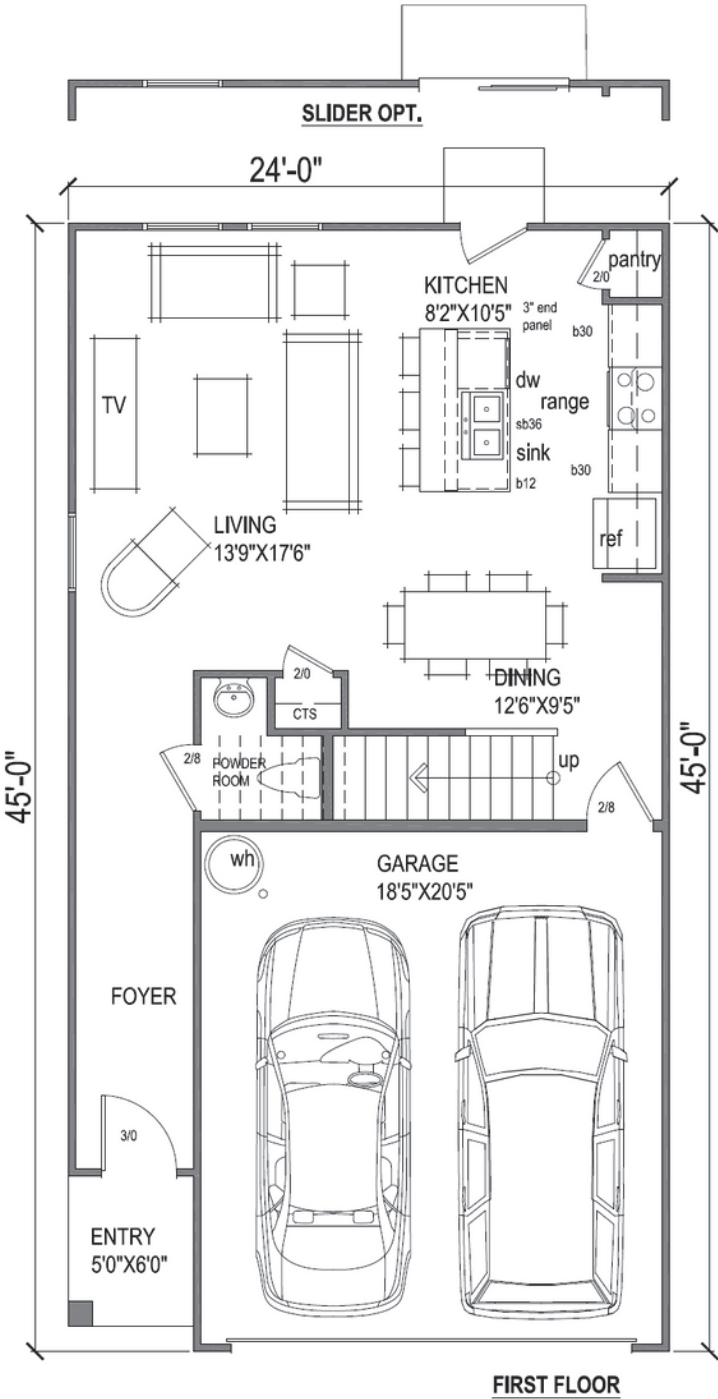
FLOORPLAN

FLOORPLAN - A
1,519 SQUARE FEET | 3 BED, 2.5 BATH



FLOORPLAN

FLOORPLAN - B
1,690 SQUARE FEET | 4 BED, 2.5 BATH

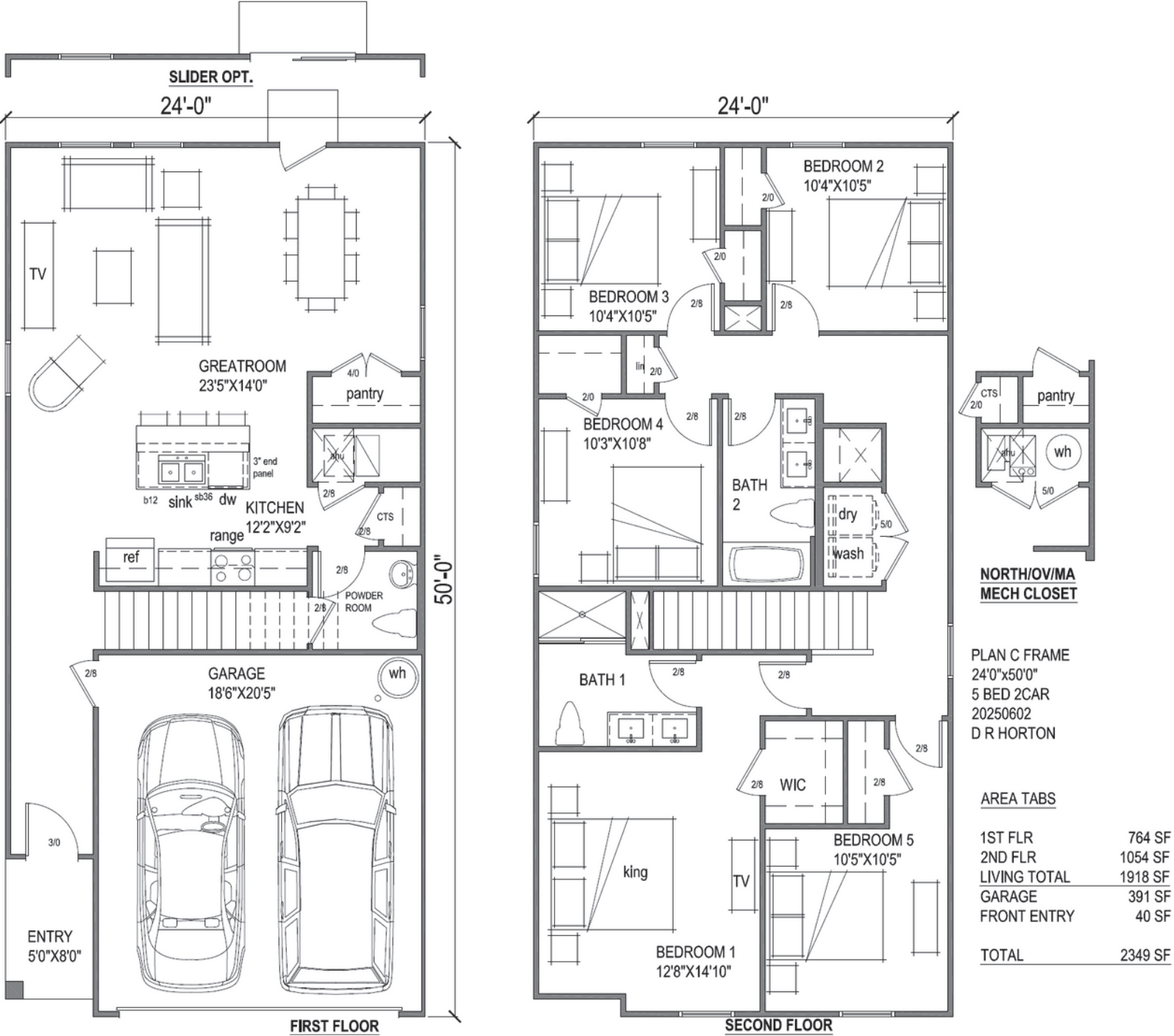


PLAN B FRAME
24'0"x45'0"
4 BED 2CAR
20250602
D R HORTON

AREA TABS	
1ST FLR	655 SF
2ND FLR	1035 SF
LIVING TOTAL	1690 SF
GARAGE	390 SF
FRONT ENTRY	30 SF
TOTAL	2110 SF

FLOORPLAN

FLOORPLAN - C
1,918 SQUARE FEET | 5 BED, 2.5 BATH



PLAN C FRAME
24'0"x50'0"
6 BED 2CAR
02050602
D R HORTON

AREA TABS	
1ST FLR	764 SF
2ND FLR	1054 SF
LIVING TOTAL	1918 SF
GARAGE	391 SF
FRONT ENTRY	40 SF
TOTAL	2349 SF

MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: July 3, 2025
SUBJECT: PC 25-0009 – Rezoning – 3675 Wyse Road

General Information

Applicant: Richard Drake
Drake Architecture
189 Preakness Ct.
Vandalia, Ohio 45377

Owner: Ministry Partners Investment Company, LLC
915 W Imperial Highway, Suite 200
Brea, CA 92821

Existing Zoning: Office / Industrial Park (O/IP)

Proposed Zoning: Industrial (I) – Parcels 0012 and 0013
Highway Business (HB) – Parcel 0014

Location: 3675 Wyse Road

Parcels: B02 01205 0012
B02 01205 0013
B02 01205 0014

Previous Case(s): None¹

Requested Action: Recommendation to City Council

Exhibits: 1 - Application / Owner Letter
2 - Site / Landscape Plan

¹ A previous conditional use was approved for this property on May 21, 2018 (via Case PC 18-12) for a warehouse. When the initial approval expired, a new conditional use was approved on March 4, 2019 (via Case PC 19-04) for a truck facility. Both conditional uses, for a truck facility and warehouse, have since lapsed. A later proposal seeking conditional use approval for a hotel (PC 24-01) was denied. This application is unrelated to any previous approval.

Application Background

Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 5.219 acres +/-, located at 3675 Wyse Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the O/IP - Office / Industrial Park district to the I – Industrial and HB – Highway Business districts.

3675 Wyse Road is a vacant property at the corner of Wyse and Homestretch Roads. The applicant, a current Vandalia business with operations on Poe Avenue, wishes to consolidate their operations onto one property.

As proposed, this property would be developed for three distinct but complimentary uses. Parcel 0014, at the south end of the site, would be divided into two parcels. The western parcel would be a fueling station with convenience retail, while the eastern parcel would house a new corporate office. Parcels 0012 and 0013, at the north end of the site, would be combined to house a newly built Truck Facility. This facility would service the company's own vehicles and would not be open to the public.

The fueling station use is not permitted in the current O/IP zoning district, so the applicant requests a rezoning to HB – Highway Business for Parcel 0014. For Parcels 0012 and 0013, the applicant requests a rezoning to I – Industrial to allow for the approval of a truck facility.²

Surrounding Zoning / Uses

3675 Wyse Road is located along the Benchwood Road / Wyse Road corridor. The surrounding businesses are primary commercial in character. Notable businesses in the vicinity include Sunbelt Rentals to the east, Pratt Industries to the north, and various businesses along the Poe-Wyse Connector to the south.

Direction	Existing Use Type
North	Commercial, Industrial
South	Commercial
East	Industrial
West	Commercial

Surrounding zoning districts are as follows:

Direction	District
North	Office / Industrial Park (O/IP), Industrial (I)
South	Office / Industrial Park (O/IP), Industrial (I)
East	Industrial (I)
West	Office / Industrial Park (O/IP)

² The applicant has filed a concurrent application for Conditional Use approval. See PC 25-0010.

Comprehensive Plan

The 2020 Comprehensive Plan lists this area as “Community Commercial”.³ Given the proximity to the highway and the Poe-Wyse corridor, the proposed HB zoning would be consistent with that designation.

The proposed Industrial zoning would be consistent with the Industrial Innovation areas to the north and east. Given the proximity of this parcel to those areas, and the surrounding profile of industrial districts, an Industrial parcel at this location is reasonable.

Other Considerations

Fueling stations are not permitted unless the roadway serving the site is classified as an arterial or higher in the Vandalia Thoroughfare Plan. In this instance, Wyse Road east of Interstate 75 is listed as a collector. This designation is currently under review (unrelated to this application), and several sources already list Wyse Road as an arterial roadway.

Given those designations, and the fact that Wyse Road is a six-lane road that meets the design standard of an Arterial roadway, this review treats it as such.

Review and Recommendation

Zoning Map Amendment Review Criteria

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.⁴

- (1) The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed rezoning furthers the purposes of the code.

- (2) The proposed amendment and proposed uses are consistent with the City’s adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed rezoning is consistent with the City’s goals and policies generally, and that it is not inconsistent with the Comprehensive Plan.

³ City of Vandalia Comprehensive Plan, Page 55.

⁴ Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

Review Criteria (Cont'd)

- (3) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed rezoning is necessary due to changing conditions, namely the long-planned expansion of commercial uses along the Benchwood Road corridor.

- (4) The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

- (5) The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

- (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

- (7) The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

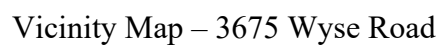
- (8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

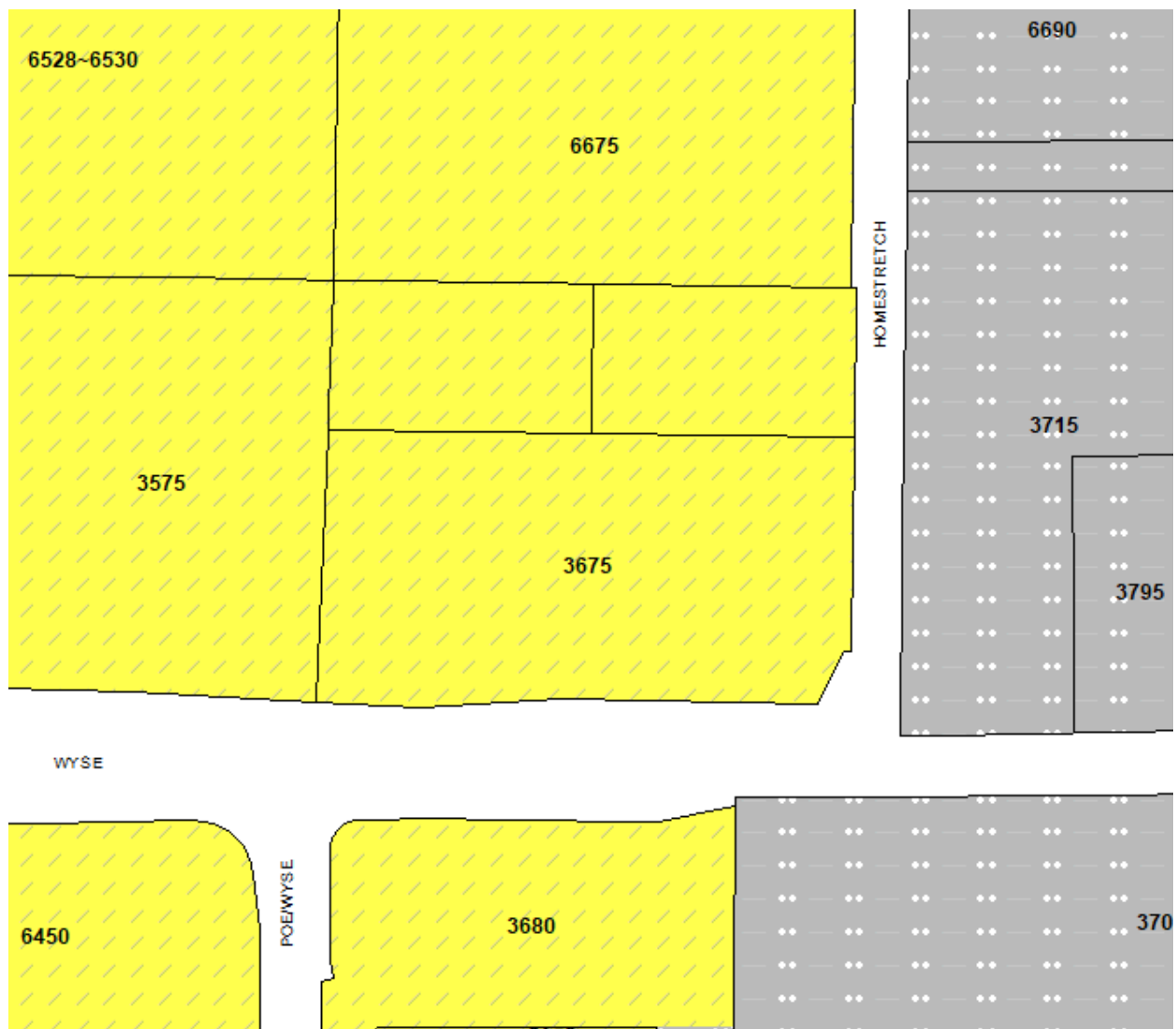
Staff Comment: Staff feels that this criterion does not apply.

Recommendation

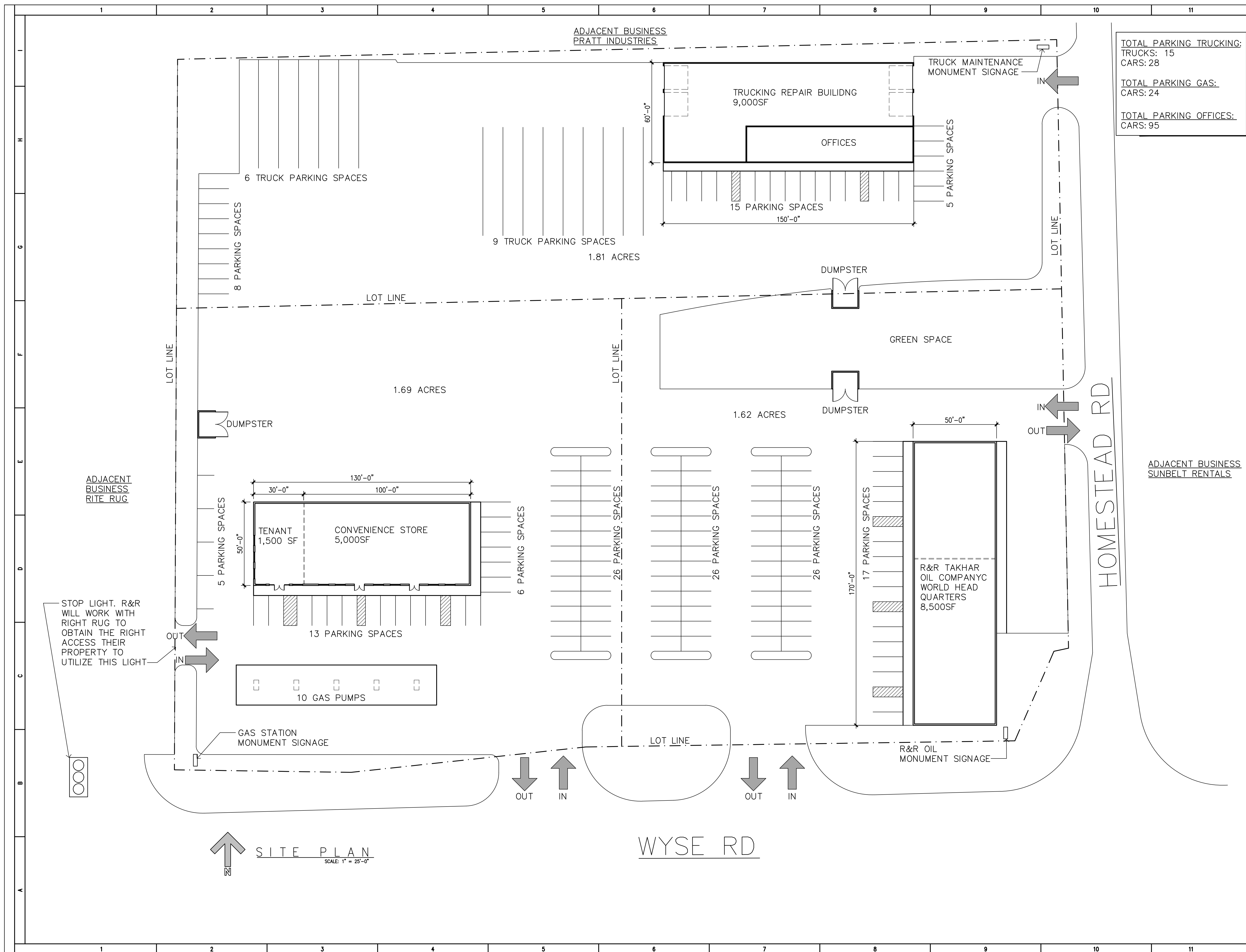
Staff recommends that Planning Commission issue a recommendation of **approval** for the proposed amendments to the zoning map.

The recommendation of the Planning Commission will be forwarded to Council for their review.





Zoning Map – 3675 Wyse Road



R&R
HEAD
QUARTERS

3669 WYSE RD
VANDALIA, OH



0	ZONING SUBMITTAL	06/13/2025
No.	Revisions/Submissions	Date

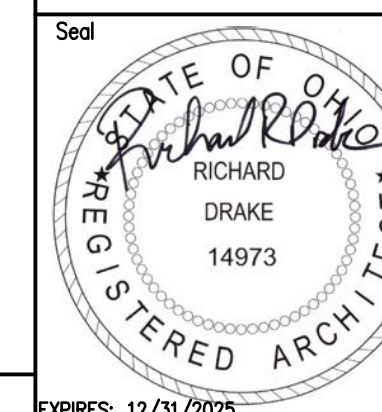
DRAKE
architecture

ARCHITECTURE | DESIGN

189 Preakness Ct | Vandalia OH 45377

Drawing Title

SITE PLAN



	Drawn
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RRD

	Checke

RRD

CS

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3669 WYSE RD
VANDALIA, OH



1 OVERALL SITE PLAN

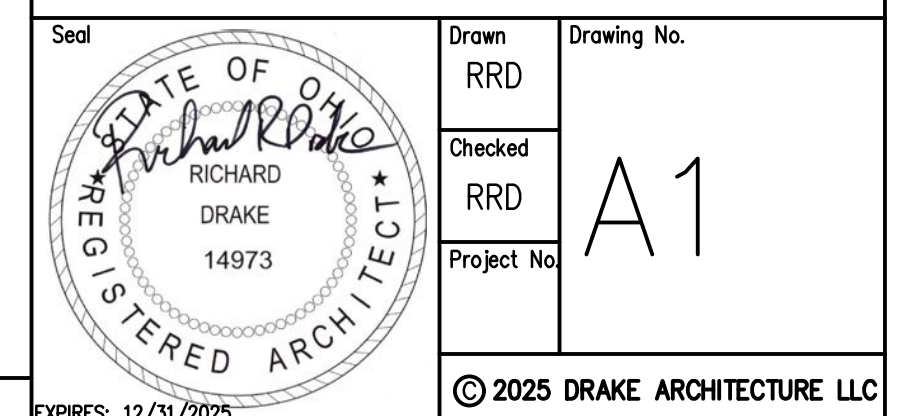
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No.	Revisions/Submissions	Date

DRAKE
architecture

ARCHITECTURE | DESIGN

189 Preakness Ct | Vandalia OH 45377

Drawing Title	RENDERINGS
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① R&R TAKHAR OIL COMPANY HEADQUARTERS

R&R
HEAD
QUARTERS

3669 WYSE RD
VANDALIA, OH



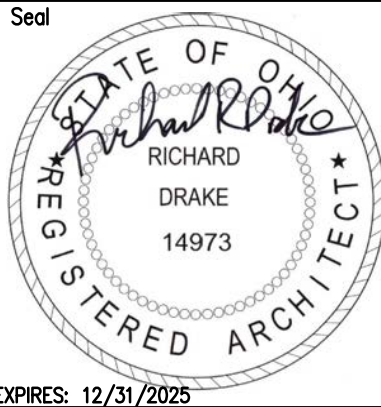
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DRAKE
architecture

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Drawing Title
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Project No.

Drawing No.

A2

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① R&R TAKHAR OIL COMPANY HEADQUARTERS

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HEAD
QUARTERS

3669 WYSE RD
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Drawing Title
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Seal

STATE OF OHIO

RICHARD DRAKE

14973

REGISTERED ARCHITECT

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① R&R TAKHAR OIL COMPANY HEADQUARTERS

R&R HEAD QUARTERS

3669 WYSE RD
VANDALIA, OH

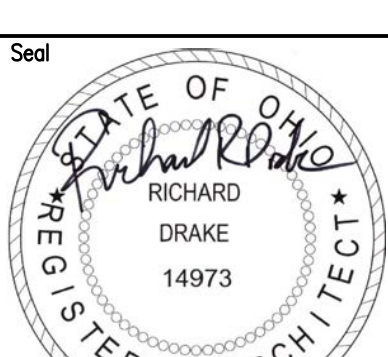


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No.	Revisions/Submissions	Date

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189 Preakness Ct | Vandalia OH 45377

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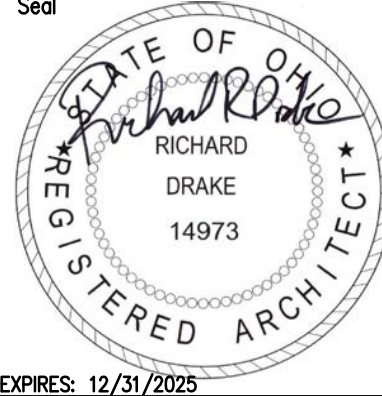
R&R
HEAD
QUARTERS

3669 WYSE RD
VANDALIA, OH



0	ZONING SUBMITTAL	06/13/2025
No.	Revisions/Submissions	Date

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1 GAS PUMPS AND CONVENIENCE STORE

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R&R
HEAD
QUARTERS

3669 WYSE RD
VANDALIA, OH



0	ZONING SUBMITTAL	06/13/2025
No.	Revisions/Submissions	Date

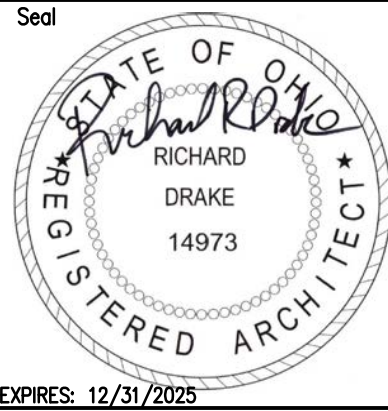
DRAKE
architecture

ARCHITECTURE | DESIGN

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Drawing Title
RENDERINGS

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1 GAS PUMPS AND CONVENIENCE STORE

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QUARTERS

3669 WYSE RD
VANDALIA, OH



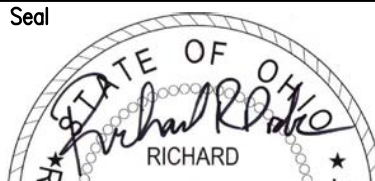
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No.	Revisions/Submissions	Date

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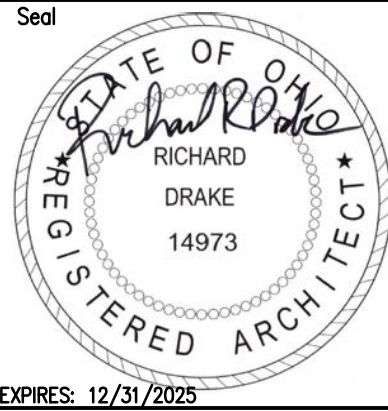
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Drawing Title
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	Project No.	
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EXPIRES: 12/31/2025





1 TRUCKING MAINTENANCE BUILDING/OFFICES

R&R
HEAD
QUARTERS

3669 WYSE RD
VANDALIA, OH



0	ZONING SUBMITTAL	06/13/2025
No.	Revisions/Submissions	Date

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ARCHITECTURE | DESIGN

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Drawing Title
RENDERINGS

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	Checked RRD	A8
	Project No.	
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① TRUCKING MAINTENANCE BUILDING/OFFICES

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QUARTERS

3669 WYSE RD
VANDALIA, OH



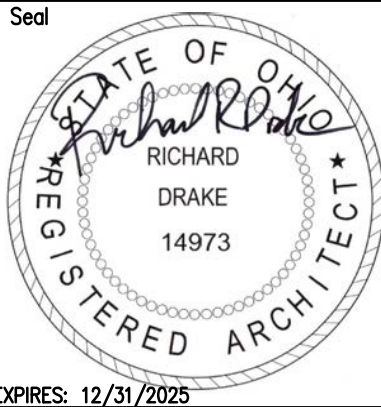
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RENDERINGS	Revisions/Submissions	Date

DRAKE
architecture

ARCHITECTURE | DESIGN

189 Preakness Ct | Vandalia OH 45377

Drawing Title
RENDERINGS



Drawn
RRD

Checked
RRD

Project No.

Drawing No.

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EXPIRES: 12/31/2025

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MIDDLETOWN OHIO



MIDDLETOWN OHIO



EATON OHIO



SYDNEY OHIO



SIDNEY OHIO

1 RECENT FUELING STATION PROJECTS

R&R
HEAD
QUARTERS

3669 WYSE RD
VANDALIA, OH



0	ZONING SUBMITTAL	06/13/2025
REVISIONS	Revisions/Submissions	Date

DRAKE
architecture

ARCHITECTURE | DESIGN
189 Preakness Ct | Vandalia OH 45377

Drawing Title
PROJECT PICTURES

Seal 	Drawn RRD	Drawing No. A10
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	Project No.	
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EXPIRES: 12/31/2025

EXPIRES: 12/31/2025

MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: July 3, 2025
SUBJECT: PC 25-0005 – Conditional Use – 3675 Wyse Road

General Information

Applicant: Richard Drake
Drake Architecture
189 Preakness Ct.
Vandalia, Ohio 45377

Owner: Ministry Partners Investment Company, LLC
915 W Imperial Highway, Suite 200
Brea, CA 92821

Existing Zoning: Office / Industrial Park (O/IP)¹

Location: 3675 Wyse Road

Parcels: B02 01205 0012
B02 01205 0013

Related Case(s): PC 25-0009

Previous Case(s): None²

Requested Action: Recommendation to City Council

Exhibits: 1 - Application / Owner Letter
2 - Site / Landscape Plan

¹ The applicant has filed for a rezoning to I – Industrial for the parcels involved in this application. See also PC 25-0009. For the purposes of this application, we review the request as if the appropriate zoning were approved and in place.

² A previous conditional use was approved for this property on May 21, 2018 (via Case PC 18-12) for a warehouse. When the initial approval expired, a new conditional use was approved on March 4, 2019 (via Case PC 19-04) for a truck facility. Both conditional uses, for a truck facility and warehouse, have since lapsed. A later proposal seeking conditional use approval for a hotel (PC 24-01) was denied. This application is unrelated to any previous approval.

Application Background

Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests Conditional Use approval for a Truck Facility in the I – Industrial district. The request involves two parcels totaling 1.814 acres +/-, located at 3675 Wyse Road in the City of Vandalia.

3675 Wyse Road is a vacant property at the corner of Wyse and Homestretch Roads. The applicant, a current Vandalia business with operations on Poe Avenue, wishes to consolidate their operations onto one property.

As proposed, this property would be developed for three distinct but complimentary uses. Parcel 0014, at the south end of the site, would be divided into two parcels. The western parcel would be a fueling station with convenience retail, while the eastern parcel would house a new corporate office. Parcels 0012 and 0013, at the north end of the site, would be combined to house a newly built Truck Facility. This facility would service the company's own vehicles and would not be open to the public.

In order to operate a truck facility in the I – Industrial district, Conditional Use approval is required.

Surrounding Zoning / Uses

3675 Wyse Road is located along the Benchwood Road / Wyse Road corridor. The surrounding businesses are primary commercial in character. Notable businesses in the vicinity include Sunbelt Rentals to the east, Pratt Industries to the north, and various businesses along the Poe-Wyse Connector to the south.

Direction	Existing Use Type
North	Commercial, Industrial
South	Commercial
East	Industrial
West	Commercial

Surrounding zoning districts are as follows:

Direction	District
North	Office / Industrial Park (O/IP), Industrial (I)
South	Office / Industrial Park (O/IP), Industrial (I)
East	Industrial (I)
West	Office / Industrial Park (O/IP)

Site Design

A copy of the proposed site plan is attached. The applicant intends to construct a 9,000 square foot truck facility at the north end of the site. This facility would service the truck fleet of Takhar Oil Co., and would not be open to the public or other companies. Further to the west, a parking area would be provided for storage of unused trucks and trailers.

No amenities for drivers are included in or provided for as part of this facility.

The applicant would need to complete a record plan before the issuance of a building permit for this site.

Traffic Flow / Access

The site would have a primary access onto Homestretch Road. Additional access would be provided through a shared parking area to the south.

As part of this proposed development, the applicant is required to upgrade and expand Homestretch Road to match the Thoroughfare Plan Right-of-Way. These upgrades are included as part of the site plan.

Review and Recommendation

The Planning Commission shall not recommend in favor of an application for a conditional use permit unless it finds the following:

Conditional Use Permit Criteria³

- (1) The establishment, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, morals or general welfare;

Staff Comment: Given that this facility would not be open to the public, Staff feels that the use would meet this criterion as proposed.

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will not substantially diminish and impair property value within the neighborhood;

Staff Comment: Staff feels that the conditional use would not be injurious to the use and enjoyment of other property in the vicinity, nor would property values be negatively impacted.

³ Vandalia Zoning Code, Section 1214.05(e) "New Conditional Uses and Major Changes to an Existing Conditional Use Review Criteria"

Conditional Use Permit Criteria (Cont'd)

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Staff Comment: The proposed conditional use does not appear likely to impede the development or improvement of any surrounding property.

- (4) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

Staff Comment: The proposal includes provisions for adequate utilities, drainage, roadway improvements, and other necessary facilities.

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets;

Staff Comment: The design of the site provides appropriate access to and from Homestretch Road. The proposed conditional use is not expected to significantly impact traffic conditions on either roadway.

- (6) The conditional use will be located in a district where such use is permitted and that all requirements set forth in this code and applicable to such conditional use will be met.

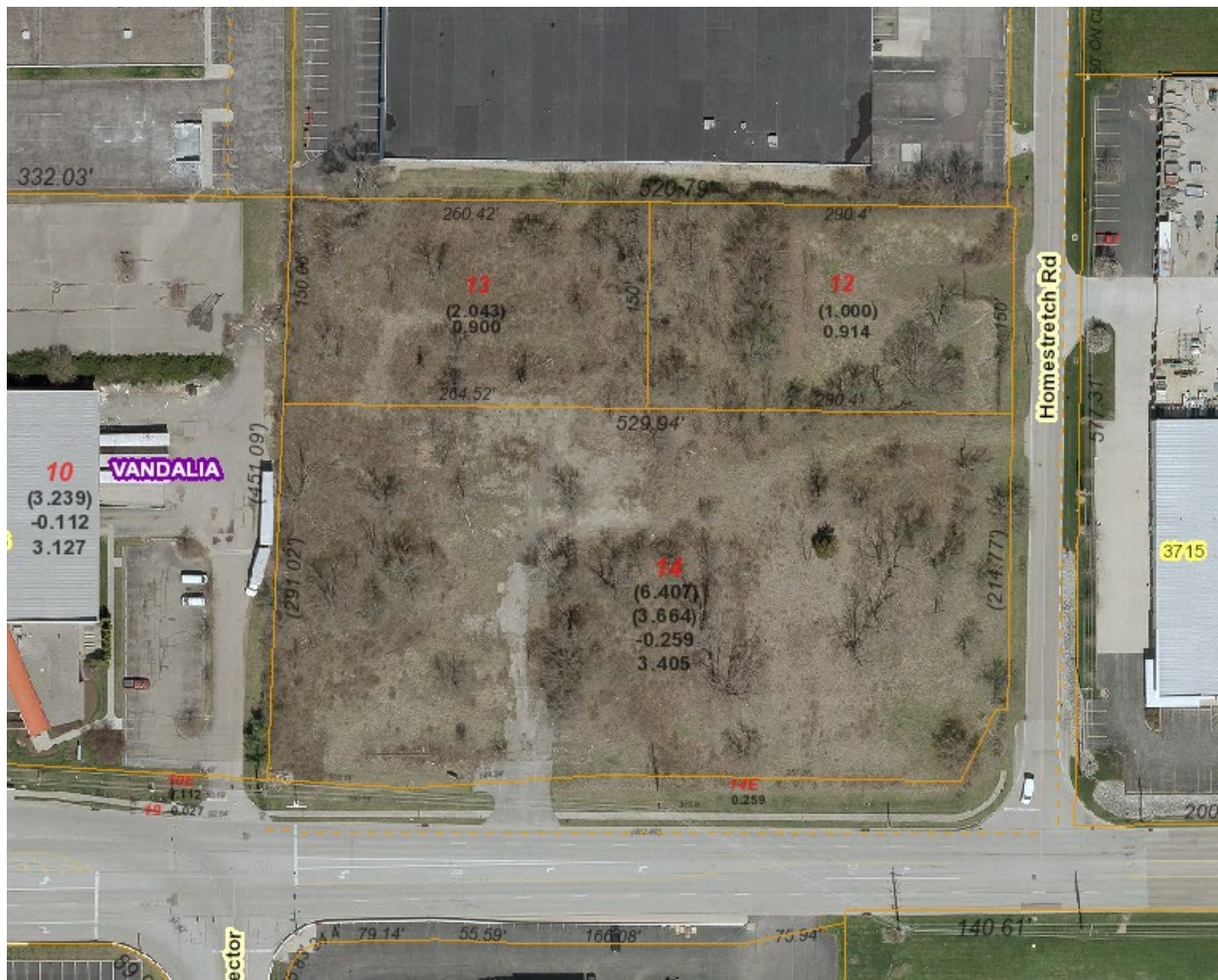
Staff Comment: Staff feels the conditional use will be located in a district where such use is conditionally permitted, and all requirements set forth in the code applicable to this use have been or will be met.

Recommendation

Staff recommends that Planning Commission issue a recommendation of **approval** for the proposed conditional use of a Truck Facility in the I – Industrial district with the following conditions:

1. No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning of this site to the I – Industrial district.
2. All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site.
3. All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service.

The recommendation of the Planning Commission will be forwarded to Council for their review.



PC 25-0010 – Conditional Use – 3675 Wyse Road – Truck Facility in the Industrial District