



To: Planning Board
From: Jason Foster, Community Development Administrator
Date: July 11, 2023
Subject: Staff Report for 2023-PB-02

Summary of the Request

The applicant, Clemens Companies is requesting approval of a proposed re-plat of lots 34 and 35, located on Sugar Maple Place in Highview Terrace. The combination of these lots is for the purpose of a new construction dwelling. Lot 34 is currently .921 acres and lot 35 is currently .974 acres. The proposed new lot would be 1.895 acres in total.

Applicant Information

Clemens Companies
3899 Indian Ripple Road
Beavercreek, Ohio 45440

Current Zoning District

PD-1

Parcel Identification

Lot 34 L35000100030012700 and Lot 35 L35000100030012800

Additional Actions or Next Steps to be taken by the City

If approved, the applicant will record the re-plat with Greene County

Applicant's Reason for the Request

Combine lots 34 and 35 to construct a single family dwelling

Surrounding Land Use within 1,000 Feet
Residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
N/A
Existing Public Utilities
Gas, Electric, water
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
N/A
Comments from City and County Agencies
N/A
Supporting Maps & Graphics
Enclosed
Staff Recommendation
Staff recommends the approval the re-plat of lots 34 and 35 in Highview Terrace