



To: Planning Board  
From: Jason Foster, Community Development Administrator  
Date: July 11, 2023  
Subject: Staff Report for 2023-PB-03

**Summary of the Request**

The applicant, Clemens Companies is requesting approval of a proposed re-plat of lots 64 and 65, located on River Birch Drive in Highview Terrace. The combination of these lots is for the purpose of a new construction dwelling. Lot 64 is currently .494 acres and lot 65 is currently .643 acres. The proposed new lot would be 1.137 acres in total.

**Applicant Information**

Clemens Companies  
3899 Indian Ripple Road  
Beavercreek, Ohio 45440

**Current Zoning District**

PD-1

**Parcel Identification**

Lot 64 L35000100030016800 and Lot 65 L35000100030016900

**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**

The combination is for the construction of a single family dwelling

<b>Surrounding Land Use within 1,000 Feet</b>
Residential
<b>Previous Related Development Decisions in the Immediate Area (3-5 Years)</b>
N/A
<b>Comprehensive Plan Applied to the Geographical Area</b>
N/A
<b>Existing Public Utilities</b>
Gas, Electric, water, sewer
<b>Soil Survey Data</b>
N/A
<b>Classification of Streets, Traffic Volumes &amp; Direction, Planned Improvements</b>
N/A
<b>Flood Plain Information</b>
N/A
<b>Comments from City and County Agencies</b>
N/A
<b>Supporting Maps &amp; Graphics</b>
Enclosed
<b>Staff Recommendation</b>
Staff recommends the approval the re-plat of lots 64 and 65 in Highview Terrace