City of Vandalia Planning Commission

Regular Meeting Agenda
August 26, 2025, 6:00 p.m.
Council Chambers, Vandalia Municipal Building
View this meeting online via Zoom

1. Call to Order
2. Attendance
3. Reorganization Meeting
    a. **Nominations for Chair**
    b. **Nominations for Vice Chair**
4. Approval of Minutes
    a. Planning Commission Minutes: July 8, 2025
5. Swearing in of attendees wishing to speak before the Commission
6. Old Business
7. New Business
    a. **PC 25-0011 – PUD and Preliminary Plan– 3330 Mulberry Road**
    b. **PC 25-0012 – PUD Major Amendment – 55 Foley Drive**
8. Communications
9. Adjournment

Please note revised Zoom link and update your bookmarks

Next Scheduled Meeting – **August 26, 2025, 6:00 p.m.**

Minutes of the City of Vandalia Planning Commission
July 8, 2025

Members Present:	Ms. Kristin Cox, Mr. Lucious Plant, Mr. Bob Hussong
Members Absent:	Mr. Dave Arnold
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager
Others Present:	Greg Thurman, John Seagraves, Rick Drake, Jovi Takhar, Boydon Boston, Steve Ponscheck, Ron Miller, Brian Wertz, Aaron Horn, Rob Smith, Ryan Lefeld, Trisha Cortes, Orlando Cortes, Don Donathan, Ed Burke, Missi Demoss, Nelson Demoss, David Whitlock

Call to Order

Ms. Cox called the meeting to order at 6:08 p.m.

Attendance

Ms. Cox noted that three members were present. Mr. Plant made a motion to excuse Mr. Arnold. Mr. Hussong seconded. The motion carried 3-0.

Approval of Minutes of the Planning Commission

Mr. Hussong made a motion to approve the May 13th, 2025 minutes. Mr. Plant seconded the motion. The motion carried 5-0.

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 25-0007 – PUD Amendment and Preliminary Plan – Redwood Phase III

Mr. Hammes introduced Case PC 25-0007. Todd Foley, of POD 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.

Mr. Hammes described the history of the Redwood Vandalia PUD. He noted that the Redwood development was originally approved in 2019 as a mixed-use commercial and multi-family residential development. Phases I and II of the Redwood development feature 171 multi-family units. Phase I was completed in 2024, and Phase II is under construction.

Mr. Hammes explained that two additional parcels were set aside for commercial uses fitting the standards of the Office / Industrial Park district. Parcel 3, located south of Park Center Drive, was approved for an assisted living facility in 2022. That project was later cancelled. Redwood Vandalia now seeks to expand into a Phase III on this parcel.

Mr. Hammes discussed the proposed amendment to the Redwood Vandalia PUD. He explained that the applicant wished to add "Multi-Family Residential" as a permitted use on parcels 2 and 3. Because this change would increase the number of dwelling units in the development, it qualifies as a Major Amendment and requires Council approval. This change is the only change to the PUD standards proposed.

Mr. Hammes reviewed the revised Preliminary Plan for Phase III. He noted that the proposed residential buildings would be similar in architectural style and design to the homes built in Phases I and II. While the development would continue to primarily feature two-bedroom units, a limited number of one-bedroom and three-bedroom units are also included in the plan for Phase III. He also discussed signage along Park Center Drive, stating that a blade sign depicted in the proposal would be replaced by a permanent sign to comply with the City's signage regulations. Importantly, Mr. Hammes clarified that the current Preliminary Plan applies only to Parcel 3, and any future development of Parcel 2 would require a separate plan amendment.

Mr. Hammes discussed the Comprehensive Plan. He explained that the area was designated as "Neighborhood Commercial", owing to the proposed uses available at the time the plan was drafted. Had Phase III been proposed initially, rather than the assisted living facility or some related use, the site would have been designated "Medium Density Residential" to match the first two phases of the Redwood development. As such, the proposed Phase III is consistent with the goals of the plan, if not the specific designation.

Mr. Hammes reported that the development would be managed by Redwood as a rental community, so there would be no covenants or homeowners' association.

Mr. Hammes noted that the standards that applied to the initial phases of the development would apply to residential development in this area, with the exception of a required buffer area at the southwest end of Phases I and II (since that buffer already exists).

Mr. Hammes reported that construction was expected in late 2026, following the completion of Phase II. The proposed phasing plan for this site would see construction completed in 2028.

Mr. Hussong asked about the density of Phase III, referencing the number of dwelling units and the different unit sizes. Mr. Hammes replied that the preliminary plan refers to dwelling units in the aggregate, with the calculation of density taking only the raw number of units into account. The Final Plan approval would be where the applicant would need to show specific utility capacities and designs.

Ms. Cox opened the public portion of the meeting, and invited the applicant forward.

Mr. Greg Thurman of Redwood Vandalia addressed the Commission on behalf of the applicant. He confirmed that the number of bedrooms in Phase III would be the equivalent of 59 two-bedroom units, and that the number of one-bedroom units would balance out the number of three-bedroom units.

Mr. Thurman reported that Phase I was 99% leased, with a waiting list for Phases I and II. With the decline of assisted living facilities following the COVID pandemic, the Provision Living agreement had been cancelled. With parcel 3 now available, the expansion of the Redwood development is now a viable option on this site.

Ms. Cox asked about parcel 2, which would also be approved for multi-family residential uses if the amendment is approved. Mr. Thurman replied that there were no plans for a Phase IV at this time, due to the topography of the site. If a small development is proposed for that site in the future, amending the PUD now would remove the need to seek a second amendment at that time.

Hearing no further public comment, Ms. Cox closed the public portion of the meeting.

Review Criteria

Ms. Cox explained that the Commission would discuss the Preliminary Plan review criteria. Major amendments rely on the criteria for either preliminary or final plans, depending on the amendment in question, so only one set of criteria would be reviewed.

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:

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed Major Amendment to the Redwood Vandalia Planned Unit Development. Mr. Plant made a motion to recommend approval. Mr. Hussong seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Major Amendment.

Ms. Cox reported that Staff recommended Approval of the proposed Preliminary Plan for Phase III of the Redwood Vandalia development. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

New Business – PC 25-0008 – Planned Unit Development and Preliminary Plan Towns at Cassel Grove (600 Corporate Center Drive)

Mr. Hammes introduced Case PC 25-0008. 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.

Mr. Hammes described the proposed subdivision, noting that the 72 homes in this neighborhood would be a detached townhome design. This affords homeowners the advantages of a single-family lot, with rear and side yards, while still providing a unique townhome aesthetic.

Mr. Hammes discussed the history of the site, explaining that the parcel was one of the few parcels in the City with the O – Office zoning. The parcel had been zoned to O – Office several decades ago, with the intent of building an office building or office complex. No such development ever happened, and a large-scale office development is less likely in 2025 than it would have been in decades past. The owners of the property had identified this Medium-Density Residential development had been identified as a viable alternative use.

Mr. Hammes discussed the Airport Environs Overlay (AEO) as applied to this parcel. He noted that the parcel was south of the 70 DNL area, which would prevent the construction of Single-Family homes. The 65 DNL area, which encompasses almost the entire site, permits Single-Family Residential development of the type proposed. There are no issues with the AEO that would prevent the proposed development.

Mr. Hammes described the lot design. He reported that the proposed lots had a minimum width of 35 feet. This is larger than the lot width for attached townhomes (22’), but narrower than the typical width for single-family homes in the RSF-4 district (55’).

Mr. Hammes noted that one lot at the northeast end of the site would be reserved for a model home.

Mr. Hammes described the proposed green space, noting that the entire site would have an open space buffer between this development and adjacent properties. There would also be a buffer between Phases I and II of the development. A small tot lot is reserved at the northwest end of the site. A 40-foot buffer would be preserved to the east, between this development and the homes on Damian Street.

Mr. Hammes discussed the density of the proposed development. He explained that the development would have 4.96 dwellings per acre. The Zoning Code requires single-family residential PUDs to have fewer than 6 dwellings per acre. Attached townhomes would need to meet the multi-family standard of 12 dwellings per acre, making this development less dense than the alternative.

Mr. Hammes described the roadways proposed for the development. The existing cul-de-sac at Corporate Center Drive would be removed in favor of two side streets with three cul-de-sacs. The Fire Division has reviewed the layout, and has no objections to the proposed design with regards to emergency access. All roads would be public right-of-way.

Mr. Hammes added that there would be no road connection to Pool Avenue. A pedestrian walkway would be provided at the north end of the site, connecting this development to the existing neighborhood to the east.

Mr. Hammes discussed the Comprehensive Plan. He explained that the area was designated as "Neighborhood Commercial" due to the O – Office zoning, and that all O – Office parcels in the City were designated as Neighborhood Commercial. In this case, the parcel does not have the interconnectivity or access to fit the intent of the Neighborhood Commercial designation, and the business types intended for that designation would not be viable on this property. Further, the proposed Medium Density Residential use would be consistent with the Medium Density Residential neighborhood to the east. In closing, Mr. Hammes stated his view that the proposed development was consistent with the goals and intent of the Comprehensive Plan if not the specific designation.

Mr. Hammes listed the permitted uses for the site. Single-Family Residential homes would only be permitted on the numbered building lots. Passive open space uses would be permitted on all lots in the development, and accessory uses would be permitted as required by the code.

Mr. Hammes discussed the development standards for the development. He explained that the building lots would be 35 feet in width with 25-foot front and rear yards. Side yards would be set at a minimum of 5.5 feet, which would create at least 10 feet of distance between homes. Open Space lots would have different standards, locking them into at least 1 acre in size. The tot lot would be a 55-foot lot, as proposed.

Mr. Hammes explained that single-family residential PUDs generally include requirements for different home styles and colors, in order to encourage variety in designs and break up monotony. All garages would be required to accommodate two vehicles. Architectural Standards not set by the PUD would default to the standards of the RSF-2 district.

Mr. Hammes discussed the remaining standards for the development. Several corner lots would be oriented to match adjacent homes, and any lots on curves would have their frontage measured at the setback line as is standard for cul-de-sac lots. Other standards not set by the PUD (such as lot design) would default to the standards of the RMF district, owing to the size of the lots proposed here.

Mr. Hussong acknowledged that living near an airport is something that residents in this area are used to dealing with.

Mr. Hussong expressed concern over access within the development, given that there is only one path in and out of the development. In the event of an emergency, residents who need to leave might not be able to get past emergency equipment and first responders.

Mr. Hammes replied that the code did not require a second exit, based on the level of traffic expected from the development. Further, he noted that the vicinity did not lend itself to an additional exit. Mr. Hussong replied that the site does need to be developed, but that he wanted to make sure the issue with access to and from the site was being reviewed. Mr. Hammes confirmed that staff would review that issue and identify alternatives.

Mr. Plant asked about the target buyer for these homes. Ms. Cox invited the applicant to the podium.

Mr. Rob Smith, with DR Horton, addressed the Commission as applicant. He thanked the Commission for considering the application. He described DR Horton as "America's Homebuilder", and noted that the company was excited to expand into Southwest Ohio. The company has built communities in Clayton, Xenia, New Carlisle, Huber Heights, and new communities in Troy and Butler Township.

Mr. Smith added that the company had been in Ohio for five years. His office, based in Cincinnati, serves the Cincinnati and Dayton markets. The company staffs its offices with local employees who know the area and are familiar with the local community.

Mr. Smith explained that their initial proposal for this site involved traditional attached townhomes. The detached townhome product had seen some success in other markets, offering the best of both worlds, and the proposal was revised to offer this new type of home. The detached townhome offers the best of both worlds, with a townhome style of home and the private backyard.

Mr. Smith confirmed that his company would be willing to work with the City to expand the pedestrian walkway with bollards and other upgrades, so that the walkway could serve as an emergency access (or egress) if needed.

Mr. Aaron Horn, of DR Horton, added that the company had provided a packet of information about the development. He thanked staff for the detailed presentation.

Ms. Cox, echoing Mr. Plant's earlier question, asked about the target audience for this type of home. Mr. Horn replied that these homes were targeted to buyers who want a smaller property to maintain and who may not want to share walls with their neighbors. Empty nesters and young urban professionals were mentioned as two target demographics. He added that families with dogs prefer having a fenced-in backyard (as opposed to a shared common backyard).

Mr. Smith added that some families may also take an interest in the site, noting that easy pedestrian access to nearby parks would benefit families with young children.

Mr. Plant asked about the idea of empty nesters buying homes with two stories. Mr. Smith replied that some empty nesters were comfortable with having a single staircase. He suggested that this unique product will find unique buyers who see that this product fits their lifestyle.

Ms. Cox asked about the location of the development and whether its isolated location or its proximity to the airport could cause problems. Mr. Smith replied that job growth in the area and proximity to the highway would highlight this as a safe, relatively affordable development in a strategic location.

Mr. Horn added that the neighborhood would be designed so as to set it apart from the adjacent properties. He discussed the green space provided in the plan and the pedestrian access to Pool Ave.

Mr. Hussong asked for clarification on the walkability. Mr. Horn replied that the Helke Park area, including recently upgraded pickleball courts, would be a major amenity for residents in this development.

Ms. Cox asked about buffering around the site. Mr. Horn referred to the Landscaping Plan, discussing the proposed plantings at the edges of the property. He noted that some areas were considered wetlands, which limited what they could plant. He pointed out that the plan called for preserving as much mature growth (including trees) as possible.

Mr. Smith added that a buffer area would be preserved along the east side of the development. His company's interest is in making every lot viable, so that they do not have unsold property.

Ms. Cox asked about the price point for the proposed homes. Mr. Smith replied that these homes in the current market would sell in the $270,000 to $310,000 price range. He reiterated his company's position that there is a market for homes in this price range.

Hearing no further questions from the Commission, Ms. Cox opened the public portion of the meeting.

Mr. John Seagraves of 3353 Hertlein Lane, addressed the Commission. He explained that he was one of several residents who negotiated the zoning to O-2 when the owner at the time wanted Industrial. There was work done at that time that was not allowed, and he and his neighbors have fought that for a long time. He added that he and his neighbors have septic systems.

Mr. Seagraves challenged the prices offered by the applicant. He argued that the property would be ideal for a medical office, and that medical companies in the region are eager to build new medical offices. He suggested that the owners of the property had not properly marketed the site, which is why it had not sold.

Mr. Seagraves argued that no empty nester would buy a home with a staircase.

Mr. Seagraves reported that he had not received a letter 40 years ago, and that he had not received a letter for this meeting. He thanked his neighbor for letting him know about the meeting. He added that his wife is in the hospital, and that he would be leaving once he concluded his remarks.

Mr. Seagraves stated that he had grown up in West Virginia, and that the proposed homes resembled "company homes".

Mr. Seagraves argued that the site had not been maintained, and that the City had not required them to properly maintain their land. When the current owner bought the property, they were aware that the land was zoned O-2.

Mr. Seagraves noted that he has emergency vehicles on his street every day.

Mr. Seagraves discussed water issues with the property. He said that the development of the site would send water into his backyard. As a real estate agent, he argued that the property would not be marketable.

Mr. Seagraves asked if the City had investigated the builder, arguing that the company has been involved in a number of lawsuits in other states.

Mr. Seagraves asked the Commission to turn down the application. He argued that the homes built on this site should match the homes on Damian Street. Any development on the site should match the current zoning.

Mr. Donnie Donathan of 515 Damian Street, addressed the Commission. He reminded the Commission that he had opposed a previous proposal for industrial zoning on this property, and that he opposes this rezoning. He displayed a petition of residents in the area who also opposed the development.

Mr. Donathan requested that Mr. Hammes stop receiving illegitimate proposals. He argued that the City should have rejected the application outright due to the number of homes proposed.

Mr. Donathan stepped away from the podium to refer to the displayed map of the proposed development. He argued that, if developed, the site would send a large amount of stormwater into his property and the properties of his neighbors. He reported that the area behind his home retained water due to poorly designed storm drains. He complained that the City had ignored his complaints about the issue.

Mr. Donathan argued that the current owners have not maintained the property, and that a new owner should be required to do so.

Mr. Donathan discussed drainage issues from 23 years ago along Pool Avenue and Damian Street.

Mr. Donathan argued that the stormwater for the development would flood his basement when the retention area overflows.

Mr. Donathan argued that Mr. Hammes should have rejected this proposal due to his stormwater concerns.

Mr. Donathan suggested that he could buy one of these homes for $200,000 and rent it out as an Air BNB. He argued that no one would pay that much for homes near the airport and Tackett Trees.

Mr. Donathan stated that he wanted this development stopped. He stated that his petition featured over 30 signatures, and that he had prevented spouses and children from signing – one signature per address only.

Mr. Donathan argued that the Homeowners' Association would become bankrupt, and that kids could drown in the retention areas if no one maintains the site.

Mr. Donathan argued that he has an ownership interest in the fifty-foot area behind his house, because he had maintained it for fifty years.

Mr. Donathan asked for nice homes on the property, preferring homes that would sell for $450,000.

Stepping away from the podium, Mr. Donathan encouraged the audience to sign the petition.

Hearing no further comments, Ms. Cox closed the public meeting.

Mr. Plant asked the applicant to address the stormwater concerns. Mr. Smith replied that he expected some concern from adjacent property owners about the stormwater. In general, his company intends to improve the site and the stormwater flow within the area. He introduced his engineer to address the details of their proposal.

Mr. Ryan Lefeld, with Choice One Engineering, addressed the Commission. The retention ponds proposed are there for stormwater management and treatment. The requirement is that stormwater is analyzed both before and after the proposed development, and that the development cannot release more stormwater than the current level of the site.

Mr. Lefeld reported that the development has to follow normal downstream flow for stormwater, and that no drainage can be directed into neighboring backyards or other properties.

Mr. Hussong asked about the Carriage Hills development in Huber Heights. Mr. Smith replied that his company had done a small part of that development.

Mr. Plant asked for clarification about the stormwater. Mr. Lefeld replied that stormwater may currently run over the ground into adjacent properties. Once the development is in place, water that comes from the development would be directed to the proposed ponds, which would then outlet into the storm sewer system. The storm water that normally goes into backyards would be intercepted before it reaches adjacent properties.

Ms. Cox asked if the roadway design would impact stormwater. Mr. Hammes replied that the roadways would be public roadways, and as such they would need to comply with City and Ohio EPA standards for stormwater. Mr. Lefeld added that the City has additional standards in their Stormwater Protection Plan that would govern the site.

Mr. Graham added that the roadways were designed to be wider than standard. Mr. Cron confirmed this, noting that the 37' width proposed is six feet wider than the usual 31' standard.

Mr. Plant expressed concern about the traffic flow within the development, noting that the design of the site may result in on-street parking that could restrict traffic flow.

Hearing no further comments, Ms. Cox moved on to the Review Criteria.

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.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

Mr. Plant and Ms. Cox agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

Mr. Hammes noted that the project is required to have no negative impact on the vicinity with regards to storm water management, and that the staff comment reflects that requirement.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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:

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

Ms. Cox agreed with the staff comment. Mr. Hussong and Mr. Plant disagreed. The Planning Commission disagreed with the staff comment by a vote of 2-1.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

Mr. Hussong asked for clarification on review criterion K. Mr. Hammes replied that the review criteria apply to all PUD proposals, regardless of type. Mr. Hussong noted that a business use would create more stormwater issues than the proposed residential use. Mr. Hammes confirmed that the aggregate stormwater from the site must be maintained or improved by the new use, whatever that new use might be.

Mr. Hussong and Ms. Cox agreed with the staff comment. Mr. Plant disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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.

Mr. Hammes noted that the only additional parking proposed in this development would be street parking at the center of the development (near the cluster mailboxes), along the northwest cul-de-sac, and at the tot lot.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed Planned Unit Development for the Towns at Cassel Grove. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Planned Unit Development.

Ms. Cox reported that Staff recommended Approval of the proposed Preliminary Plan for the Towns at Cassel Grove. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

Mr. Donathan stepped to the podium and began to speak. Ms. Cox stated that the public portion of the meeting had closed. Mr. Donathan handed his petition to the chair, and reported that the City would be hearing from his attorney.

New Business – PC 25-0009 – Rezoning – 3675 Wyse Road

Mr. Hammes introduced Case PC 25-0009. 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.

Mr. Hammes explained that R&R Takhar Oil Company, a current Vandalia business, wished to consolidate its operations onto one property. They propose a new corporate office building, a fueling station with convenience retail, and a truck facility to maintain the company's fleet of fuel trucks.

Mr. Hammes added that the fueling station use would require Highway Business zoning, while the truck facility would require Industrial zoning.

Mr. Hammes described the surrounding zoning as a blend of I – Industrial and O/IP – Office / Industrial Park districts. The proposed Industrial zoning would fit well with the industrial parcels in the vicinity. Highway Business zoning is not present, but the location of the site near I-75 makes an HB zoning reasonable for this site.

Mr. Hussong asked about the volume of trucks stored at and serviced by the proposed truck facility. Mr. Hammes replied that the applicant was present and would be able to provide that information.

Mr. Hussong asked about access to the site. Mr. Hammes explained that there would be two curb cuts for the office parcel and one each for the truck facility and fueling station. An additional point of access may be established between the adjacent property and the fueling station, but that that arrangement would be negotiated between the two property owners.

Ms. Cox invited the applicant to the podium.

Mr. Richard Drake, of Drake Architecture, spoke on behalf of the applicant. In response to Mr. Hussong, Mr. Drake reported that Takhar Oil operates 50 vehicles servicing over 75 fueling stations. 8 to 10 trucks would be stored on this property at any one time.

Mr. Drake explained that the company needs additional office space to bring their entire operation together on one property. The fueling station would be a test store where they can showcase their operations and try new things.

Mr. Drake noted that he had lived in the area for years, and that he was surprised that this property had remained vacant for so long. This parcel is a natural fit for the proposed use, and a fueling station on this side of the highway would be successful.

Mr. Hussong asked if the flow of traffic at this site would be similar to the company's existing site. Mr. Drake confirmed that it would.

Ms. Cox asked if the area was already saturated with fuel stations. Mr. Drake replied that there were only three fueling stations in the vicinity, and none of them were on this side of the highway.

Hearing no further comments, Ms. Cox 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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed rezoning from the O/IP – Office / Industrial Park district to the HB – Highway Business and I – Industrial districts, respectively. Mr. Plant made a motion to recommend approval. Mr. Hussong seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed rezoning.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

New Business – PC 25-0010 – Conditional Use (Truck Facility) – 3675 Wyse Road

Mr. Hammes introduced Case PC 25-0010. 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.

Mr. Hammes explained that the project involves a truck facility at the north end of the site. Truck facilities are conditional uses in the I – Industrial district. He noted that this particular truck facility would only service trucks owned by the company itself, and would not be open to the public as such.

Mr. Hammes added that there would be no amenities provided for truck drivers. The 9,000 square foot structure would be used for maintenance and repair of trucks.

Mr. Hammes pointed out that the applicant would need to improve Homestretch Road by widening the west side of the road to meet the requirements of the Thoroughfare Plan.

Mr. Hammes reported that Staff recommended three conditions. These were listed as follows:

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.

Mr. Hammes explained that these conditions were not unusual for a facility of this type. Condition 1 requires that the site be rezoned to Industrial before the conditional use goes into effect. Condition 2 would require that the two parcels set aside for this use be combined. Condition 3 requires that all roadway improvements be installed according to the Director of Public Service's standards.

Mr. Richard Drake returned to the podium to speak on behalf of the applicant. He explained that the facility would have a small break room and restrooms for employees working on trucks, but will otherwise have no amenities for drivers.

Mr. Hammes pointed out that the plan included no provisions for large fuel tanks or equipment for loading fuel into the company's fuel tanker trucks. Mr. Drake confirmed that there would be no fuel products stored on-site. He added that any fuel trucks stored on-site would be stored empty.

Hearing no further questions, Ms. Cox closed the public portion of the meeting.

Ms. Cox noted that the current application is a much better use than previous proposals for this property.

Conditional Use Permit Criteria

Ms. Cox read the conditional use permit criteria into the record. The Planning Commission shall not recommend in favor of an application for a conditional use permit unless it finds the following:

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Conditional Use Permit Criteria (Cont'd)

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(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.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended **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.

Mr. Plant made a motion to recommend approval of the proposed conditional use, with the conditions as laid out by Staff. Mr. Hussong seconded the motion.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed conditional use permit with three conditions.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

Communications

Mr. Hammes noted that the reorganizational meeting would be held at the first meeting with all five members present - including a new member who would fill the current vacancy. Mr. Hammes also wished Mr. Arnold a speedy recovery.

Mr. Hammes confirmed that the July 22nd meeting had been cancelled for lack of an agenda. He added that he expected to have at least one application for the meeting on August 12th.

Mr. Hammes reminded the Commission of the joint Planning Commission / BZA training scheduled for July 29.

Mr. Hammes (belatedly) welcomed Mr. Hussong to the Planning Commission, and thanked him for volunteering to serve.

Adjournment

Ms. Cox asked for a motion to adjourn. Mr. Hussong made the motion. Mr. Plant seconded the motion. The vote passed 3-0.

Mr. Atkins adjourned the meeting at 8:40 p.m.

_____

Acting Chairperson

MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: August 20, 2025
SUBJECT: **PC 25-0011** – Planned Unit Development – 3330 Mulberry Road

General Information

Owner(s):	Copperfield LLC 3150 Republic Blvd. N. Unit 3 Toledo, Ohio 43615
Applicant:	DDC Management 3601 Rigby Rd. Suite 300 Miamisburg, Ohio 45342
Existing Zoning:	Agriculture (A)
Proposed Zoning:	Planned Unit Development (PUD)
Location:	3330 Mulberry Road
Parcel(s):	B02 00624 0001
Acreage:	11.36 acres +/-
Related Case(s):	PC 22-03[1]
Requested Action:	Recommendation of Approval
Exhibits:	1 – Application 2 – Proposed Preliminary Plan 3 – Proposed Home Elevations 4 – Letters of Justification

[1] On July 18, 2022, City Council did not approve Ordinance 22-13 (PC22-03), which proposed a Planned Unit Development Preliminary Plan and corresponding map amendment for Copperfield Towns.

Application Background

DDC Management requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 11.36 acres +/- located at the southeast corner of Mulberry Road and Peters Pike in the City of Vandalia. As proposed, the subject property would be rezoned from the A- Agricultural zoning district to a Residential Planned Unit Development. The property is owned by Copperfield LLC.

DDC Management seeks to develop the site as a residential subdivision. As proposed, the development would feature 87 units across 34 lots[2]. This subdivision would be called Copperfield Towns.

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.[3]

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 A – Agriculture zoning district and is currently being used as a crop field. The property is currently vacant. The Future Land Use Map calls for this site to be used as Medium Density Residential. The current access from the site comes from Mulberry Road, which in turn connects to Peters Pike, Hedgestone Drive, Ashbury Farms Drive, and North Dixie Drive.

Surrounding Zoning / Uses

The surrounding area is a blend of agriculture and residential uses. The property borders Interstate I-70 and Airport Access Road.

Surrounding zoning districts are as follows:

Direction	District
North	RSF-3 – Residential Single-Family
South	Interstate I-70
East	A - Agriculture
West	Airport Access Road

[2] 33 lots are buildable.

[3] 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.

Proposed Structures

The applicant has provided sample elevations for the types of townhomes intended for this development. The proposal includes constructing 87 owner-occupied attached town home units in both two-unit buildings or three-unit configurations on the site. Each unit will have a garage and will be served with a paved driveway.

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 along the south and west ends of the site. A 50-foot boundary setback is proposed along the northern and eastern edges of the development, adjacent to Mulberry Road and the neighboring property.

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 87 dwelling units proposed on 11.36 acres, we have a gross density of 7.65 Dwelling Units per acre.

Section 1222.06(a)(3) of the Vandalia Zoning Code requires that Planned Unit Developments shall not exceed 12 dwelling units per acre for multi-family developments.

Proposed Roadways

The development would be served by three new streets, as shown. These roadways would connect to Mulberry Road. All proposed roadways will meet the City's standards for roadway design and construction.

Comprehensive Plan

The 2020 Comprehensive Plan designates this site as Medium Density Residential.[4] This designation is shared with all properties south of Mulberry Road that are zoned Agriculture.

"Medium Density Residential development should provide a variety of complementary single-family and multi-family homes including homes on small lots, duplexes, townhomes, and flats."[5]

The style of development proposed – townhome-style multi-family structures – is one of several types of home specifically intended for the Medium Density Residential designation applicable to this property. As such, Staff finds that the proposed development would be consistent with the Comprehensive Plan.

[4] City of Vandalia Comprehensive Plan, Page 55.
[5] City of Vandalia Comprehensive Plan, Page 56

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.

Development Standards[6]

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 featuring attached townhomes.

The proposed site is divided into 33 buildable lots with each lot containing 2-3 dwelling units. There is an area 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. Multi-Family Residential Housing (Lots 1-32 and 34 only)
   b. Passive Parks, Open Space, Outdoor Recreation, and Natural Areas (Lot 33 only)
   c. Accessory Uses as permitted in the RSF-1 District[7]

2. **Site Development Standards**

SITE DEVELOPMENT STANDARDS – PC 25-0011							
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	
1-32, and 34	4,900	54	60%	25	15	10	25
Lot 33	5,000	40	N/A	N/A	N/A	N/A	N/A

[6] All Lot Numbers and Designations (i.e., Lot 24, etc.), as well as preliminary road designations (i.e., Foxcroft Court, etc.) shall refer to the approved Preliminary Development Plan for the Copperfield Towns Subdivision, unless otherwise noted.
[7] Vandalia Zoning Code, Section 1224.01(d)(8)A.

3. **Architectural Standards**

The following architectural standards shall apply to all residential dwellings constructed on Lots 1-32 and 34, inclusive, except as otherwise noted herein.

a. 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.

b. In all other instances, and for all other aspects relating to architectural standards, shall follow the requirements put forth in City Code 1228.03 – "Architectural Standards for Multi-Family Dwellings".

4. **Other Standards**

a. All residential buildings shall be set back a minimum of 50 feet from the boundary of the PUD.

b. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RFF Residential Four-Family district in City Code 1226.04.

c. Improvements to the Mulberry Road right-of-way shall be installed as required by Section 1234.09(f) "Responsibility for Thoroughfare Improvements", under the supervision of the Director of Public Service.

d. A vegetative screen shall be maintained along Airport Access Road to increase sound dampening.

Phasing Plan / Timeline

If approved, the applicant intends to construct this development in one phase. Primary construction would begin in Spring 2026, with a 9-month construction period planned. Once horizontal construction is complete, dwellings would be constructed as sales allow.

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.[8]

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.

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 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.

[8] Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment 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: 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.

PUD 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: [9]

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.

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.

[9] Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

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. A minimum 30-inch landscaped buffer, using mulch or live plantings, shall be maintained around the base of the sign on all sides.

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 addition of the wildflower prairie area, particularly to the west, 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.

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 Copperfield Towns, with the development standards as set forth herein.

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 September 2, 2025, Study Session for Council review.

Development & Engineering Services

Application for Public Hearing for Zoning Action or Code Amendment

rections on page 2 for each of the following requests:

☐ Rezoning ☐ Cond Use ■ Planned Unit Dev ☐ Similar Use Det ☐ Site Plan Rev/Mod

Applicant Name: DDC Management

Mailing Address: [redacted]

Phone Number: _____

E-mail Address: _____

Owner Name**: _____

Mailing Address: _____

Phone Number: _____

OFFICE USE ONLY
Filing Date _____
Hearing Date _____
Case No. _____

** If Applicant is other than owner, written consent of owner is required.

Location of Use.

Street Address: Mulberry Road, Vandalia, OH (PPN B02 00624 0001)

(north, south, east, west) side of Mulberry Road, 0 feet

(north, south, east, west) from the intersection of Hedgestone Drive

Subdivision: _____ Lot No.: _____ Section: _____

Case Description.

Present Zoning District: agricultural Total Acres: 11.36

Requested Zoning District (for rezoning requests only): PUD

Description of the existing use of property: agricultural

Description of proposed use of property: Single Family Attached

Reason for Zoning Request or Code Amendment: To allow for a single family attached development

Applicant/Owner — Date: 6-30-2025

Zoning Administrator — Date

FILING FEES (office use only):

Site Plan Review/Modification ($106.00)	
Similar Use Determination ($106.00)	
Conditional Use ($318.00)	
Planned Unit Development ($531.00)	
Planned Unit Dev. Amendment ($265.00)	
Rezoning ($531.00)	
Receipt No.: _____ **TOTAL:**	

Follow The Directions Below for Application Submittal.

Code Amendment: *Complete page 1 and include 7 copies of any other supplemental materials that may assist the board in making a decision.*

Rezoning: *Complete page 1 and include 7 copies of a plan that outlines the subject parcels and illustrates the surrounding zoning districts.*

Conditional Use: *Complete page 1 and 2 and include 7 copies of a site plan drawn to scale, which includes the following; shape and dimensions of the lot(s), buildings and accessory structures, parking and loading areas, traffic circulation, open spaces, landscaping, signage, utilities, refuse and service areas and a rendering of the proposed building(s).*

Planned Unit Development: *Complete pages 1, 3 and, 4. Include 7 copies of the supporting documents listed on pages 3 and/or 4.*

**Any zoning approval granted by the City is given solely with respect to compliance with the City of Vandalia Zoning Code. The property may be subject to private restrictions including but not limited to recorded Covenants, Restrictions or Declarations that may be applicable notwithstanding any City zoning approval and may require separate approval not involving the City. Applicant is solely responsible for compliance with any such private restrictions*

COMPLETE THIS SECTION FOR CONDITIONAL USE REQUESTS.

Please provide a narrative statement evaluating the effects on adjoining property; the effect of such elements as traffic, noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

The proposed infrastructure improvements and residential development complement the existing land use and support the future land use character of the surrounding neighborhood by continuing the residential subdivision (Copperfield) to the North. The reclassification would be desirable to the surrounding community for the following reasons: (1) it aligns with Vandalia's Comprehensive Plan and it's Future Land Use plan, (2) the proposed residential community will bring a quality product at an affordable price point to support the increasing job growth the surrounding area is experiencing, and (3) the proposed residential community will provide buyers a product with a "maintenance-free living" lifestyle allowing them to spend more time within the city and downtown destinations. Applicant requests a waiver to requirement 1234/09(f) along Mulberry, which would require road widening, curbs, gutters and sidewalks as part of the Thoroughfare plan. In evaluation of the existing surrounding community (Copperfield), these improvements have not been installed. Additionally, the location of this project does not provide connectivity to adjacent properties or developments where these improvements are in place.

Is the proposed use in harmony with the general purposes and intent of the Zoning Code and does the proposed use comply with the general guidelines and regulations for the district in which it is located?

The proposed use is in harmony with the City of Vandalia Comprehensive Plan.

What will be the hours of operation for the proposed use? N/A

COMPLETE THIS SECTION FOR A PLANNED UNIT DEVELOPMENT (PUD).

Underlying Zoning: 11.36 Acres of agricultural; _____ Acres of _____;
_____ Acres of _____ = Total Acreage: 11.36.

Is an amendment of the underlying zoing part of this application? X YES _____NO

If yes, please explain. _____

_____

Phasing:

Number 1 Start Date _____; Finish Date _____; Total Acres 11.36
Uses single family attached
Amenities dog park, pond, entry signage

Number _____ Start Date _____; Finish Date _____; Total Acres _____
Uses _____
Amenities _____

Number _____ Start Date _____; Finish Date _____; Total Acres _____
Uses _____
Amenities _____

Number _____ Start Date _____; Finish Date _____; Total Acres _____
Uses _____
Amenities _____

Density:

Residential: Maximum number of dwelling units proposed 87 / 11.36 acres.
Non-Residential: Maximum number of dwelling units proposed _____/ _____ acres.

Streets:

Public streets proposed: approx. 1800 linear feet. Minimum lighting _____f.c.
Private streets proposed: _____ linear feet. Minimum lighting _____f.c.

Open Space (for residential developments only)**:**

Acreage to be dedicated as City parkland: _____ Acres.
Common open space held by Homeowner's Association: approx. 3.6 Acres.
Impervious surface coverage: approx 4.5 Acres / 11.36 Total Acres = 0.40 %

Please include the following supporting documents with requests for PUD approval:

1. **Vicinity Map** *(1" = 1000' minimum scale)*
2. **Existing Characteristics Map** *(proposed plan boundary line, existing property lines, underlying zoning, right of way, easements, public properties, elevation contours, national flood insurance floodways and flood fringe and federal jurisdictional wetlands)*
3. **Proposed Plan/Plat** *(proposed plan boundary line, phasing boundaries and designations, streets (public or private), bikeways, sidewalks, zoning, water, sanitary sewer, and storm drainage improvements, residential buildings, non-residential buildings, setbacks, parking, loading, dumpster locations, signs and recreational or other amenities)*
4. **Preliminary Grading Plan** *(any area cleared, structure demolished and erosion/sedimentation control structures installed)*
5. **Preliminary Landscaping Plan** *(mounding, screening and generic plant materials)*
6. **Development Statement** *(discussion of he following; compatibility with surroundings, access, public utilities provided, ownership, access and provision of maintenance for common areas such as open spaces parking & other amentities)*
7. **Conceptual Elevations** *(building materials and design principals to be applied to the development)*
8. **Proposed covenants, deed restrictions and association bylaws**

Application for

Planned Unit Development

Copperfield Towns Development Statement

City of Vandalia, Ohio

January 2022

Applicant:	DDC Management 3601 Rigby Rd, Suite 300 Miamisburg, OH 45342 (937) 401-3844 Attn: Ryan Reed
Property Owners:	Copperfield LLC 3150 Republic Blvd N Unit 3 Toledo, OH 43615
Property:	Mulberry Rd. Vandalia, OH
	Approx. Site Total: 11± acres
Tax Parcel Number:	B02-00624-0001
Project Engineer/Planner:	CESO, Inc. 3601 Rigby Road, Suite 300 Miamisburg, Ohio 45342 (937) 401-3959 Attn: Justin Elam, PE, CPESC

Project Developer: DDC Management
3601 Rigby Rd, Suite 300
Miamisburg, OH 45342
(937) 401-3844
Attn: Ryan Reed

Proposed Application: PUD-Planned Unit Development

Project Narrative:

The project site consists of approximately 11 acres located on the south side of Mulberry Road, South of Copperfield. The site, currently zoned A, is comprised of a farm field and woods.

Currently located around the proposed development to the:

- North of the property is Copperfield Subdivision
- South of the property is US 70
- East of the property is farm field
- West of the property is Dayton International Airport Access Rd

The proposed development will consist of an attached townhome development (approximately 87 townhome units).

Utilities/Public Services:

A. All utilities shall be underground, whenever possible, except for telephone and cable pedestals and electric transformers.

1. Waterline: Waterline service throughout the development will be public.

2. Sanitary: Sanitary service throughout the development will be public.

3. Drainage: A retention pond is being proposed to the south of the residential development. Maintenance of the retention pond will be the responsibility of the Homeowners Association.

Access

The subdivision will have one access point off Mulberry Rd. and will provide two stub streets to the east for future connection.

Residential Development Standards

A. General Standards

Site Acreage:	11 Acres
Number of Units:	87 Units
Building Setbacks:	25’ (Front) from Right of Way / 15’/30’ (Side) Between Buildings / 10’ (Rear)

1. All proposed roads are public and designed to comply with city standards, unless otherwise noted on the Development Plan.

2. On street parking will be allowed on both sides of the street.

B. Building and Height Restrictions

1. Dwelling Units shall be single-family, attached residences. The maximum building height shall not exceed twenty-five feet (25’) in height from top of foundation to ridge of roof line.

2. House square footages (which shall be defined as habitable, heated, above-ground living space) shall be not less than thirteen hundred (1,300) square feet.

3. The Juniper Elevations shown in application are the only products proposed for the development. Architectural diversity is as shown between each “unit” within a two or three unit structure. Color variations between “units” will be agreed to with City staff prior to or at time of building permit.

Homeowners Association Responsibilities

1. Homeowners Association: All residential property owners located within Copperfield Towns will be required to join and maintain membership in a forced and funded homeowners association (the “Association”), which will be formed prior to any units being sold.

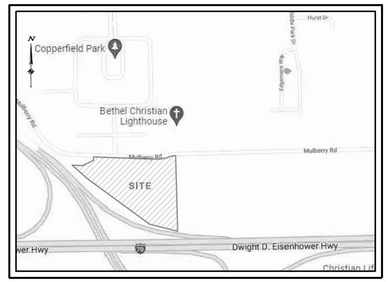
2. Association shall be responsible for lawn maintenance for common areas and exclusive use areas. Lawn maintenance, by the Association, for Limited Common Areas shall be determined by the board of directors on a case-by-case basis.

3. Exterior Maintenance for Townhomes

4. The Board will be turned over at the expiration of the Development Period. Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board.

Development Period. "Development Period" means the period commencing on the date on which this Declaration is recorded and terminating on the earlier to occur of: (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third-party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.

PRELIMINARY PLAN
COPPERFIELD TOWNS
SECTIONS 20, TOWN 3, RANGE 6E M.Rs.
CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO



VICINITY MAP
NTS

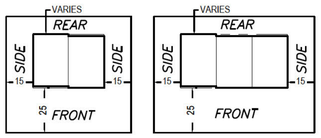
NOTES

1. SANITARY TO BE TIED INTO CITY OF VANDALIA SYSTEM
2. WATER TO BE INSTALLED AND CONNECTED TO CITY OF VANDALIA SYSTEM
3. ELECTRIC TO BE SUPPLIED BYAES OHIO.
4. ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAN APPROVAL
5. PROPOSED USE: MULTI FAMILY RESIDENTIAL DEVELOPMENT
6. CONCRETE WALK TO BE INSTALLED
7. STORM WATER MANAGEMENT TO COMPLY WITH CITY OF VANDALIA STANDARDS AND THE OEPA
8. EXISTING ZONING: A - RESIDENTIAL
9. PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT

AREA MAP
SCALE: 1" = 100'

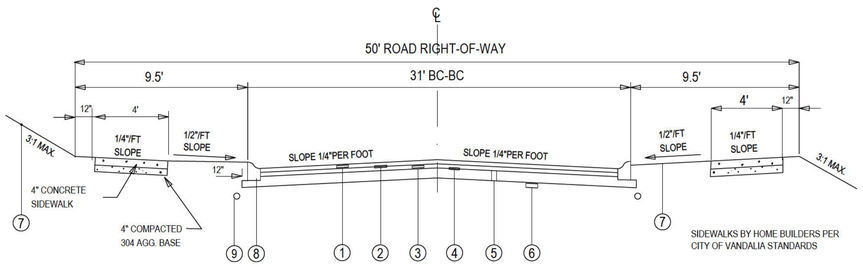
SHEET INDEX	
CIVIL	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	LAYOUT PLAN
4	UTILITY PLAN
5	SITE LANDSCAPE PLAN
6	LANDSCAPE DETAILS & ENTRY SIGN

SITE DATA TABLE	
OVERALL ACREAGE	11.36 ACRES
UNIT COUNT	87
DENSITY	7.66 UNITS/ACRE
OPEN SPACE (GROSS)	3.39 AC (29.8%)
OPEN SPACE (NET)	2.48 AC (21.8%)
STREET LENGTH	1782'



TYPICAL TWO FAMILY LOT
BLDG AREA=1,156 SF
DRIVE AREA=996 SF
TOTAL IMP.= 2,152 SF

TYPICAL THREE FAMILY LOT
BLDG AREA=1,731 SF
DRIVE AREA=1,492 SF
TOTAL IMP.=3,223 SF



50' RIGHT-OF-WAY SECTION

1 ITEM 448: ASPHALT CONCRETE (1 1/2"SURFACE COURSE) PG70-22
2 ITEM 407: RS-2 TACK COAT @ 0.1 GAL./S.Y.
3 ITEM 448: ASPHALTIC CONCRETE (1 1/2" LEVELING COURSE) PG64-22
4 ITEM 408: PRIME COAT MC-30 OR RC-70 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
5 ITEM 304: AGGREGATE BASE (11")
6 ITEM 203: SUBGRADE COMPACTION
7 ITEM 659: SEEDING AND MULCHING
8 TYPE "B" COMBINED BARRIER CURB AND GUTTER PER CITY OF VANDALIA CONCRETE CURB DETAILS
9 6" PERFORATED UNDERDRAINS WRAPPED IN GEOTEXTILE

OWNER(S)

COPPERFIELD LLC
3150 REPUBLIC BLVD N UNIT 3
TOLEDO, OH 43615

DEVELOPER

DDC MANAGEMENT
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 610-1500

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 435-8584
JUSTIN ELAM, P.E.

STATE OF OHIO
JUSTIN ELAM
E-76298
REGISTERED PROFESSIONAL ENGINEER

JUSTIN ELAM, P.E.
OHIO LICENSE NO. E-76298

01/25/22
DATE

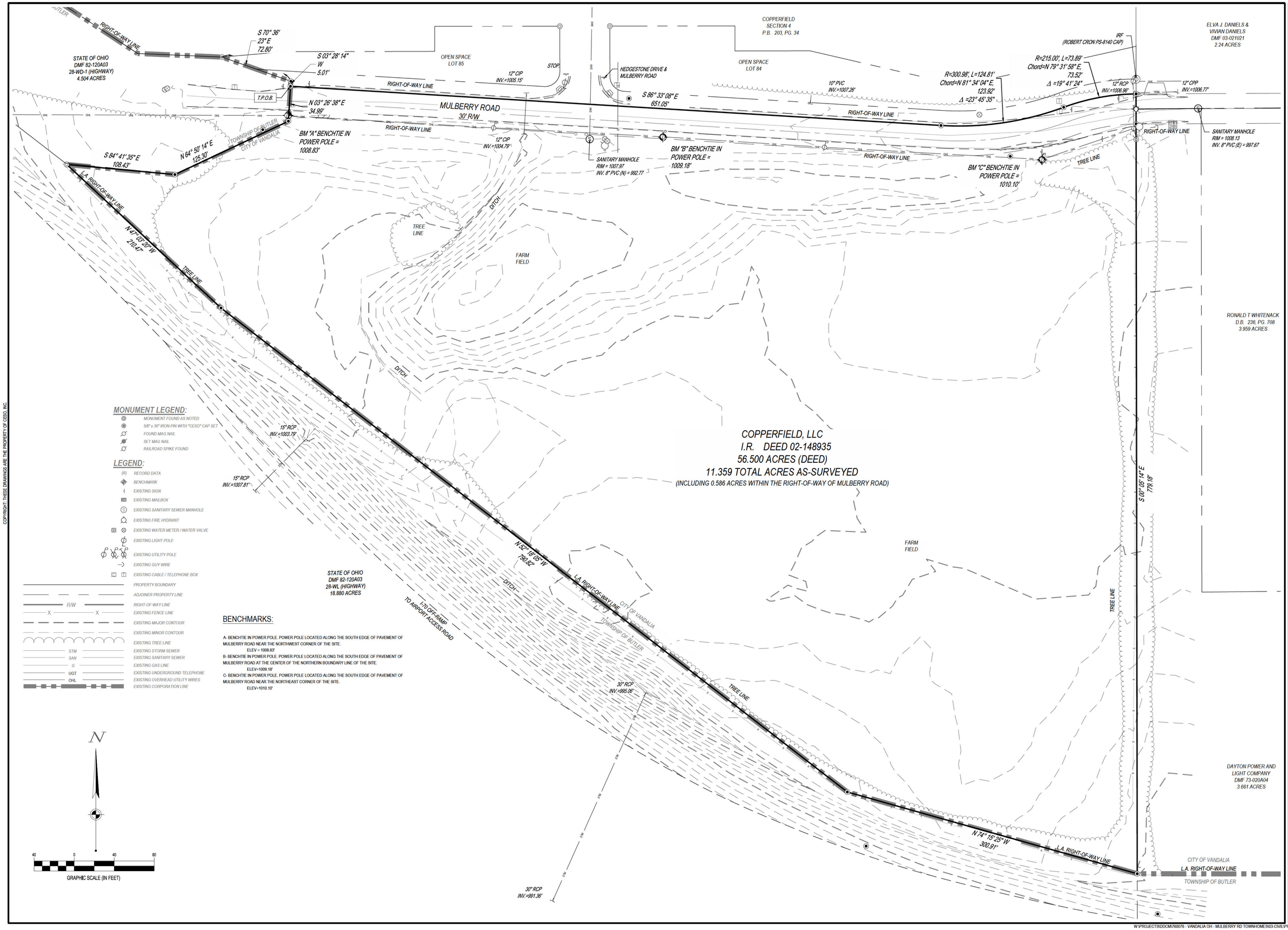
CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT, LLC.
COPPERFIELD TOWNS
VANDALIA, OHIO

TITLE SHEET

ISSUE: PRELIMINARY PLAN	
DATE: 01/2022	
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	1



MONUMENT LEGEND:

- MONUMENT FOUND AS NOTED
- 5/8" x 30" IRON PIN WITH "CESO" CAP SET
- FOUND MAG NAIL
- SET MAG NAIL
- RAILROAD SPIKE FOUND

LEGEND:

- (R) RECORD DATA
- BENCHMARK
- EXISTING SIGN
- EXISTING MAILBOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER / WATER VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING CABLE / TELEPHONE BOX
- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- X — X — EXISTING FENCE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- G — EXISTING GAS LINE
- UGT — EXISTING UNDERGROUND TELEPHONE
- OHL — EXISTING OVERHEAD UTILITY WIRES
- EXISTING CORPORATION LINE

BENCHMARKS:

A- BENCHTIE IN POWER POLE: POWER POLE LOCATED ALONG THE SOUTH EDGE OF PAVEMENT OF MULBERRY ROAD NEAR THE NORTHWEST CORNER OF THE SITE.
ELEV = 1008.83'

B- BENCHTIE IN POWER POLE: POWER POLE LOCATED ALONG THE SOUTH EDGE OF PAVEMENT OF MULBERRY ROAD AT THE CENTER OF THE NORTHERN BOUNDARY LINE OF THE SITE.
ELEV=1009.18'

C- BENCHTIE IN POWER POLE: POWER POLE LOCATED ALONG THE SOUTH EDGE OF PAVEMENT OF MULBERRY ROAD NEAR THE NORTHEAST CORNER OF THE SITE.
ELEV=1010.10'

N

40 0 40 80
GRAPHIC SCALE (IN FEET)

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NO.	DATE	REVISION DESCRIPTION

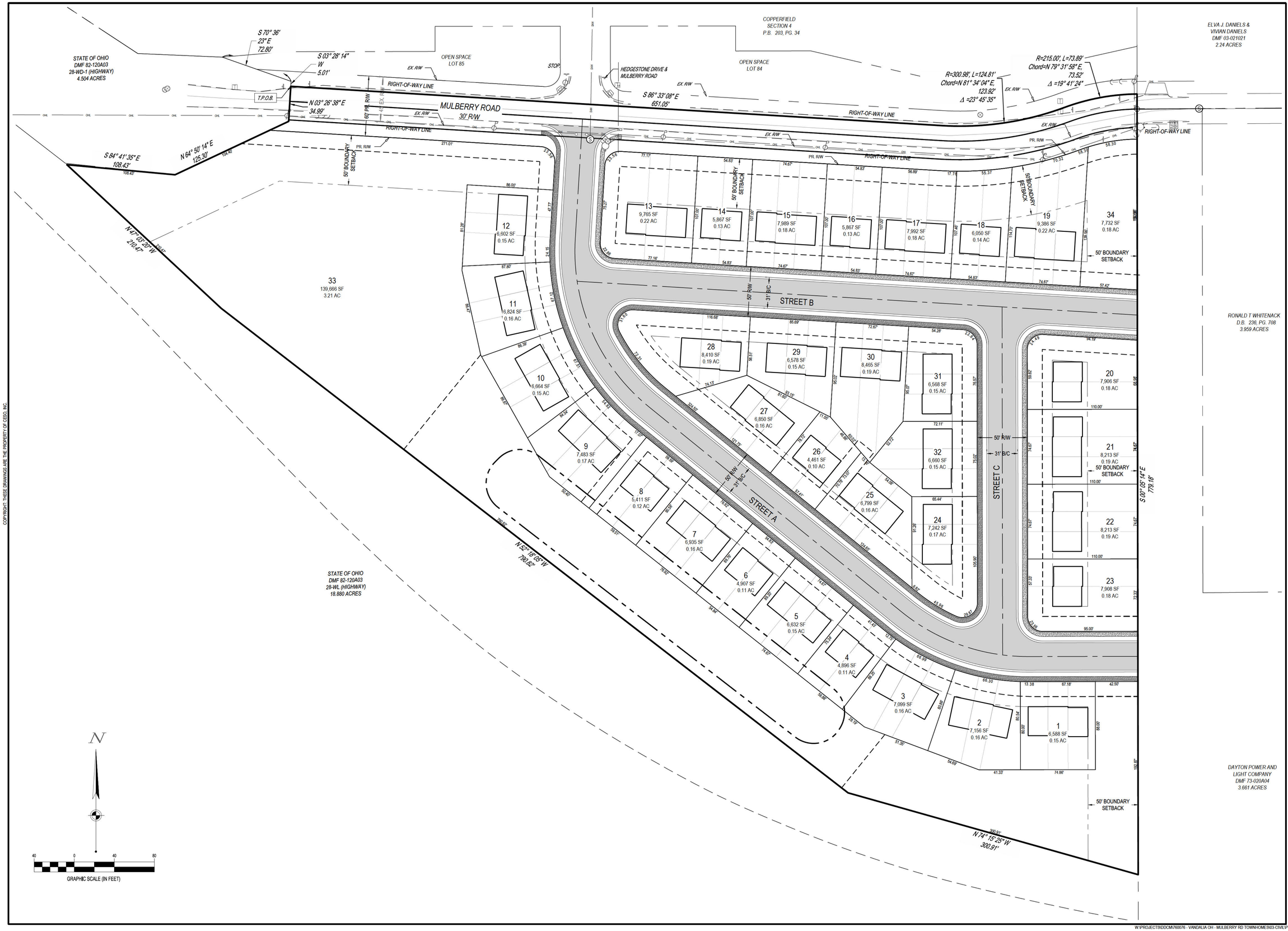
DDC MANAGEMENT, LLC.

COPPERFIELD TOWNS

VANDALIA, OHIO

EXISTING CONDITIONS PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	01/2022
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	2



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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT, LLC.

COPPERFIELD TOWNS

VANDALIA, OHIO

LAYOUT PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	01/2022
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	3

STATE OF OHIO
DMF 82-120A03
28-WD-1 (HIGHWAY)
4.504 ACRES

S 70° 36' 23" E 72.80'

S 03° 28' 14" W 5.01'

T.P.O.B.

N 03° 26' 38" E 34.99'

MULBERRY ROAD
30' R/W

67' PR. R/W

EX. R/W

RIGHT-OF-WAY LINE

PR. R/W

50' BOUNDARY SETBACK

S 84° 41' 35" E 108.43'

N 64° 50' 14" E 125.30'

N 47° 03' 20" W 210.47'

OPEN SPACE LOT 85

STOP

COPPERFIELD
SECTION 4
P.B. 203, PG. 34

OPEN SPACE LOT 84

HEDGESTONE DRIVE & MULBERRY ROAD

S 86° 33' 08" E 651.05'

R=300.98', L=124.81'
Chord=N 81° 34' 04" E
123.92'
Δ =23° 45' 35"

R=215.00', L=73.89'
Chord=N 79° 31' 58" E
73.52'
Δ =19° 41' 24"

ELVA J. DANIELS &
VIVIAN DANIELS
DMF 03-021021
2.24 ACRES

RONALD T WHITENACK
D.B. 236, PG. 708
3.959 ACRES

OPEN SPACE

STREET B

STREET C

STREET A

50' R/W

31' B/C

S 02° 05' 14" E 778.18'

N 52° 18' 05" W 790.82'

N 74° 15' 25" W 300.91'

STATE OF OHIO
DMF 82-120A03
28-WL (HIGHWAY)
18.880 ACRES

PROPOSED STORM WATER MANAGEMENT AND POST CONSTRUCTION WATER QUALITY BASIN

DAYTON POWER AND LIGHT COMPANY
DMF 73-020A04
3.661 ACRES

SAN	PROPOSED SANITARY SEWER/MANHOLE/LETTER
STM	PROPOSED STORM DRAIN/STRUCTURE/NUMBER
W	PROPOSED WATER MAIN
SAN	EXISTING SANITARY SEWER/MANHOLE/LETTER
STM	EXISTING STORM DRAIN/STRUCTURE/NUMBER
W	EXISTING WATER MAIN
	LIGHT (DECROATIVE POST TOP FIXTURE AND POLE TO MATCH ADJACENT COPPERFIELD DEVELOPMENT)

40 0 40 80
GRAPHIC SCALE (IN FEET)

N

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NO.	DATE	REVISION DESCRIPTION

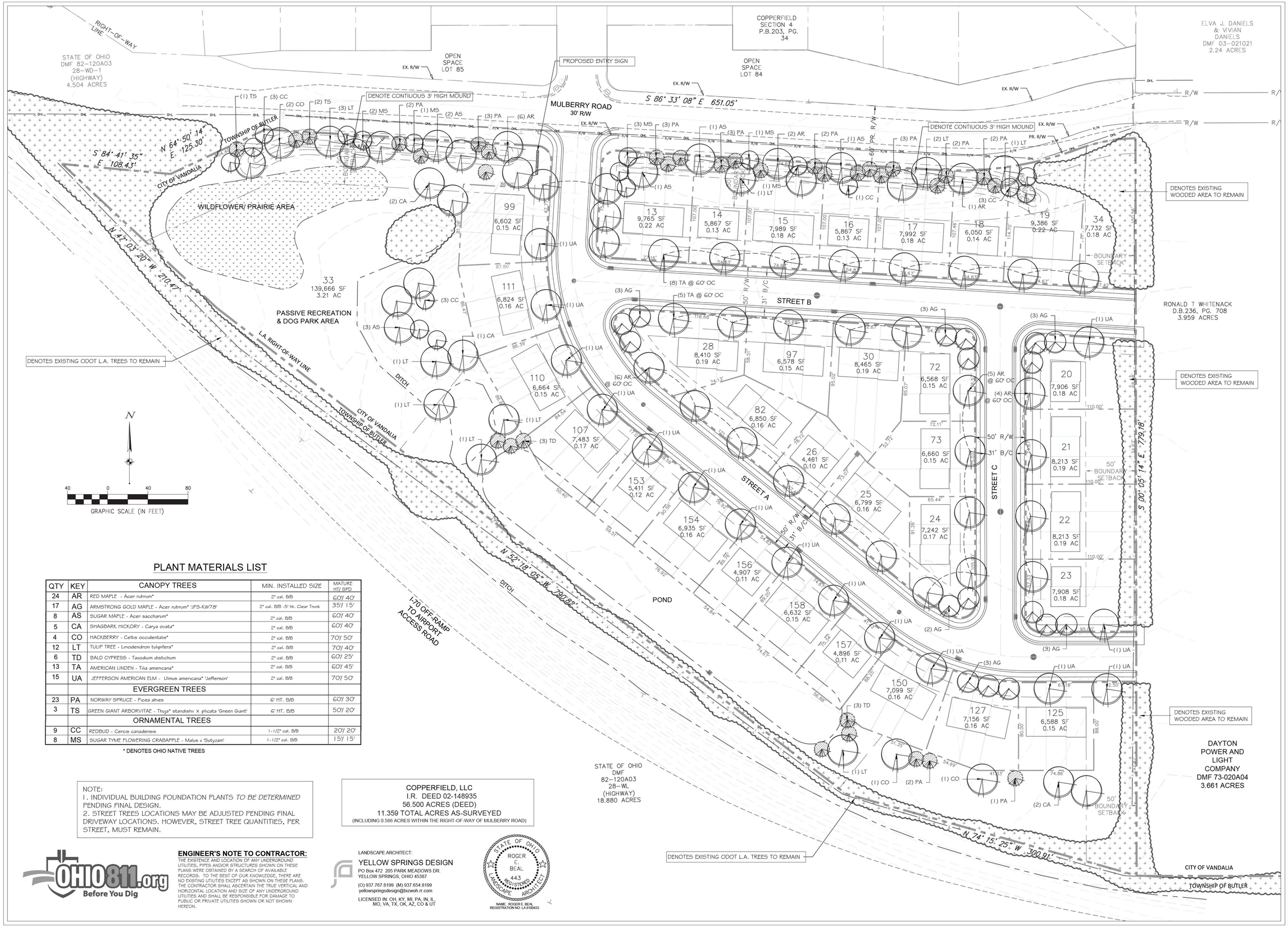
DDC MANAGEMENT, LLC.

COPPERFIELD TOWNS

VANDALIA, OHIO

UTILITY PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	01/2022
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	4



PLANT MATERIALS LIST

QTY	KEY	CANOPY TREES	MIN. INSTALLED SIZE	MATURE HT/ SPD
24	AR	RED MAPLE - Acer rubrum*	2" cal. B/B	60/ 40'
17	AG	ARMSTRONG GOLD MAPLE - Acer rubrum* 'JFS-KW78'	2" cal. B/B -5' ht. Clear Trunk	35/ 15'
8	AS	SUGAR MAPLE - Acer saccharum*	2" cal. B/B	60/ 40'
5	CA	SHAGBARK HICKORY - Carya ovata*	2" cal. B/B	60/ 40'
4	CO	HACKBERRY - Celtis occidentalis*	2" cal. B/B	70/ 50'
12	LT	TULIP TREE - Linodendron tulipifera*	2" cal. B/B	70/ 40'
6	TD	BALD CYPRESS - Taxodium distichum	2" cal. B/B	60/ 25'
13	TA	AMERICAN LINDEN - Tila americana*	2" cal. B/B	60/ 45'
15	UA	JEFFERSON AMERICAN ELM - Ulmus americana* 'Jefferson'	2" cal. B/B	70/ 50'
		EVERGREEN TREES		
23	PA	NORWAY SPRUCE - Picea abies	6' HT. B/B	60/ 30'
3	TS	GREEN GIANT ARBORVITAE - Thuja* standishii x plicata 'Green Giant'	6' HT. B/B	50/ 20'
		ORNAMENTAL TREES		
9	CC	REDBUD - Cercis canadensis	1-1/2" cal. B/B	20/ 20'
8	MS	SUGAR TYME FLOWERING CRABAPPLE - Malus x 'Sutyzam'	1-1/2" cal. B/B	15/ 15'

* DENOTES OHIO NATIVE TREES

NOTE:
1. INDIVIDUAL BUILDING FOUNDATION PLANTS *TO BE DETERMINED* PENDING FINAL DESIGN.
2. STREET TREES LOCATIONS MAY BE ADJUSTED PENDING FINAL DRIVEWAY LOCATIONS. HOWEVER, STREET TREE QUANTITIES, PER STREET, MUST REMAIN.

COPPERFIELD, LLC
I.R. DEED 02-148935
56.500 ACRES (DEED)
11.359 TOTAL ACRES AS-SURVEYED
(INCLUDING 0.586 ACRES WITHIN THE RIGHT-OF-WAY OF MULBERRY ROAD)

OHIO811.org Before You Dig

ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
yellowspringsdesign@bizwoh.rr.com
LICENSED IN: OH, KY, MI, PA, IN, IL, MO, VA, TX, OK, AZ, CO & UT

STATE OF OHIO · ROGER E. BEAL · 443 · REGISTERED LANDSCAPE ARCHITECT
NAME: ROGER E. BEAL
REGISTRATION NO: LA 0100433

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION
1		

DDC MANAGEMENT, LLC.

COPPERFIELD TOWNS

VANDALIA, OHIO

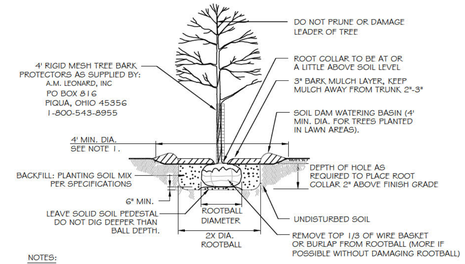
SITE LANDSCAPE PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	01/2022
JOB NO.:	758257
DESIGN:	REB
DRAWN:	REB
CHECKED:	REB
SHEET NO.	5

GENERAL LANDSCAPE REQUIREMENTS

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE NUMBER OF PLANT ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE ADJUSTMENTS ARE MADE.
4. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
5. BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
6. ALL SHRUBS OCCURRING IN A CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
7. BACKFILL ALL TREES WITH ONE PART COMPOST TO THREE PARTS TOPSOIL.
8. MULCH TREES WITH A MIN. 3" DEPTH OF SHREDDED HARDWOOD MULCH.
9. SEED ALL LAWN DISTURBED AREAS WITHIN THE PROJECT LIMITS AS NOTED ON THE CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT OF SEED WITH THE PROJECT MANAGER.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM THE DATE OF ACCEPTANCE. PRIOR TO THE END OF THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR OTHER PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

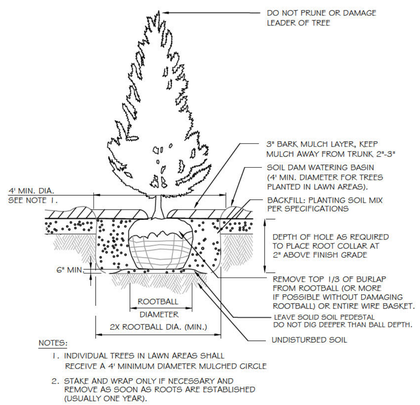
PLANT INSTALLATION DETAILS



NOTES:
1. INDIVIDUAL TREES IN LAWN AREAS SHALL RECEIVE A 4' MINIMUM DIAMETER MULCHED CIRCLE
2. STAKE AND WRAP ONLY IF NECESSARY AND REMOVE AS SOON AS ROOTS ARE ESTABLISHED (USUALLY ONE YEAR).

SHADE TREE PLANTING DETAIL

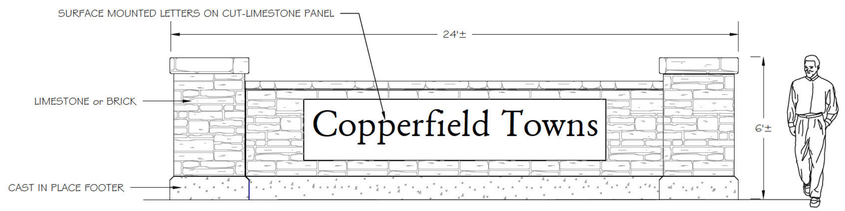
NTS



NOTES:
1. INDIVIDUAL TREES IN LAWN AREAS SHALL RECEIVE A 4' MINIMUM DIAMETER MULCHED CIRCLE
2. STAKE AND WRAP ONLY IF NECESSARY AND REMOVE AS SOON AS ROOTS ARE ESTABLISHED (USUALLY ONE YEAR).

EVERGREEN TREE PLANTING DETAIL

NTS



DOUBLE-SIDED ENTRANCE SIGN CONCEPT

NO SCALE

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
yellowspringsdesign@bizwoh.rr.com
LICENSED IN: OH, KY, MI, PA, IN, IL, MO, VA, TX, OK, AZ, CO & UT

STATE OF OHIO · ROGER E. BEAL · 443 · REGISTERED LANDSCAPE ARCHITECT

NAME: ROGER E. BEAL
REGISTRATION NO: LA 0100433

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION
1	• • • • • • • • • • • • • •	

DDC MANAGEMENT, LLC.

COPPERFIELD TOWNS
VANDALIA, OHIO

LANDSCAPE DETAILS & ENTRY SIGN

ISSUE: PRELIMINARY PLAN
DATE: 01/2022
JOB NO.: 758257
DESIGN: REB
DRAWN: REB
CHECKED: REB
SHEET NO. 6

MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: August 20th, 2025
SUBJECT: **PC 25-0012** – Planned Unit Development – 55 Foley Drive

General Information

Owner(s):	Beau Townsend Lincoln Dealership 1020 West National Road Vandalia, Ohio 45377
Applicant:	Sean Olson Vancon General Contractors 8535 North Dixie Drive, Suite C Dayton, Ohio 45414
Existing Zoning:	Planned Unit Development (PUD) Interstate and Limited-Access Highway Sign Overlay District (Area C)
Location:	55 Foley Drive
Parcel(s):	B02 00119 0003
Acreage:	1.682 Acres +/-
Related Case(s):	PC 12-03 – PUD Amendment / Final Plan[1] PC 16-22 – PUD Amendment[2]
Requested Action:	Recommendation of Approval
Exhibits:	1 – Application Materials 2 – Revised PUD Final Plan 3 – Additional Building Details

[1] The Final Plan was amended in February 2012 to permit an expansion to the collision center. See Ordinance 12-03.
[2] A 3,000 Square-Foot steel storage building was proposed for the site, requiring a major amendment. The amendment was approved in September 2016, but the construction was later cancelled. See Ordinance 16-27.

Application Background

Sean Olson, of Vancon General Contractors, and on behalf of Beau Townsend Lincoln, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Final Plan. The request involves one parcel totaling 1.682 acres +/-, located at 55 Foley Drive in the City of Vandalia. If approved, the proposed amendment would allow for the alteration of existing structures and other site upgrades relating to a change of use.

Beau Townsend Auto Group currently operates a body shop and collision repair center at 55 Foley Drive. The property is part of the Foley and National Road Planned Unit Development district. This particular PUD featuring the uses and standards of the HB – Highway Business district.

The applicant wishes to convert the facility into a Lincoln dealership. The change of use, significant structural alterations to the existing structure, and other changes to the site require a Major Amendment to the existing Planned Unit Development.

The applicant seeks to amend the standards of the existing PUD to add "Auto Sales and Leasing" to the list of permitted uses for the site. A revised PUD Final Plan encompassing the site is submitted for approval as well.

Surrounding Zoning / Uses

Several business uses are located in the vicinity of the site, including retail uses (Autozone and B Jays Drive Thru), a restaurant (Fricker's), various offices, and GE Aviation. The property is bordered to the north by a Single-Family Residential neighborhood.

Surrounding zoning districts are as follows:

Direction	District
North	RSF-3 – Residential Single-Family
South	PUD – Commercial Planned Unit Development HB – Highway Business I - Industrial
East	HB – Highway Business
West	Interstate 75

Structural Alterations

The applicant provides detailed schematics of the proposed structural alterations. In general terms, the west end of the facility would be converted to a showroom for the Lincoln brand of vehicle, as shown. Additional signage would be added to the façade as part of the renovation.

No additional structures are proposed as part of this application.

Roadway Access

The site would maintain its existing curb cut along Foley Drive. No additional curb cuts or roadway improvements are proposed as part of this application.

Signage Plan

As proposed, the existing freestanding sign along Interstate 75 would remain (with a face change), while the existing monument sign along Foley would be replaced with a new sign of the same type. Additional wall signage and directional signs would also be installed.

The applicant has submitted examples of the typical Lincoln branding used for wall and freestanding signage. All new signage would need to meet the height and dimensional requirements of the HB – Highway Business district and the Interstate Highway Sign Overlay district.

Landscaping Plan

The applicant would be required to maintain the existing landscape buffer along the north side of the property, between this site and the adjacent residential area, and along the east end of the property (between this site and the public right-of-way).

Additional landscaping would be required around the new monument sign.

Comprehensive Plan

The 2020 Comprehensive Plan designates this site as part of a Community Commercial area.[3] The proposed use would be consistent with that designation.

[3] City of Vandalia Comprehensive Plan, Page 55.

Phasing Plan

The applicant intends to complete the proposed renovation in a single phase, with completion anticipated in the 4th quarter of 2026.

Revised Development Standards

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

1. "Auto Sales and Leasing" is inserted as a permitted use.

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 final plan criteria will apply to both the proposed amendment and the revised final plan.

Prior to Planning Commission recommending in favor of or City Council approving a final development plan for a planned unit development each body shall find that:[4]

A. The final development plan conforms to and is consistent with the approved preliminary plan;

Staff Comment: Staff feels that the proposed amendments to the Planned Unit Development District and Final Plan are consistent with the approved preliminary plan.

B. The final development plan complies with any and all conditions that may have been imposed in the approval of the preliminary plan;

Staff Comment: Staff feels that all relevant conditions imposed upon this development have been met, or that such conditions have expired.

[4] Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

Review Criteria (cont'd)

C. The final development plan complies with the requirements of Section 1214.08 and Chapter 1222 – Planned Unit Developments.

Staff Comment: Staff feels that the proposed final development plan, as amended, complies with the relevant provisions of the Zoning Code.

Recommendation

Having reviewed the existing Planned Unit Development district, the proposed Major Amendments to that district, the proposed revisions to the Final Development 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 Foley and National Road Planned Unit Development as applied to this parcel only.

Staff further recommends that Planning Commission issue a recommendation of **approval** for the proposed amendments to the final development plan.

The recommendation of the Planning Commission on both items will be forwarded to the September 2nd, 2025, Study Session for Council review.

Development & Engineering Services

Application for Public Hearing for Zoning Action or Code Amendment

Complete this page and follow the directions on page 2 for each of the following requests:

☐ Rezoning ☐ Cond Use ☒ Planned Unit Dev ☐ Similar Use Det ☐ Site Plan Rev/Mod

Applicant Name: Beau Townsend Lincoln Dealership

Mailing Address: [redacted]nal Rd.
[redacted]377

Phone Number: [redacted]

E-mail Address: [redacted]d.com

Owner Name**: [redacted]Spencer

Mailing Address:

Phone Number:

OFFICE USE ONLY
Filing Date
Hearing Date
Case No.

** If Applicant is other than owner, written consent of owner is required.

Location of Use.

Street Address: 55 Foley Dr.

(north, south, east, west) side of Foley, 420 feet

(north, south, east, west) from the intersection of National Rd

Subdivision: Lot No.: B02 00119 0003 on: S15,T3,R6E

Case Description.

Present Zoning District: PUD Total Acres: 1.682

Requested Zoning District (for rezoning requests only): PUD

Description of the existing use of property: Auto Body Repair

Description of proposed use of property: Lincoln Dealership Sales Showroom

Reason for Zoning Request or Code Amendment: Existing PUD

Applicant/Owner — Date 7-28-25

Zoning Administrator — Date

FILING FEES (office use only):

Site Plan Review/Modification ($106.00)	
Similar Use Determination ($106.00)	
Conditional Use ($318.00)	
Planned Unit Development ($531.00)	
Planned Unit Dev. Amendment ($265.00)	
Rezoning ($531.00)	
Receipt No.:	TOTAL:

Follow The Directions Below for Application Submittal.

Code Amendment: *Complete page 1 and include 7 copies of any other supplemental materials that may assist the board in making a decision.*

Rezoning: *Complete page 1 and include 7 copies of a plan that outlines the subject parcels and illustrates the surrounding zoning districts.*

Conditional Use: *Complete page 1 and 2 and include 7 copies of a site plan drawn to scale, which includes the following; shape and dimensions of the lot(s), buildings and accessory structures, parking and loading areas, traffic circulation, open spaces, landscaping, signage, utilities, refuse and service areas and a rendering of the proposed building(s).*

Planned Unit Development: *Complete pages 1, 3 and, 4. Include 7 copies of the supporting documents listed on pages 3 and/or 4.*

**Any zoning approval granted by the City is given solely with respect to compliance with the City of Vandalia Zoning Code. The property may be subject to private restrictions including but not limited to recorded Covenants, Restrictions or Declarations that may be applicable notwithstanding any City zoning approval and may require separate approval not involving the City. Applicant is solely responsible for compliance with any such private restrictions*

COMPLETE THIS SECTION FOR CONDITIONAL USE REQUESTS.

Please provide a narrative statement evaluating the effects on adjoining property; the effect of such elements as traffic, noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

We are wanting to replace our existing body shop with a small Lincoln dealership that will be a sales only facility.

It will be a low to moderate traffic facility that will conduct New & Certified used Lincoln sales.

We will design lighting & Communications to prevent issues with our neighbors to the North with private residences.

Is the proposed use in harmony with the general purposes and intent of the Zoning Code and does the proposed use comply with the general guidelines and regulations for the district in which it is located?

What will be the hours of operation for the proposed use? 8AM-8PM MON-FRIDAY
Saturday 9AM-6PM Closed Sundays

COMPLETE THIS SECTION FOR A PLANNED UNIT DEVELOPMENT (PUD).

Underlying Zoning: 1.682 Acres of Highway Business; ____ Acres of _____;
_____ Acres of _____ = Total Acreage: 1.682 .

Is an amendment of the underlying zoing part of this application? ____YES X NO
If yes, please explain. _____

_____

Phasing:

Number 1 Start Date 9/1/2025 : Finish Date 10/1/2026 : Total Acres 1.682
Uses New and used car sales in remodeled existing building
Amenities Showroom, car service bays, outdoor car sales lot on existing parking lot

Number _____ Start Date _____; Finish Date _____; Total Acres _____
Uses _____
Amenities _____

Number _____ Start Date _____; Finish Date _____; Total Acres _____
Uses _____
Amenities _____

Number _____ Start Date _____; Finish Date _____; Total Acres _____
Uses _____
Amenities _____

Density:

Residential: Maximum number of dwelling units proposed NA / _____ acres.
Non-Residential: Maximum number of dwelling units proposed NA / _____ acres.

Streets:

Public streets proposed: NA linear feet. Minimum lighting _____f.c.
Private streets proposed: NA linear feet. Minimum lighting _____f.c.

Open Space (for residential developments only):

Acreage to be dedicated as City parkland: NA Acres.
Common open space held by Homeowner's Association: NA Acres.
Impervious surface coverage: .17 Acres / 1.682 Total Acres = 10 %

Please include the following supporting documents with requests for PUD approval:

1. **Vicinity Map** *(1" = 1000' minimum scale)*
2. **Existing Characteristics Map** *(proposed plan boundary line, existing property lines, underlying zoning, right of way, easements, public properties, elevation contours, national flood insurance floodways and flood fringe and federal jurisdictional wetlands)*
3. **Proposed Plan/Plat** *(proposed plan boundary line, phasing boundaries and designations, streets (public or private), bikeways, sidewalks, zoning, water, sanitary sewer, and storm drainage improvements, residential buildings, non-residential buildings, setbacks, parking, loading, dumpster locations, signs and recreational or other amenities)*
4. **Preliminary Grading Plan** *(any area cleared, structure demolished and erosion/sedimentation control structures installed)*
5. **Preliminary Landscaping Plan** *(mounding, screening and generic plant materials)*
6. **Development Statement** *(discussion of he following; compatibility with surroundings, access, public utilities provided, ownership, access and provision of maintenance for common areas such as open spaces parking & other amentities)*
7. **Conceptual Elevations** *(building materials and design principals to be applied to the development)*
8. **Proposed covenants, deed restrictions and association bylaws**

COMPLETE THIS SECTION FOR A PUD MAJOR OR MINOR AMENDMENT

Turn in the following items for a complete application.

A. SITE PLAN– Must submit five copies

The applicant/owner shall provide a site plan drawn to scale which shows the following, *if applicable*:

1. Property/Boundary lines
2. Exterior lot dimensions
3. Size and location of all existing structures
4. Location and size of proposed new construction
5. Setbacks of all structures from property boundary lines.
6. Distance between structures.
7. Show loction of any and all streets, alleys, right-of-ways and easementes that are contiguous to the property requesting the Variance.
8. Open space, landscaping, signage
9. Photos or graphics that illustrate proposed project

B. LIST OF PROPERTY OWNERS

Provide a list of all property owners (as recorded in the Montgomery County Auditor's office) within 200 ft. of the boundaries of the property being considered.

Example:

Property Address	Parcel I.D. #	Owner Name	Owner Mailing
123 Clubhouse Way	B02 00000 0000	Carol Smith	124 Green Way Vandalia, OH 45377
345 Brown School Rd.	B02 11111 1111	Fred Jones	345 Brown School Rd.

C. LETTER OF JUSTIFICATION

The applicant shall submit a letter of justification that describes the request for the Major Amendment. The letter shall describe why the amendment is necessary and how it relates to the approved plan and/or Comprehensive Plan.

Property Address	Parcel I.D.#	Owner Name	Owner Mailing
79 Foley Dr	**B02 00120 0001**	Dennis & Tina Knox	79 Foley Dr, Vandalia, Ohio 45377
714 Westhafer Dr	**B02 00120 0002**	Arch City Realty Group LLC	1474 Mulford Rd, Columbus, Ohio 43212
708 Westhafer Dr	**B02 00120 0003**	Derek Copp	708 Westhafer Dr, Vandalia, Ohio 45377
702 Westhafer Dr	**B02 00120 0004**	RHRJ LLC	1525 Furman Dr, Vandalia, Ohio 45377
101 Westhafer Dr	**B02 00120 0005**	Matt Morgan & Alexis Gentry	101 Westhafer Dr, Vandalia, Ohio 45377
105 Westhafer Dr	**B02 00120 0006**	Elk Horn Rentals LLC	107 Sande Ct, Vandalia, Ohio 45377
109 Westhafer Dr	**B02 00120 0007**	ESAU Investments LLC	1530 Furman Dr, Vandalia, Ohio 45377
113 Westhafer Dr	**B02 00120 0008**	ESAU Investments LLC	1530 Furman Dr, Vandalia, Ohio 45377
117 Westhafer Dr	**B02 00121 0001**	Georgianna Parisi	117 Westhafer Dr, Vandalia, Ohio 45377
121 Westhafer Dr	**B02 00121 0002**	William Drees	3180 Malina Ave, Dayton, Ohio 45414
80 Foley Drive	**B02 00120 0013**	Steve and Lori Heinman	80 Foley Drive, Vandalia, Ohio 45377
806 Westhafer Dr	**B02 00120 0012**	Cheryl Molitor	3271 Hertlein Ln, Vandalia, Ohio 45377
819 E National Rd	**B02 00120 0019**	SVG Properties LLC	33 W First St STE 600, Dayton, Ohio 45402
775 E National Rd	**B02 00119 0007**	Vanhio LLC	222 Grand Ave, Englewood, NJ 07631
771 E National Rd	**B02 00119 0008**	CJKK Investment Properties LLC	460 Burnside Dr, Tipp City, Ohio 45371
22 Foley Dr	**B02 00120 0017**	CFM Land Investments LLC	228 Byers Rd Suite 100, Miamisburg, Ohio 45342

Google Maps

Fishers, Indiana

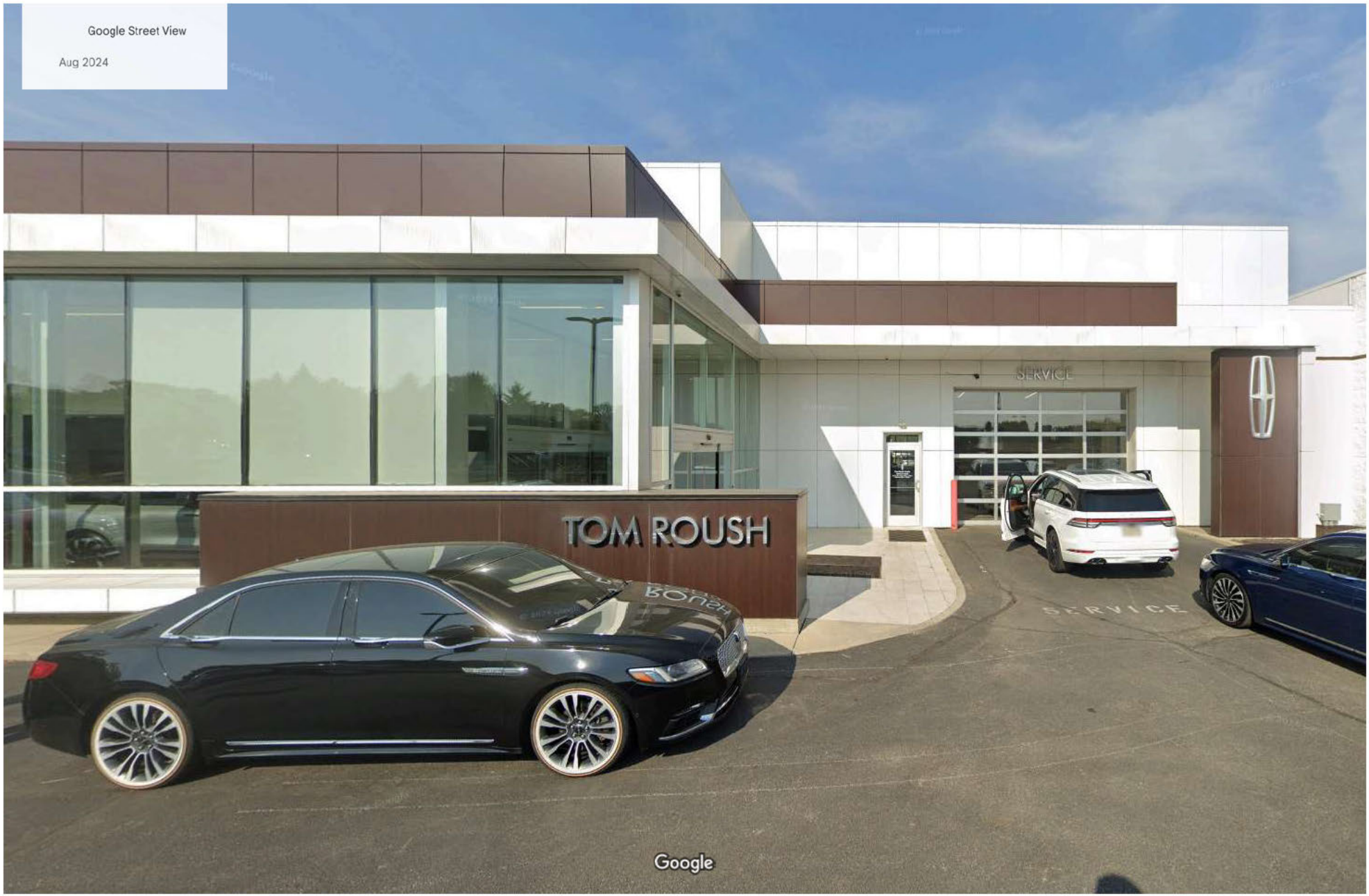


Image capture: Aug 2024 © 2025 Google

RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

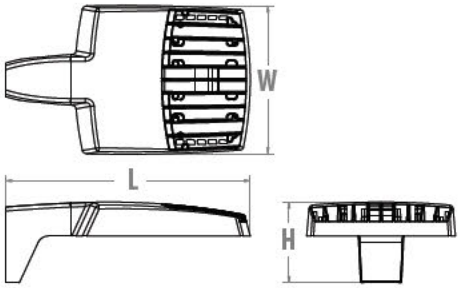
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)[2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)[3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V)[4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon)[6]
			R4S Type 4 Short	120[3] 277[5]	WBA Wall bracket[1]
			R5 Type 5 Wide[1]	208[3] 347[5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short[1]	240[3] 480[5]	AASP Adjustable tilt arm square pole mounting[6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting[6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket[6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box[6]

Options

Shipped Installed

HS	House-side shield[7]
PE	Photocontrol, button style[8,9]
PER7	Seven-wire twist-lock receptacle only (no controls)[9,10,11]
SF	Single fuse (120, 277, 347)[5]
DF	Double fuse (208, 240, 480)[5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output[9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[9]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor[9,12,13,14]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction[15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield[7]
EGFV	External glare full visor (360° around light aperture)[7]
BS	Bird spikes[16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields

House Side Shield

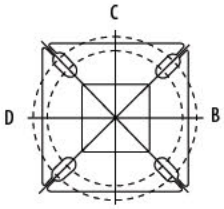
External Glare Shield

External 360 Full Visor

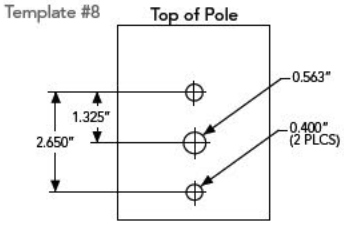
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

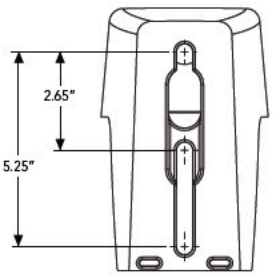
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

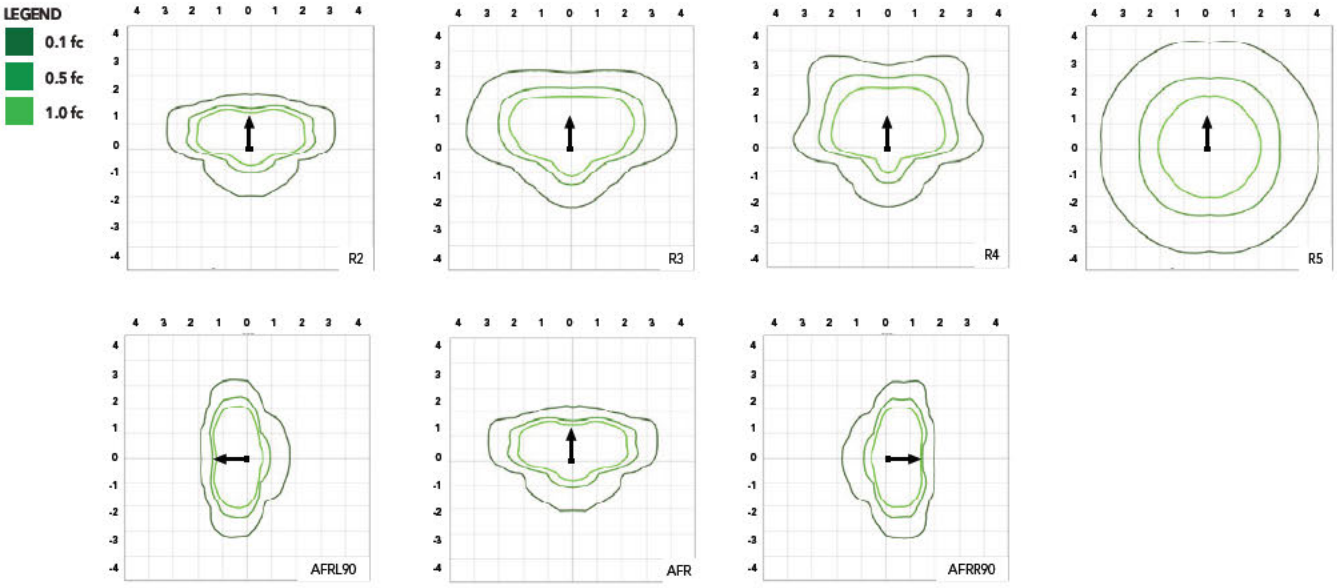
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

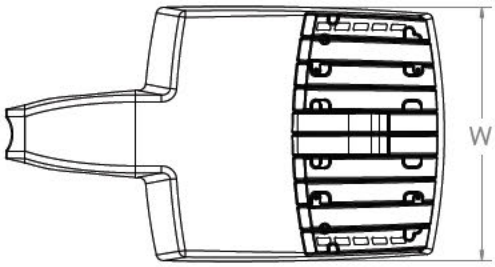
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

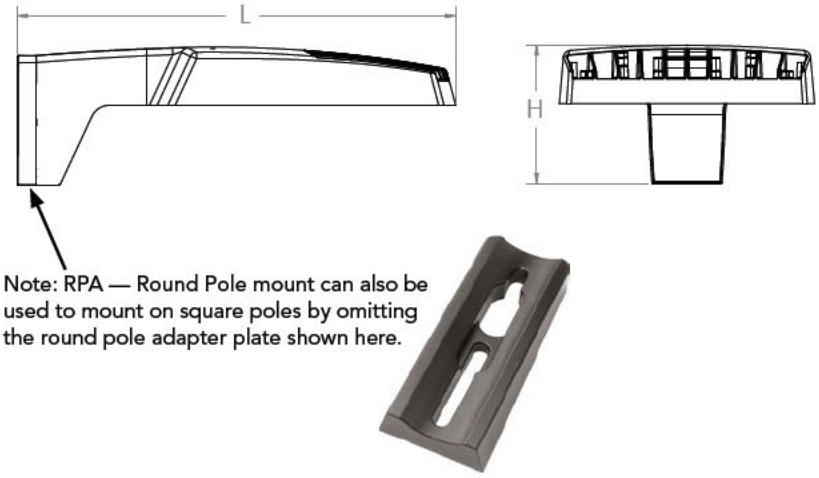
Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

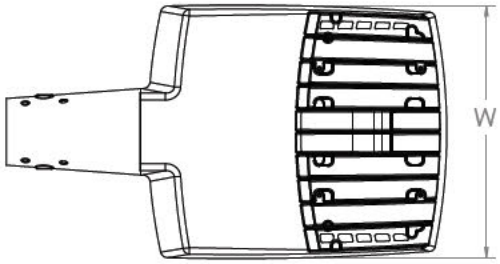
RSX1 with Round Pole Adapter (RPA)

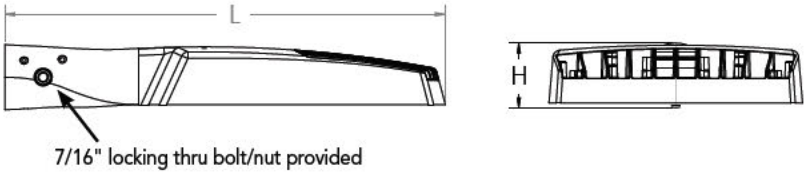




Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

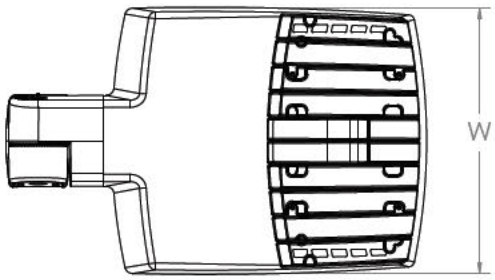
RSX1 with Mast Arm Adapter (MA)

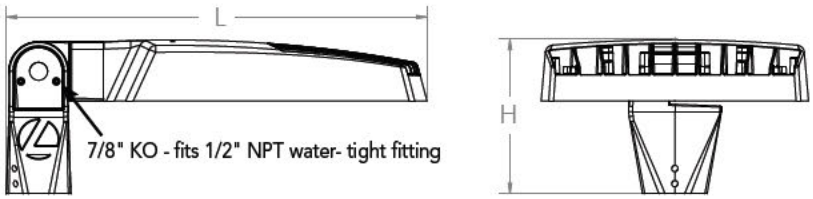




Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)

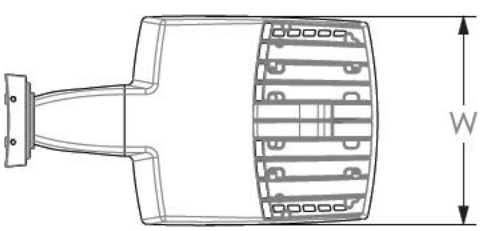


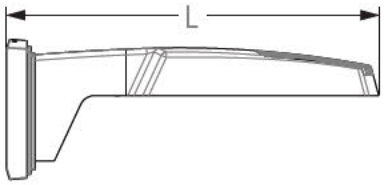


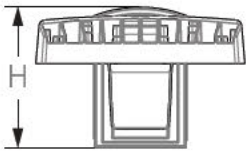
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

Dimensions

RSX1 with Wall Bracket (WBA)

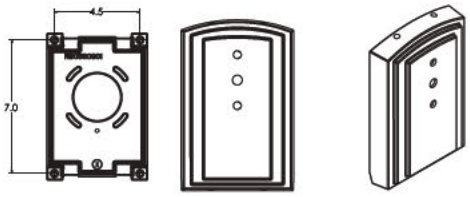




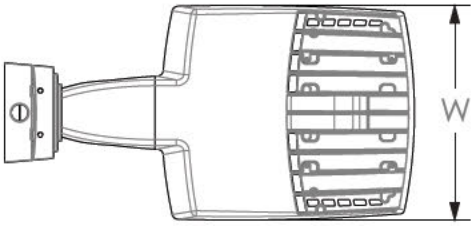


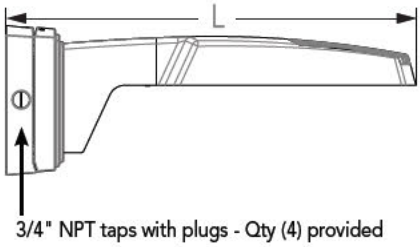
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

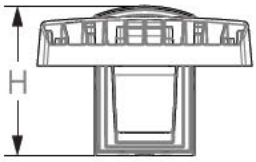


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



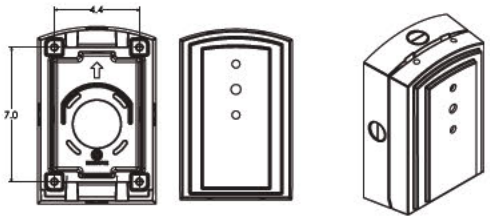


3/4" NPT taps with plugs - Qty (4) provided



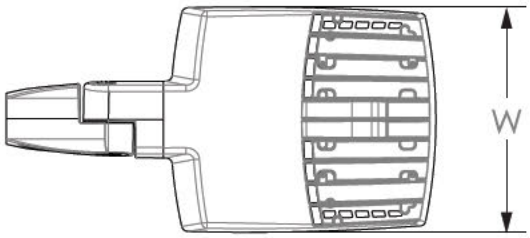
Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

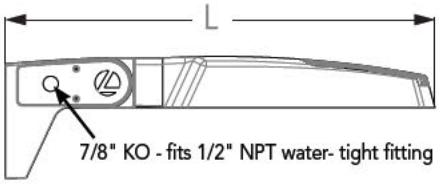
Surface Conduit Box (SCB) Mounting Detail

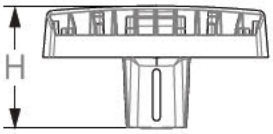


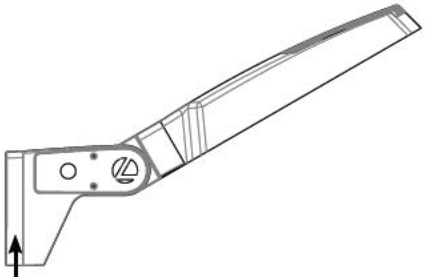
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)







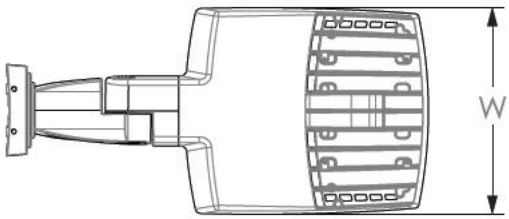


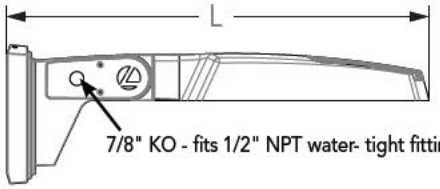
Length: 25.3″ (65.3 cm) **AASP**
26.3″ (66.8 cm) **AARP**
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.2″ (18.2 cm) Arm

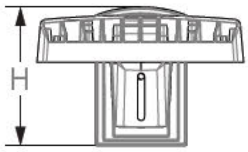
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

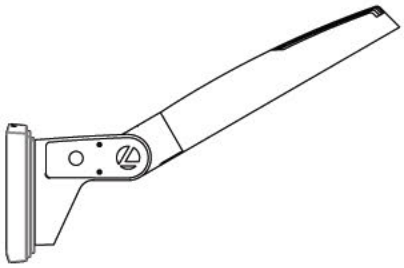
Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



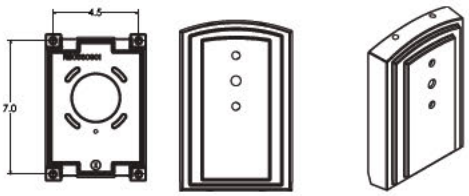






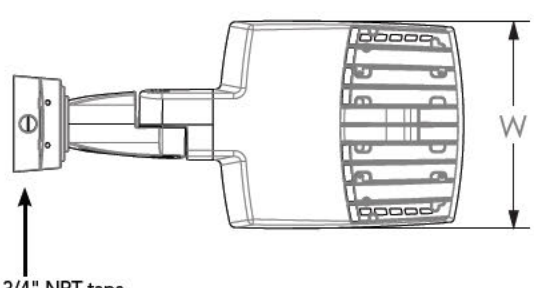
Length: 27.1″ (68.8 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
8.9″ (22.6 cm) Arm

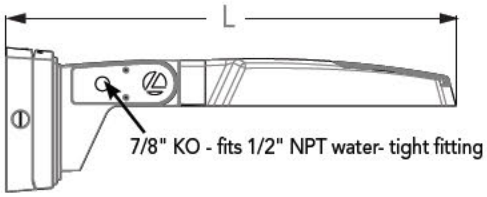
Wall Bracket (WBA) Mounting Detail

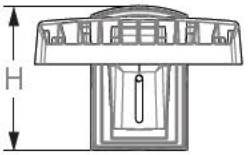


Dimensions

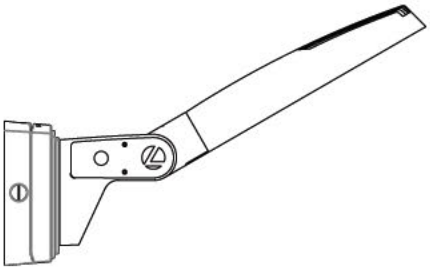
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)





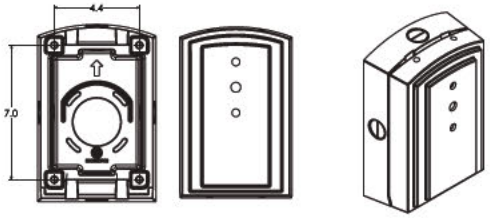


3/4" NPT taps
with plugs - Qty (4)
provided

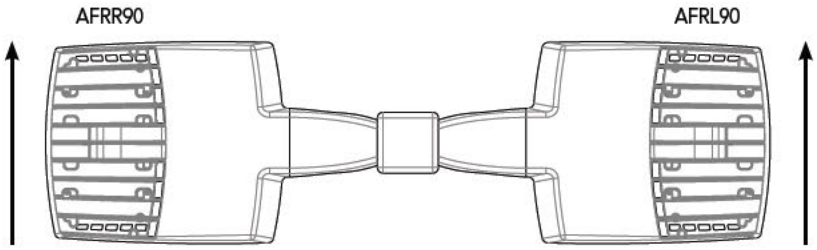


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)

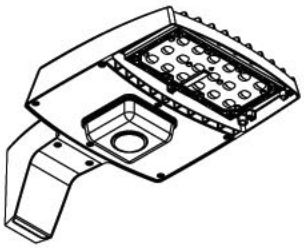


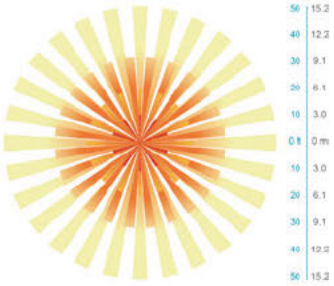
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Control - Sensor Coverage and Settings

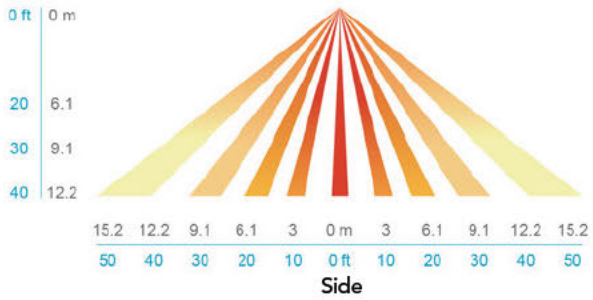
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

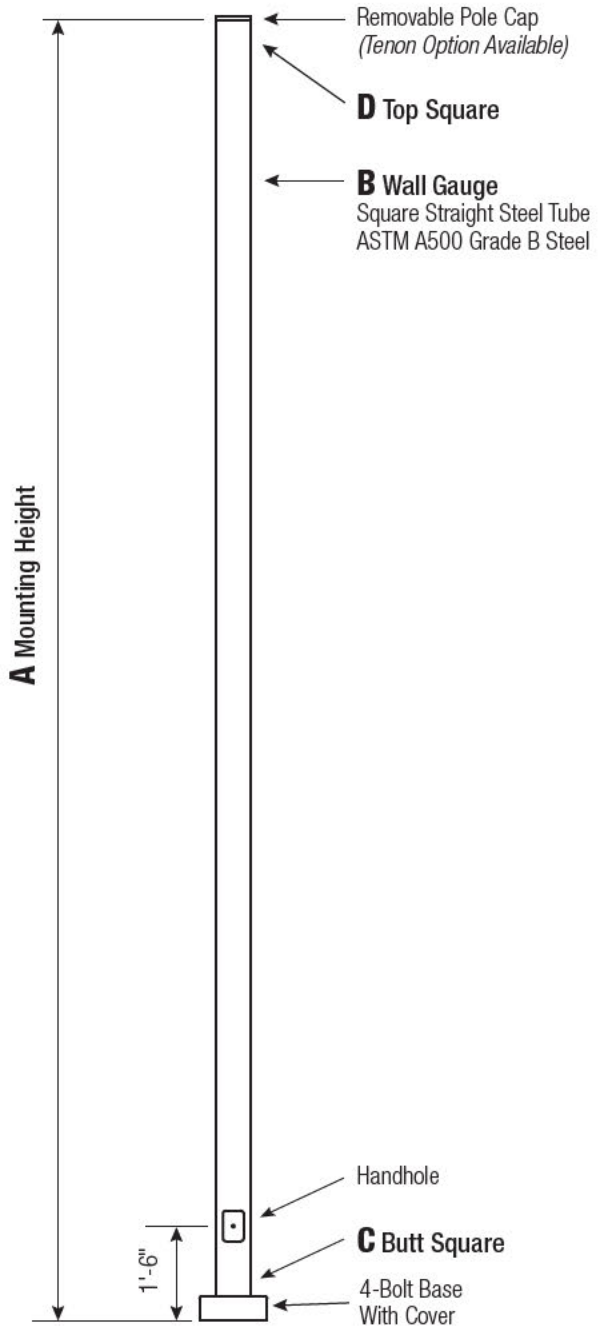
WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

SSS

Square Straight Steel Pole
No Arm — 4-Bolt Base



Powder Coated, Galvanized or Powder Coated over Galvanized Finish Per Customer Specification.

C Butt Sq.	D Top Sq.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
4 *(11 Gauge)*	4	8 - 9	8	3.75	.75 x 17 x 3
4 *(7 Gauge)*	4	8 - 9	8	3.75	.75 x 30 x 3
5 *(11 Gauge)**	5	10 - 12	11	3.75	.75 x 30 x 3
5 *(7 Gauge)*	5	10 - 12	11	4.875	1 x 36 x 4
6	6	11 - 13	12.5	4.875	1 x 36 x 4

**Requires the use of oversized washers (provided).*

Dimensions in Inches

Pole

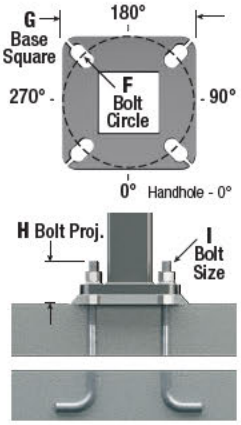
Pole shaft shall be weldable-grade, cold-rolled, commercial quality carbon steel tubing conforming to ASTM A500 Grade B. Options include 11 gauge and 7 gauge. All welds shall conform to AWS D1.1 using ER70S-6 electrodes.

Base Style

4-Bolt Steel Plate Base Flange of fabricated hot rolled carbon steel conforming to ASTM A36 or equivalent (36 ksi minimum yield) with 2-piece Base Cover and attaching hardware.

Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain eight (8) Hex Nuts, four (4) Lock Washers, and eight (8) Flat Washers (all components Galvanized Steel). A paper bolt circle template will be provided.



Handhole

Reinforced, 3" x 5" Handhole with cover, stainless steel screw and backbar. A grounding provision incorporating a tapped 1/2"-13NC hole will be provided.

Base Cover

Square ABS plastic Base Covers are standard on all SSS poles specified in BA-Black, BM-Dark Bronze and BH-White. SSS poles specified in all other colors will be manufactured of metal materials. *Custom specification of SSS square metal style Base Covers in BA, BM and BH powder coated finishes is available.*

Vibration Damper

If determined necessary by Hapco, or if specified by the customer, a first and/or second mode vibration damper will be provided.

WARNING: *Do not install light pole without luminaire.*

A Mtg. Hgt.	B Wall Gauge	C Butt Sq.	Total Lum. Weight	Maximum EPA 90	100	110	120	130	140	Catalog Number
10	11	4	320	25.2	20.0	18.6	15.3	12.7	10.6	SSS10B4-4-**
12	11	4	285	20.6	16.2	14.9	12.1	9.9	8.2	SSS12B4-4-**
14	11	4	255	17.0	13.2	12.1	9.7	7.8	6.3	SSS14B4-4-**
15	11	4	245	15.5	11.9	10.9	8.6	6.8	5.4	SSS15B4-4-**
15	7	4	305	23.4	18.4	17.0	13.8	11.4	9.4	SSS15D4-4-**
16	11	4	235	14.0	10.7	9.7	7.6	5.9	4.6	SSS16B4-4-**
16	7	4	290	21.5	16.8	15.5	12.5	10.2	8.4	SSS16D4-4-**
18	11	4	215	11.3	8.4	7.6	5.7	4.3	3.2	SSS18B4-4-**
18	7	4	265	18.0	13.9	12.8	10.2	8.2	6.6	SSS18D4-4-**
20	11	4	200	9.1	6.5	5.8	4.2	2.9	1.9	SSS20B4-4-**
20	11	5	235	14.1	10.3	9.2	6.8	4.9	3.4	SSS20B5-4-**
20	7	4	240	15.1	11.5	10.5	8.2	6.5	5.0	SSS20D4-4-**
20	7	5	330	26.3	20.3	18.6	14.8	11.9	9.6	SSS20D5-4-**
22	11	4	200	7.2	4.9	4.2	2.8	1.7	0.8	SSS22B4-4-**
22	11	5	215	11.4	8.0	7.1	4.9	3.2	1.9	SSS22B5-4-**
22	7	4	225	12.7	9.5	8.6	6.6	5.0	3.7	SSS22D4-4-**
22	7	5	300	22.4	17.1	15.6	12.2	9.6	7.5	SSS22D5-4-**
25	11	4	200	4.7	2.8	2.2	1.0	-	-	SSS25B4-4-**
25	11	5	200	8.0	5.1	4.3	2.4	1.0	-	SSS25B5-4-**
25	7	4	205	9.7	6.9	6.2	4.4	3.1	2.0	SSS25D4-4-**
25	7	5	260	17.7	13.2	11.9	9.0	6.7	4.9	SSS25D5-4-**
28	11	4	200	2.6	1.0	-	-	-	-	SSS28B4-4-**
28	11	5	200	5.1	2.6	1.9	-	-	-	SSS28B5-4-**
28	7	4	200	7.1	4.8	4.1	2.6	1.5	-	SSS28D4-4-**
28	7	5	235	13.9	9.9	8.8	6.3	4.3	2.7	SSS28D5-4-**
30	11	5	200	3.4	1.1	-	-	-	-	SSS30B5-4-**
30	7	4	200	5.6	3.5	2.9	1.6	-	-	SSS30D4-4-**
30	7	5	215	11.7	8.0	7.0	4.7	2.9	1.5	SSS30D5-4-**
30	7	6	275	19.2	13.7	12.2	8.7	5.9	3.8	SSS30D6-4-**
35	7	5	200	6.9	4.0	3.1	1.2	-	-	SSS35D5-4-**
35	7	6	220	12.6	8.0	6.8	3.9	1.6	-	SSS35D6-4-**
39	7	6	200	8.2	4.2	3.1	0.6	-	-	SSS39D6-4-**

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.

MOUNTING HEIGHT | BUTT SQ. | BASE STYLE | FINISH

S S S [ ] [ ] [ ] - 4 - [ ] - [ ] [ ]

SHAFT ASSEMBLY | WALL GAUGE | TOP SQ. | ACCESSORIES OPTIONS

Catalog Number Example -

SSS 20 D 5 - 4 – BA

Square Straight Steel, 20' Mounting Height, 7 Gauge, 5" Butt Square, No Taper, 4-Bolt Base, Black Powder Coat Finish.

EPA Notes:

Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25-year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

Mounting Options

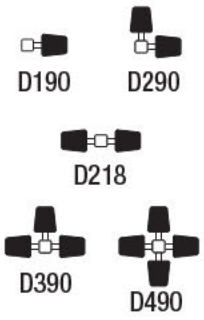
Side Drill Mount

Includes removable pole cap.
NOTE: A luminaire drilling template must be supplied at time of order.

Tenon Mount

For Tenon Mount applications specify both Tenon diameter and length.

Drill Mount Options



Electrical Box

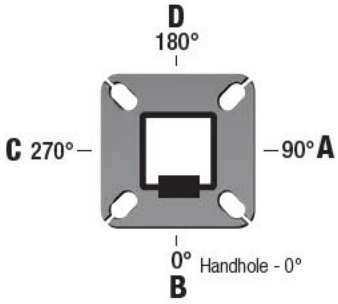
Box Only

GF1
Duplex GFI Receptacle *with Cover*

GF2
Duplex GFI *with In-Use Cover*

Note: *GFI Options must be specified in Accessories.*

Pole Orientation



SSS [ ][ ] [ ][ ] - 4 - [ ][ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ] - [ ][ ]

SSS- Square Straight Steel Pole

Height	Gauge	Butt Sq.	Top Sq.	Base Style	Mounting Options	Electrical Box*	Accessories/Options*	Finish
10 = 10' 12 = 12' 14 = 14' 16 = 16' 18 = 18' 20 = 20' 22 = 22' 25 = 25' 28 = 28' 30 = 30' 35 = 35' 39 = 39'	B = 11 Gauge D = 7 Gauge	4 = 4" 5 = 5" 6 = 6"	"-"= No Taper	4 = 4-Bolt Base	**DRILL MOUNT** **D000** - No Drilling **D190** - Std. "A" **D290** - Std. "A" & "D" **D218** - Std. "A" & "C" **D390** - Std. "A", "D", & "C" **D490** - Std. "A", "B", "C", & "D" **DCUS** - Custom* **TENON** **T204** - 2-3/8" O.D. x 4" **T304** - 2-7/8" O.D. x 4" **T356** - 3-1/2" O.D. x 6" **T406** - 4" O.D. x 6" **TCUS** - Custom Tenon** ** Specify Number and Orientation* *** Specify O.D. and Height*	**FA** - 30" Up, "D" **FB** - 30" Up, "B" **FC** - 30" Up, "A" **FD** - 30" Up, "C" **FE** - 36" Up, "D" **FF** - 36" Up, "B" **FG** - 36" Up, "A" **FH** - 36" Up, "C" **FI** - 24" Up, "D" **FK** - 24" Up, "A" **FL** - 24" Up, "C" **FZ** - Custom** ** GFI Receptacle Options Available (Specify in Accessories)* *** Specify Height and Orientation*	**C12** - Threaded 1/2" Coupling** **C34** - Threaded 3/4" Coupling** **C10** - Threaded 1" Coupling** **EHH** - Extra Handhole** **GF1** - Duplex GFI Receptacle *(WR) with Cover* **GF2** - Duplex GFI *(WR) with In-Use Cover* **LAB** - Less Anchor Bolts **LPC** - Less Pole Cap **PAB** - Pre-shipped Anchor Bolts **VD1** - Vib. Damper - 1st Mode **VD2** - Vib. Damper - 2nd Mode ** Add all that apply (Example: CPL-LAB-VD1)* *** Specify Location*	**POWDER COAT COLORS** **BA** - Black Powder Coat **BH** - White Powder Coat **BM** - Dark Bronze Powder Coat **BV** - Dark Green Powder Coat **GC** - Gray Powder Coat **XX** - Special Colors* **GALVANIZED** **1Q** - Galvanized Only **1C** - Black PC Over Galv. **1D** - White PC Over Galv. **1B** - D. Bronze PC Over Galv. **1Y** - D. Green PC Over Galv. **1J** - Gray PC Over Galv. **XX** - Special PC Over Galv.* ** Provide RAL # or Sample Color Chip*

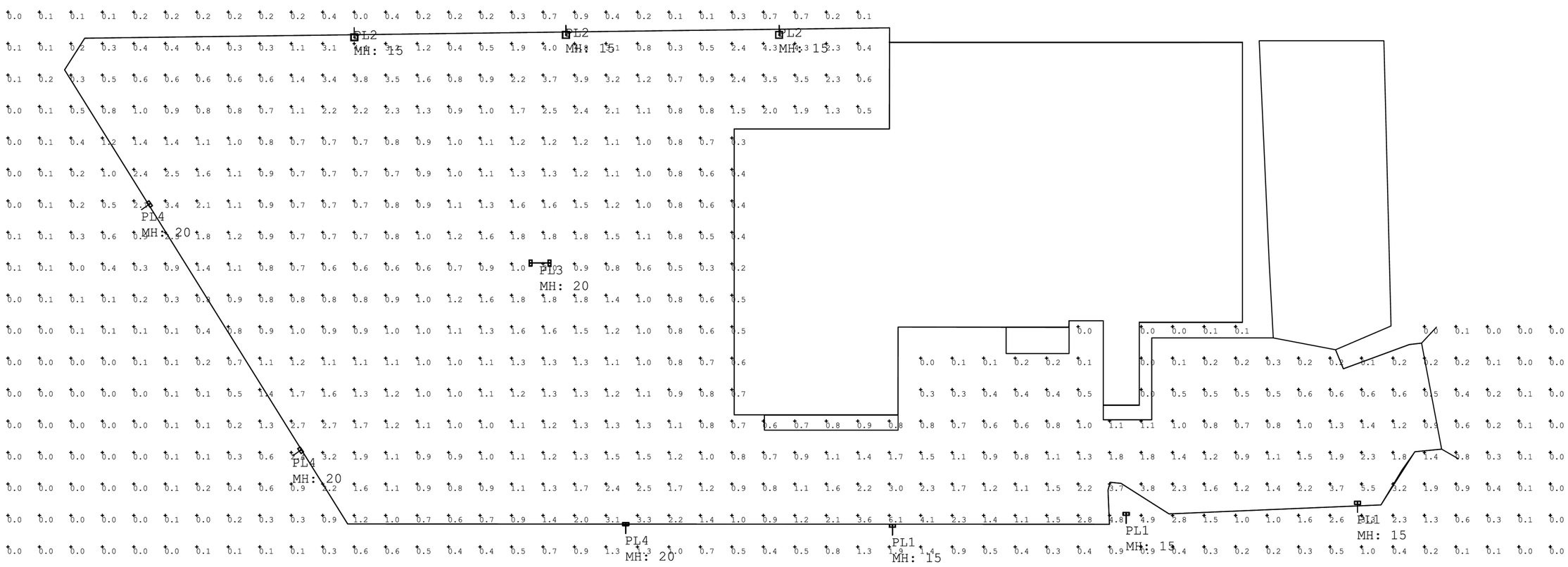
Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	3	PL1	Single	0.900	RSX1 LED P1 40K R4	51.34	154.02	7189
	3	PL2	Single	0.900	RSX1 LED P1 40K R4S HS	51.34	154.02	4864
	1	PL3	Back-Back	0.900	2 x RSX1 LED P1 40K R5	51.34	102.68	7284
	3	PL4	Single	0.900	RSX1 LED P1 40K R4	51.34	154.02	7189

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.96	6.1	0.0	N.A.	N.A.
Lot	Illuminance	Fc	1.27	6.1	0.0	N.A.	N.A.

Note: PL1, PL2 on 15ft pole
PL3, PL4 on 20ft pole



Design Criteria

DESIGN FILE: Beau Townsend Lincoln

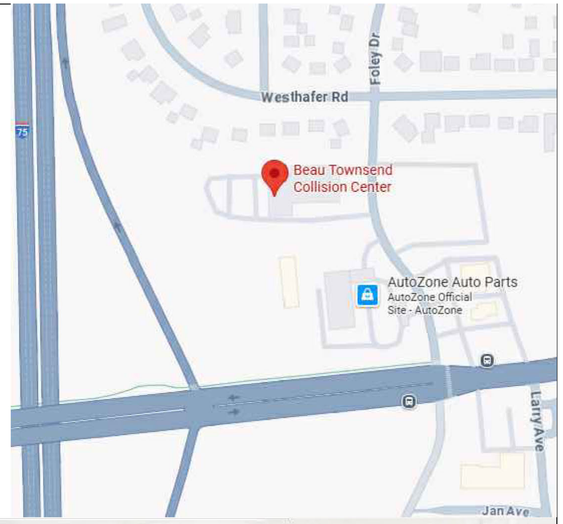
FIXTURE LAYOUT IS BASED ON A 0.9 LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.

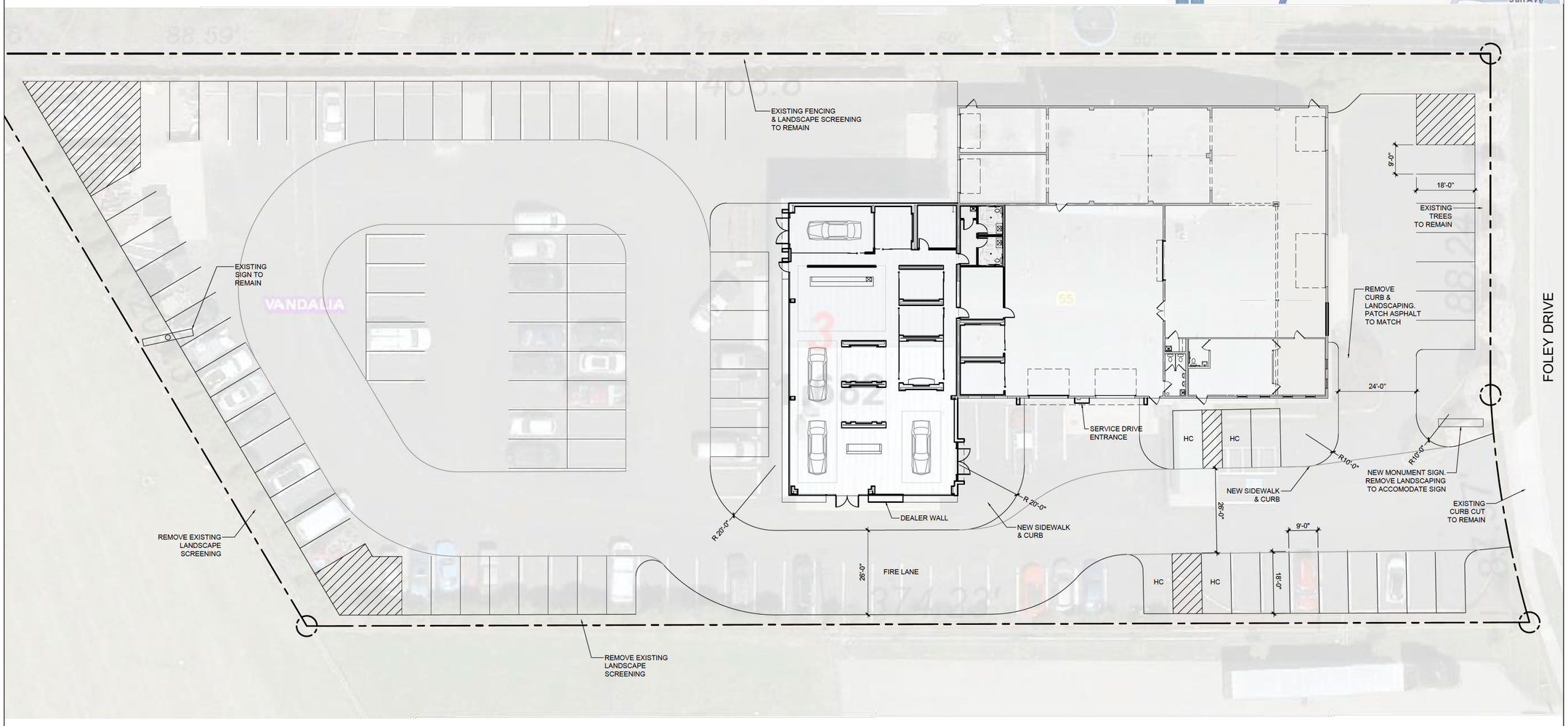
MINIMUM:	AVE/MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT A.F.F. UNLESS NOTED OTHERWISE	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE
MAXIMUM:	MAX/AVE:		
AVERAGE:	MAX/MIN:		

King Lighting, Inc.
330 James Bohanan Dr.
Vandalia, OH 45377
(937) 223-0303 Fax (937) 223-3322
www.king-lighting.com

Lighting Calculation
Beau Townsend Lincoln Site

Lighting Site Plan	SCALE 1/16"=1'	DESIGNER JG	CHECKED JG	DATE 6/9/2025	SHEET S2





CONCEPT SITE PLAN

SCALE
1/16"=1'-0"

NORTH

1

25036

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Interior Architecture - Planning

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55 FOLEY DR
VANDALIA, OH
45377

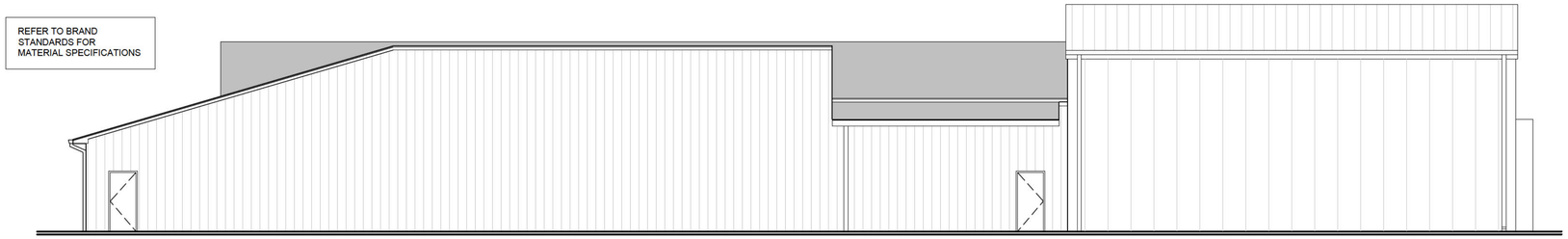
STATE OF OHIO
James M. Alt
6507
REGISTERED ARCHITECT
James M. Alt, License #6507

NO.	DATE	DESCRIPTION
	7.31.25	FOR ZONING APPROVAL-
		NOT FOR CONSTRUCTION

ARCHITECTURAL
SITE PLAN

AS1.0

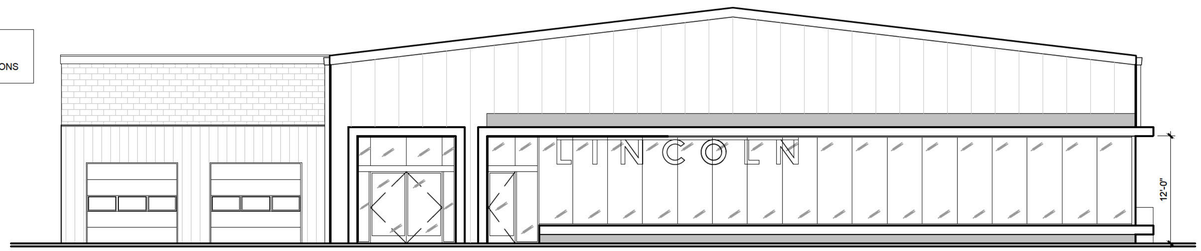
REFER TO BRAND STANDARDS FOR MATERIAL SPECIFICATIONS



EXTERIOR ELEVATION-NORTH | 4

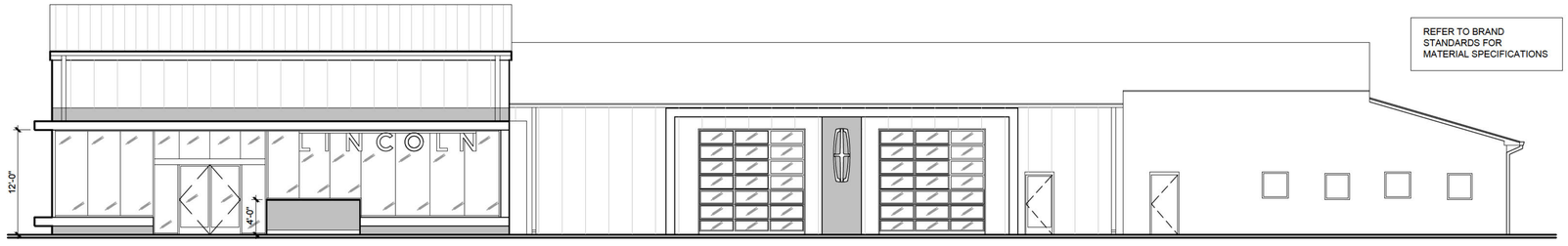
SCALE 1/8"=1'-0"

REFER TO BRAND STANDARDS FOR MATERIAL SPECIFICATIONS



EXTERIOR ELEVATION-WEST | 3

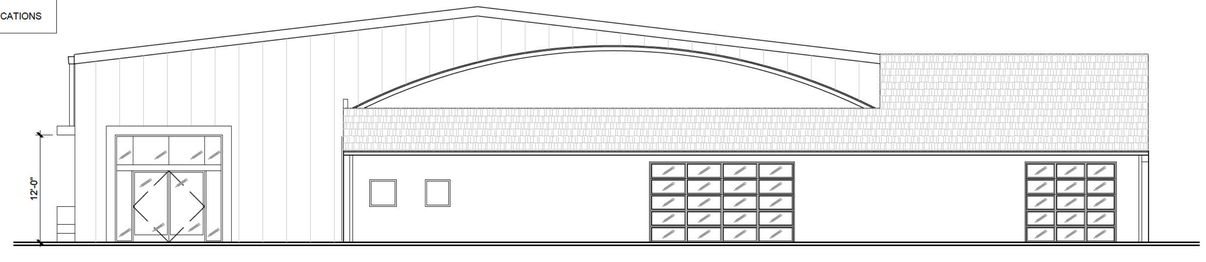
SCALE 1/8"=1'-0"



EXTERIOR ELEVATION-SOUTH | 2

SCALE 1/8"=1'-0"

REFER TO BRAND STANDARDS FOR MATERIAL SPECIFICATIONS



EXTERIOR ELEVATION-EAST | 1

SCALE 1/8"=1'-0"

25036

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45377

STATE OF OHIO James M. Alt 6507 REGISTERED ARCHITECT

James M. Alt, License #6507

NO.	DATE	DESCRIPTION
	7.31.25	FOR ZONING APPROVAL-
		NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0

Areas Proposed

Area	Proposed
ADMIN	251 SF
BUILDING SUPPORT	446 SF
CUSTOMER	543 SF
PARTS	0 SF
SALES	3,925 SF
SERVICE	9,788 SF
	14,954 SF

Local Architect to verify in field all existing building conditions and identify any potential issues of concern with the dealership facility design, if design is effected.

Architect shall coordinate all furniture power and installation

CONCEPT FLOOR PLAN

SCALE 1/8"=1'-0"

NORTH

1

25036

ALT Architecture Inc.
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BEAU TOWNSEND LINCOLN
55 FOLEY DR
VANDALIA, OH
45377

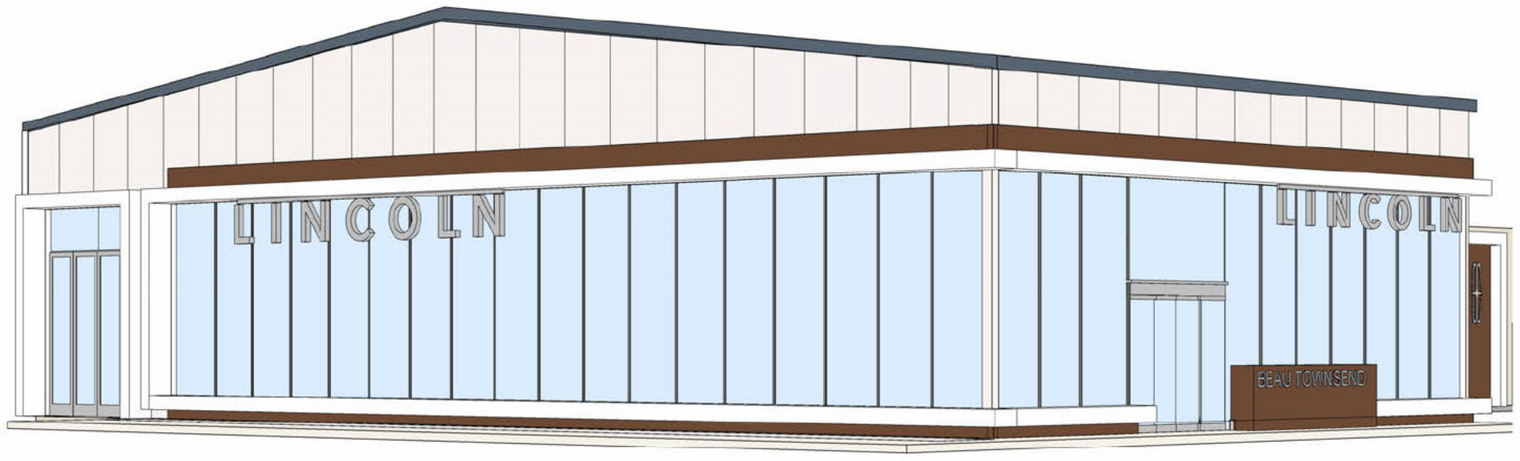
STATE OF OHIO James M. Alt 6507 REGISTERED ARCHITECT

James M. Alt, License #6507

NO.	DATE	DESCRIPTION
	7.31.25	FOR ZONING APPROVAL-
		NOT FOR CONSTRUCTION

FLOOR PLAN

A1.0



Beau Townsend Lincoln

Date
4/11/2025

Issue
Preliminary Design

Project Address
Vandalia, OH

Scale

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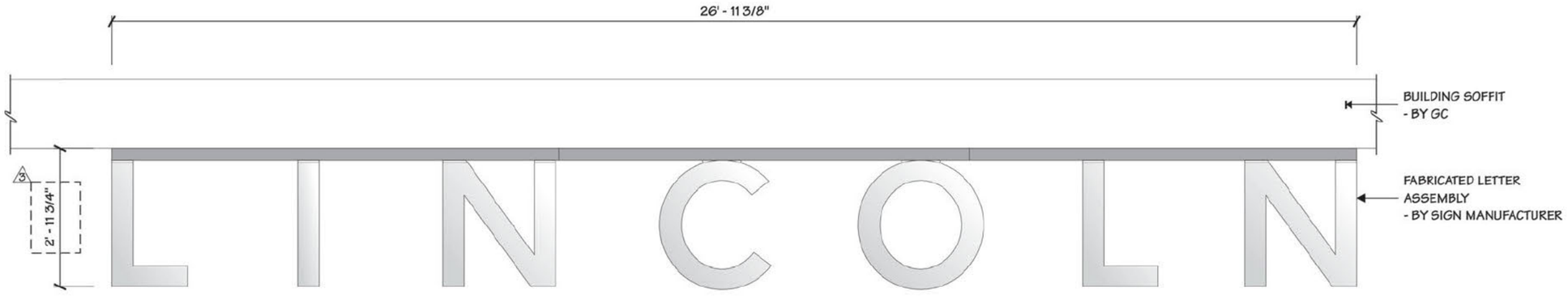
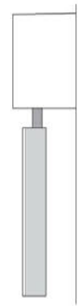
Proposed Exterior Rendering

R 101

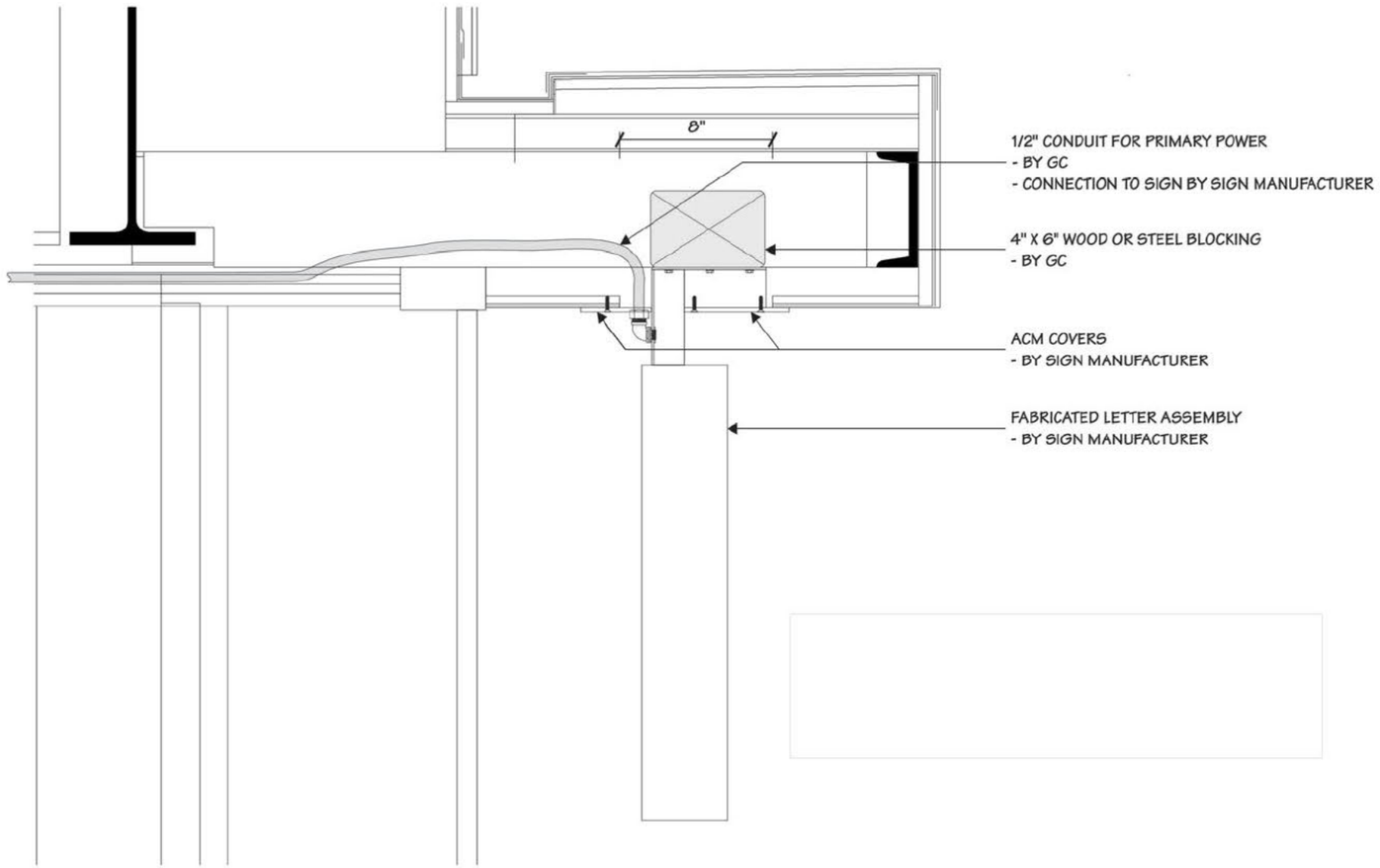
EVIEW360



1 | 'Lincoln' Letters Elevation
3/8" = 1'-0"



2 | Side Elevation
3/8" = 1'-0"



3 | 'Lincoln' Letters Section
1/8" = 1'-0"

Lincoln Vitrine Prototype

Issue
Prototype

Issue Date
December 23, 2016

Revision Date
January 7, 2024

Scale

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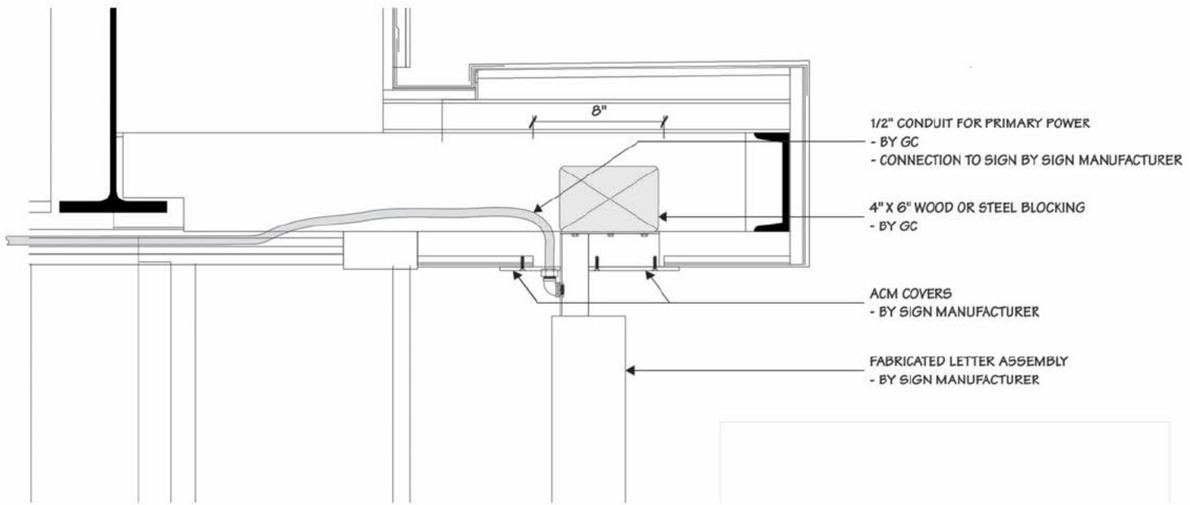
Additional prototypical drawings and details for the Lincoln Vitrine facility design can be found at www.lincolnvitrinedesign.com

Lincoln' Letters Details

G101

1 | 'Service' Letters Elevation
1/8" = 1'-0"

2 | Side Elevation
1/8" = 1'-0"



3 | 'Service' Letters Section
1/8" = 1'-0"

Lincoln Vitrine Prototype

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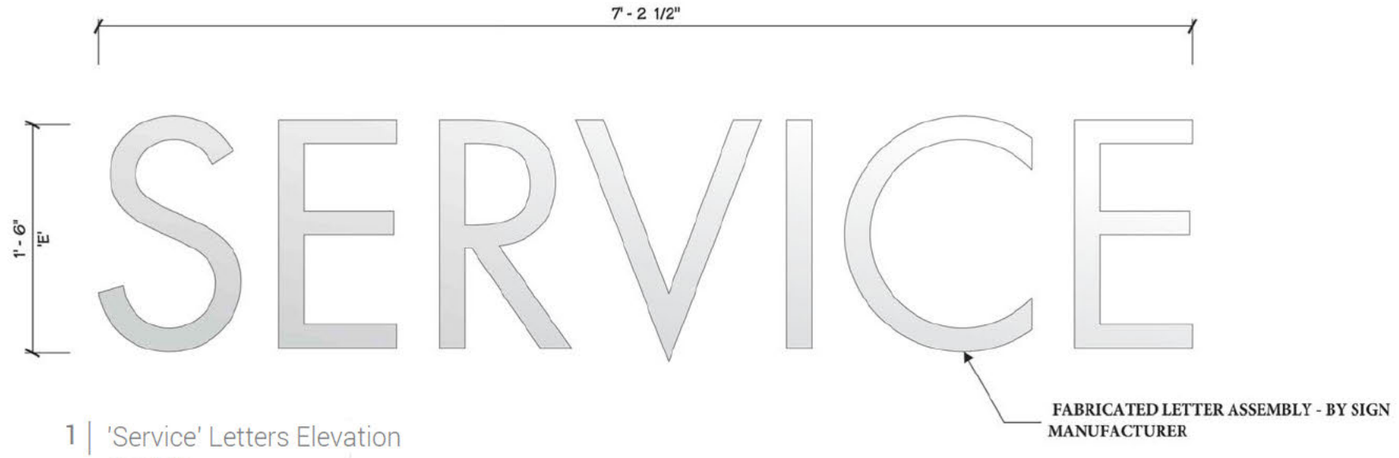
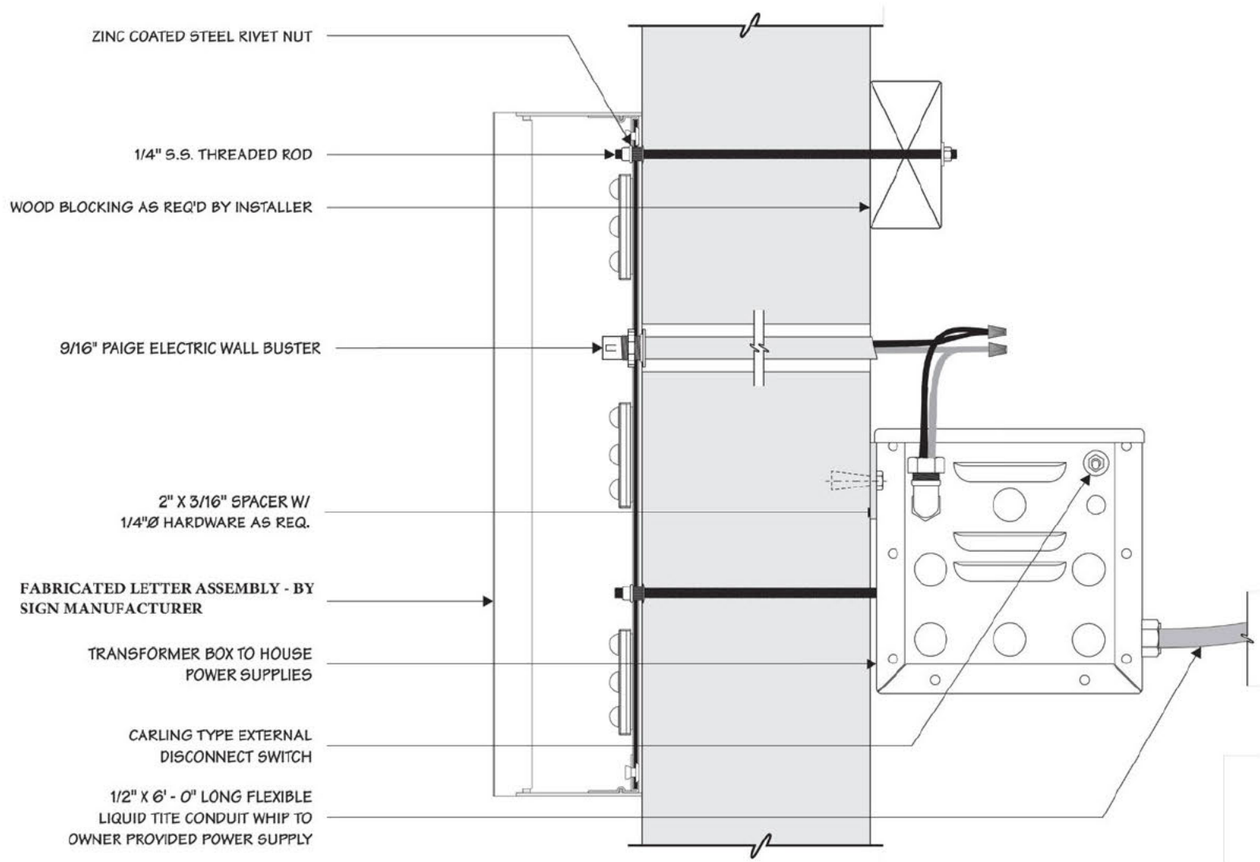
'Service' Letters Details - Hanging

G102a



1 | 'Service' Letters Elevation
1" = 1'-0"

2 | Side Elevation
1" = 1'-0"



3 | 'Service' Letters Section
1/4" = 1'-0"

Lincoln Vitrine Prototype

Issue
Prototype

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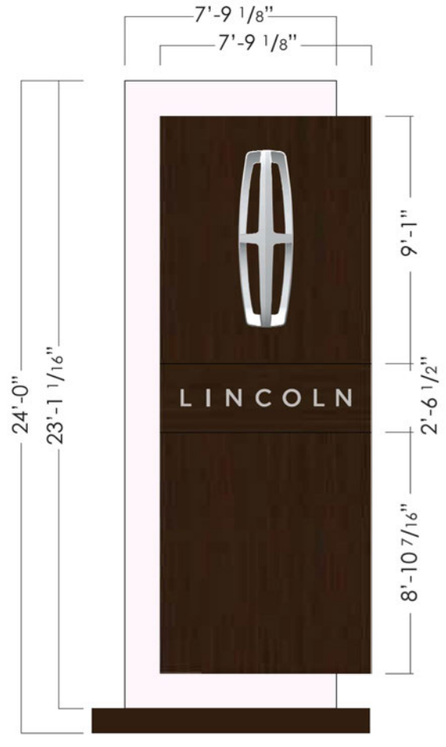
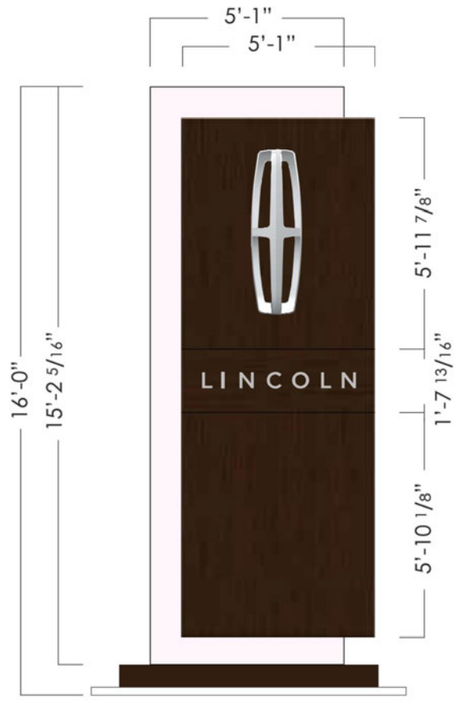
'Service' Letters Details - Wall Mounted

G102b

1 | 30'-0' Pylon
3/16" = 1'-0"



2 | 24'-0' Pylon
3/16" = 1'-0"



3 | 16'-0" Pylon
3/16" = 1'-0"

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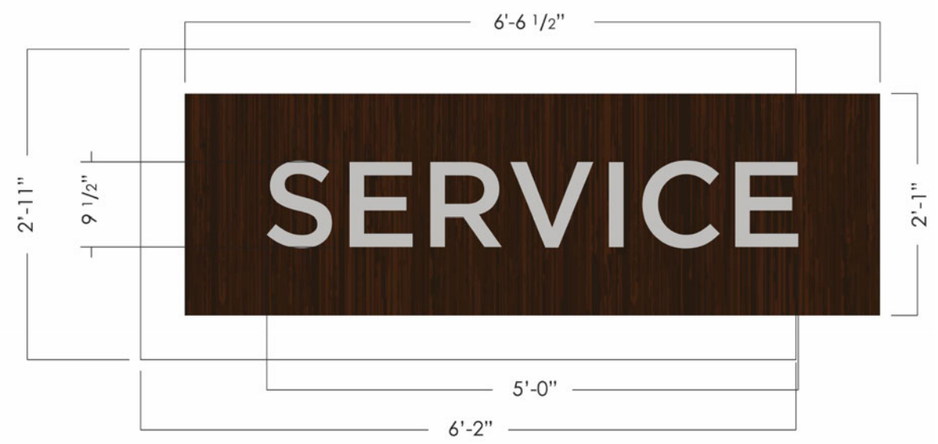
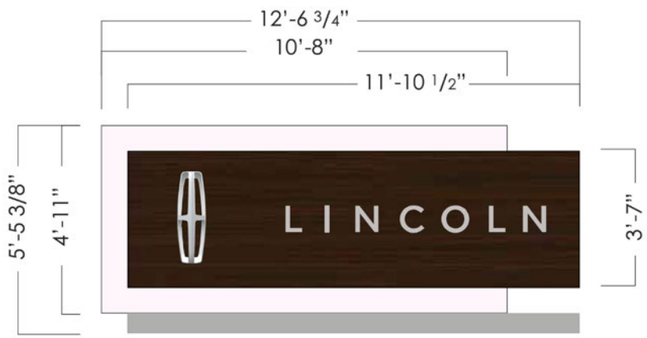
Lincoln Brand Signs

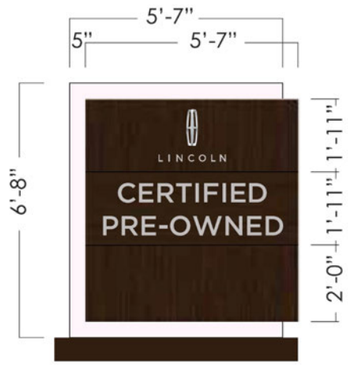
G105



5 | Service Monument
3/4" = 1'-0"



1 | Horizontal Monument
1/4" = 1'-0"



2 | CPO Monument
1/4" = 1'-0"

3 | Directional
1/2" = 1'-0"

4 | CPO Pylon
1/4" = 1'-0"

Lincoln Vitrine Prototype

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Prototype

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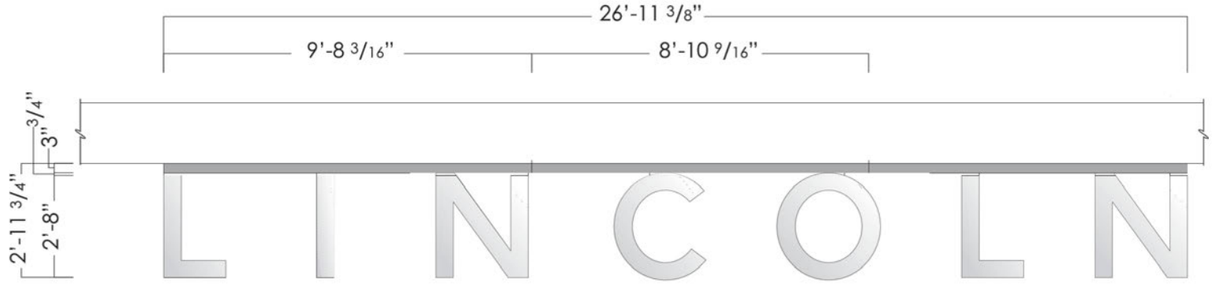
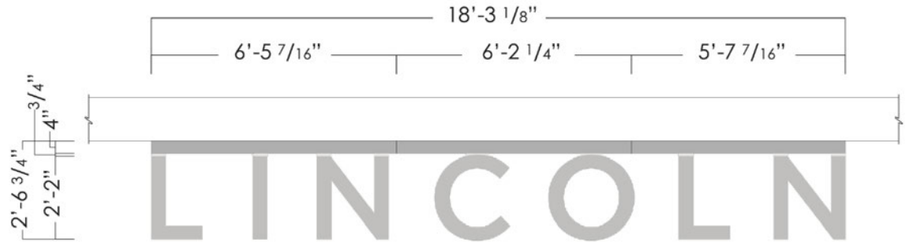
Lincoln Support Signs

G106



5 | 32" Lincoln Letters
1/4" = 1'-0"

3 | 19" Lincoln Letters
1/2" = 1'-0"



4 | 12" Dealer Name Letters
1/2" = 1'-0"

1 | 10" Dealer Name Letters
1/2" = 1'-0"

2 | 12" Dealer Name Letters
1/2" = 1'-0"

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'Lincoln' and 'Service' Letters

G107