

RESOLUTION NUMBER 13-71

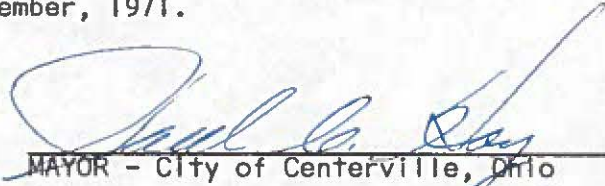
WHEREAS, The City of Centerville participated in the funding of the preparation of a comprehensive plan for the City; and

WHEREAS, the comprehensive plan entitled "Comprehensive Development Plan for The City of Centerville" was prepared by the firm of Parkins, Rogers & Associates, Inc., of Columbus, Ohio, and the plan was presented at a public hearing held by The Centerville Planning Commission on October 26, 1971; and


WHEREAS, the Council wishes to adopt the plan with several minor modifications:

RESOLVED, that the Council hereby adopts as the Master Plan for the City, the plan entitled "Comprehensive Development Plan For The City of Centerville" as modified, and as attached hereto and marked "Exhibit A".

PASSED this 6th day of December, 1971.


MAYOR - City of Centerville, Ohio

ATTEST:


Clerk of the Council of the City of Centerville, Ohio

C E R T I F I C A T E

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of a Resolution passed by the Council of the City of Centerville, Ohio, on the 6th day of December, 1971.


Clerk

ADDENDUM to COMPREHENSIVE DEVELOPMENT
PLAN, CENTERVILLE-WASHINGTON TOWNSHIP, OHIO

The following revisions to the Comprehensive Development Plan were prepared jointly by the Centerville Planning Commission and the Washington Township Zoning Commission.

LAND USE PLAN

The three single-family residential categories depicted in Map I have been combined into a single planning category as shown on Map Ia. It would continue to constitute 50.6 percent of the planning area as outlined in Table I. The multi-family residential category would remain as 2.5 percent of the planning area, although acreage shown near the intersection of Bigger Road and Whipp Road, and south of the Activities Center were removed. General Business at the north-east corner of McEwen Road and State Route 725 was added to reflect changes since publication of the original plan in August 1969.

TRAFFIC AND TRANSPORTATION PLAN

Revisions as depicted on Map 2a reflect the latest information from the Montgomery County Engineer and the Transportation Coordinating Committee. Aside from the two existing state routes, the only Major Thoroughfare proposed is Social Row Road west of State Route 48, and its extension to and including Austin Road.

Minor Thoroughfares and Collector Roads are shown in accordance with their right-of-way standards as depicted in the "Background for Planning" report on page 101. Construction may not always be possible because of existing conditions, funding and scheduling restrictions, connection with roadways outside of the planning area, and traffic conditions. Roadway construction should be time-phased to traffic and funding conditions.

Proposed minor thoroughfares include Rahn Road, Whipp Road, Mad River Road, Marshall Road north of Whipp, Bigger Road north of SR725, Wilmington Pike, Alexandersville-Bellbrook Road west of SR48, Clio Road and its extension to Wilmington Pike, McEwen Road, Yankee Road, Washington Church Road, Centerville Station Road east of SR48, Spring Valley Road and its extension to Swamp Road, Sheehan Road and its extension to Clio Road, Nutt Road, Social Row Road east of SR48, and Paragon Road and its extension to SR725.

Proposed collector roads include Marshall Road and its extension south of Whipp, Rooks Road and its extension to Clio Road Extension, Bigger Road south of SR725 and its extension to Clio Road, Atchison Road and its extension to Social Row Road, Gebhart Road and its

extension to Sheehan Extension, Normandy Lane relocation and extension to Sheehan Road, extension of Nutt Road west of SR48, extension of McEwen Road to Nutt Road Extension, and a road between McEwen Road and Normandy Lane south of IR675.

COMMUNITY FACILITIES PLAN

The Centerville School District indicated that Map 3 should be revised to move the proposed high school indicated as adjoining the Hadley E. Watts Middle School to the Community Park site on the Miller farm west of the existing high school facility. No changes were made in regard to the parks.

COMPREHENSIVE DEVELOPMENT PLAN

The Comprehensive Development Plan depicted in Map 4 should be revised in accordance with the proposed changes to the Land Use Plan, the Traffic and Transportation Plan, and the Community Facilities Plan.