



Tipp City, Ohio Comprehensive Plan 2016



See amendment(s) attached at the end of this document.





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INTRODUCTION

Imagine Tipp City is the City of Tipp City's comprehensive planning effort that began in late 2015 and was established to develop a guide for the future development, redevelopment, and reinvestment of the City. The purpose of the plan is to serve as a long-term planning tool that identifies the City's policies and strategies related to the physical, economic, and social development of Tipp City. This plan is driven by input from residents, property owners, and business owners who had multiple opportunities to identify issues and suggest opportunities for the future that truly required the participants to imagine what Tipp City should be in 10 to 20 years.

The intent of this document is to provide guidance on future decisions such as capital improvements, investment and reinvestment opportunities, zoning changes, and the general operations of the City. It is designed to provide a vision for the future that will transcend any changes in leadership while remaining flexible enough to allow the City to address any unforeseen major events that could result in significant changes in the City's budget, staffing resources, or demographics of the community.

The Planning Process

This comprehensive plan is an update to the 2003 comprehensive plan developed by the Miami Valley Regional Planning Commission. The 2003 plan looked at both Tipp City, as well as all of Monroe Township, as a study area with a focus on land use and development opportunities. While the City has gone through changes in the last 13 years, including a major economic recession, the overall vision and goals of the community have changed little. In 2003, the focus of the plan was around ten statements identified in the sidebar. All ten of these vision statements carried through into this plan in one form or another, either as a continued guiding principle or integrated into the specific recommendations of this plan.

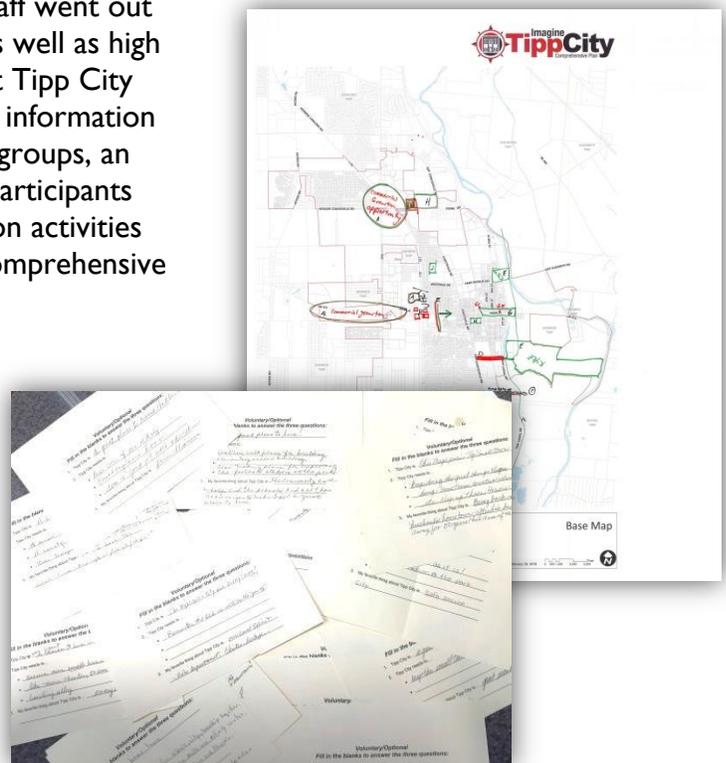
It was important that this plan update include an extensive amount of public outreach but the City wanted to go beyond traditional public meetings to ensure that everyone had an opportunity to provide their say into the future of Tipp City. In late 2015, the City and consultants facilitated planning activities at both the annual Yuletide Winter’s Gathering and the Chamber of Commerce’s Winter Gala. City staff went out into the community to meet with senior citizens as well as high school students to talk about what they love about Tipp City and what they would like to see in the future. This information was supplemented by interviews with stakeholder groups, an online survey, and several public meetings where participants engaged in hands-on mapping and issue identification activities that ultimately led to the major elements of this comprehensive plan.

The final component of the process was the Comprehensive Plan Steering Committee that has been a part of this process from its inception. The committee helped by providing direct feedback on specific language in the plan as well as serving as champions of the process and encouraging their fellow citizens to be involved in the Imagine Tipp City planning process.

2003 Vision

The following are the ten key statements to the 2003 Tipp City Comprehensive Plan’s Vision:

1. **Small Town Character and Community Identity**
2. **Economic Development**
3. **Downtown Tipp City**
4. **Neighborhoods**
5. **Housing**
6. **Parks, Recreation, and Open Space**
7. **Water and Sewer Services**
8. **The Arts, Entertainment, Sports, and Culture**
9. **Dining Opportunities**
10. **Inter-Governmental Cooperation/Regionalism**



Acknowledgements

The City of Tipp City wishes to acknowledge all of the residents and stakeholders who participated in this planning process. It was their contributions that helped guide the direction of this plan. The City would also like to thank the members of the steering committee who dedicated numerous hours and evenings to the effort.

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COMMUNITY PROFILE

Tipp City's population, housing, economy, and public facilities have evolved over time and the impact those trends have on the future depends on the actions of the community. The analyses within this chapter help answer questions such as the following, which in turn provided the basis for making decisions during the development of the comprehensive plan.

- How have the City and region changed in the past?
- What are some of the current trends in the City, county, region, and across the nation, that might affect Tipp City's future?
- How might things change in the future if these trends continue unaltered?
- Are Tipp City residents content with where these trends have led?



The purpose of this section is to provide a foundation of knowledge that helped assist the City in finalizing the recommendations and strategies identified in this comprehensive plan. These analyses also allow the City to tailor planning tools that will guide any investment toward the community's vision.

Existing Land Use

In order to consider how Tipp City should grow and develop in the future, it is essential to understand the makeup of current development. Map I illustrates how land within the existing corporate boundaries of Tipp City is currently used based on information from the Miami County Auditor, the Miami Valley Regional Planning Commission, and City staff. This analysis shows that Tipp City has a fairly broad mixture of land uses that separates it from other communities that are either bedroom communities of almost all residential land uses, or business centers with a heavy emphasis on commercial and industrial uses but no significant population numbers. This mixture provides for more opportunities for people to live, work, and shop in the same community. The institutional land use category is a large percentage of the City because of the existence of a number of large parks, City owned properties, schools, and large institutional uses such as churches. It is important to note that almost a third of land in the City is currently classified as vacant (undeveloped and/or not farmed at the time of the analysis) or agricultural land. For the purposes of this plan, those lands within the City are considered to have some potential for future development whether that be for residential, commercial, industrial, or institutional uses.

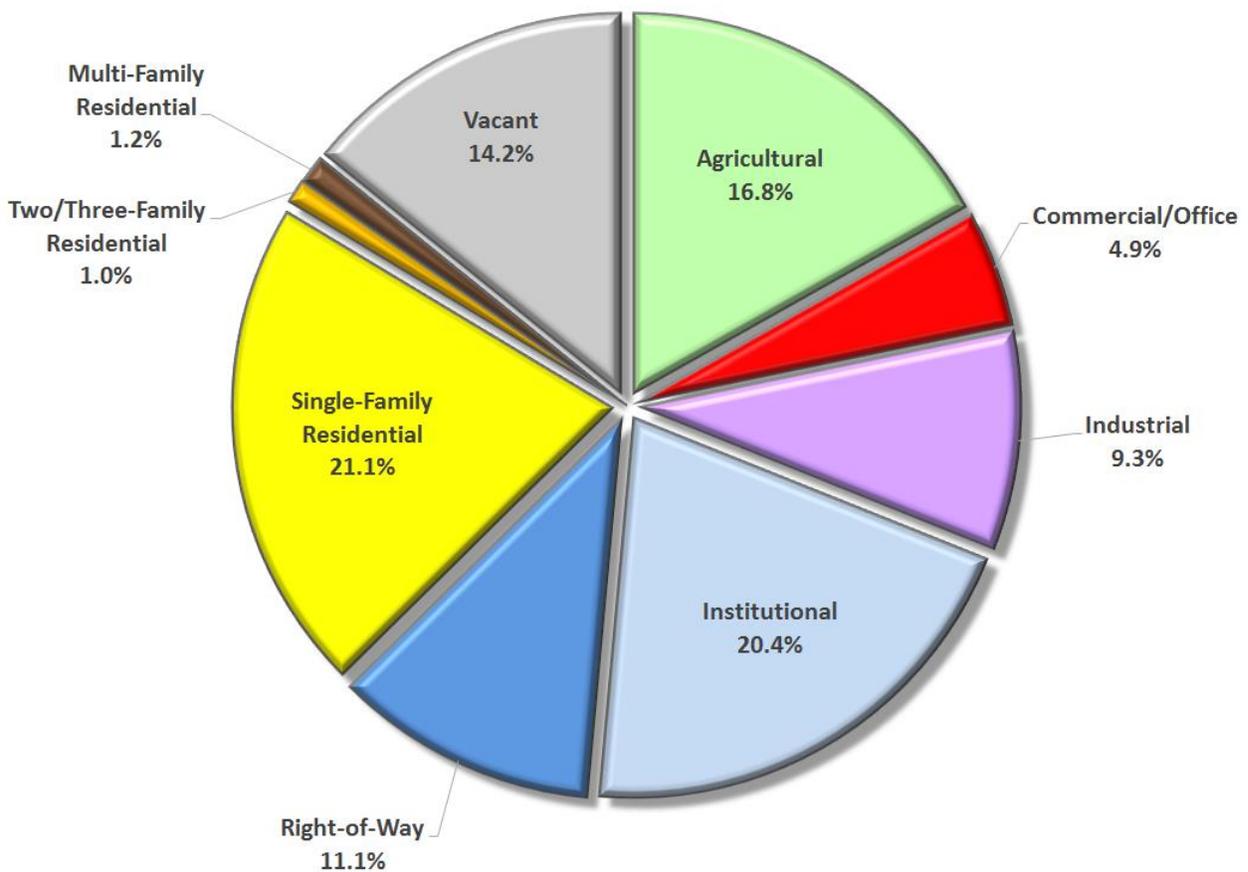
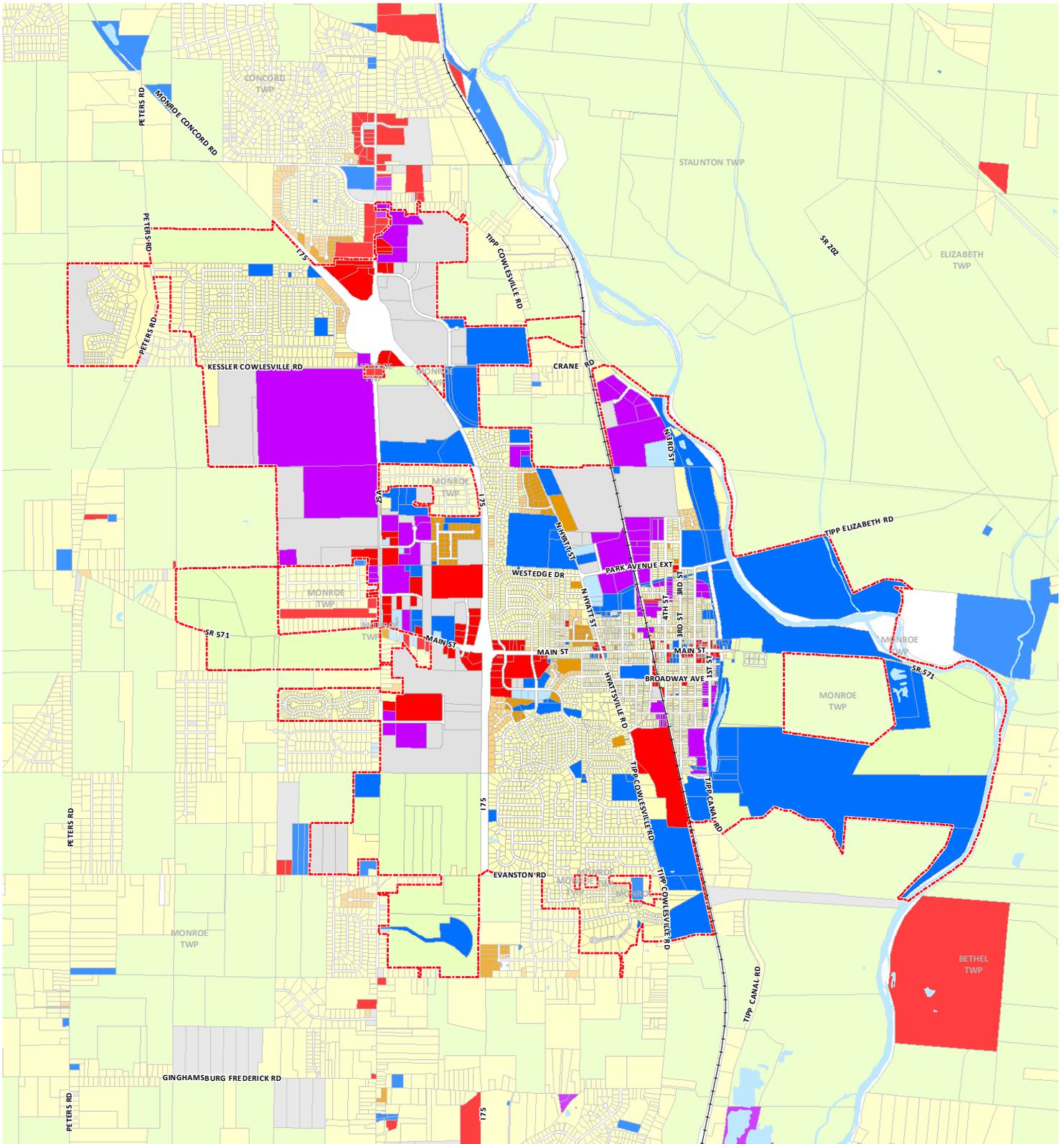


Figure A: Existing Land Use Ratios



Map 1: Existing Land Use

Legend	
Existing Land Use	Tipp City Corporate Boundary
Agricultural	Multi-Family Residential
Vacant	Office
Single Family Residential	Commercial
Two/Three Family Residential	Industrial
	Institutional

Data Source: Tipp City, Miami Valley Regional Planning Commission



Population and Households

Table I illustrates the historical population numbers for Tipp City, Monroe Township, and Miami County, along with the average annual rate of change in those populations. While the entire County, as well as the overall region, has been growing, the rates of growth have slowed considerably since 2000. Some of this can be attributed to the housing crisis in the late 2000s but for Tipp City, the fast growth prior to 2000 was the result of annexation of large areas of land and rapid residential development in the expanded boundaries. After 2000, many of the large tracts of residentially zoned land had already been developed, and much of the growth was development of homes on previously platted lots.

Table I: Historical Population Growth			
	Tipp City	Monroe Township	Miami County
1980	5,595	11,469	90,381
1990	6,483	12,690	93,182
1980-1990 Annual Change	1.5%	1.0%	0.3%
2000	9,221	15,339	98,868
1990-2000 Annual Change	3.6%	1.9%	0.6%
2010	9,689	15,553	102,506
2000-2010 Annual Change	0.5%	0.1%	0.4%
2014 Estimate	9,778	15,684	103,145
2010-2014 Annual Change	0.2%	0.4%	0.4%
Annual Change = Compounded average annual growth rate Data Source: U.S. Census			

The 2003 comprehensive plan included similar background on historic population trends as well as possible population projections to give readers an understanding of the potential for growth in the City. The three different population projects from the 2003 plan show a population estimate of over 10,000 people by 2015. Those projections were based on both a continuation of the historical growth trends as well as a consideration of the ratio of population in the City as a part of Miami County. Given that the growth rate in Tipp City has slowed considerably in the last 15 years and the limited amount of land available for future residential development, it is not likely that the City



will grow at the rates it did prior to 2000. As an alternative, this update focused on evaluating what Tipp City could potentially look like, from a population standpoint, if the City continued to grow at three different annual growth rates with the highest rate of three percent per year, which was last seen during the 1990s when the City was in an expansion mode. The reality is the City will likely continue to see around one percent or less annual growth rate in the next 15-20 years unless there are major infrastructure investments to expand the City’s boundaries. As such, it is unlikely the City will see more than 11,500 people by the year 2030. Given the land use plan recommendations in this plan, all of this growth can be accommodated within the current municipal boundaries or through small annexations of easily serviced areas.

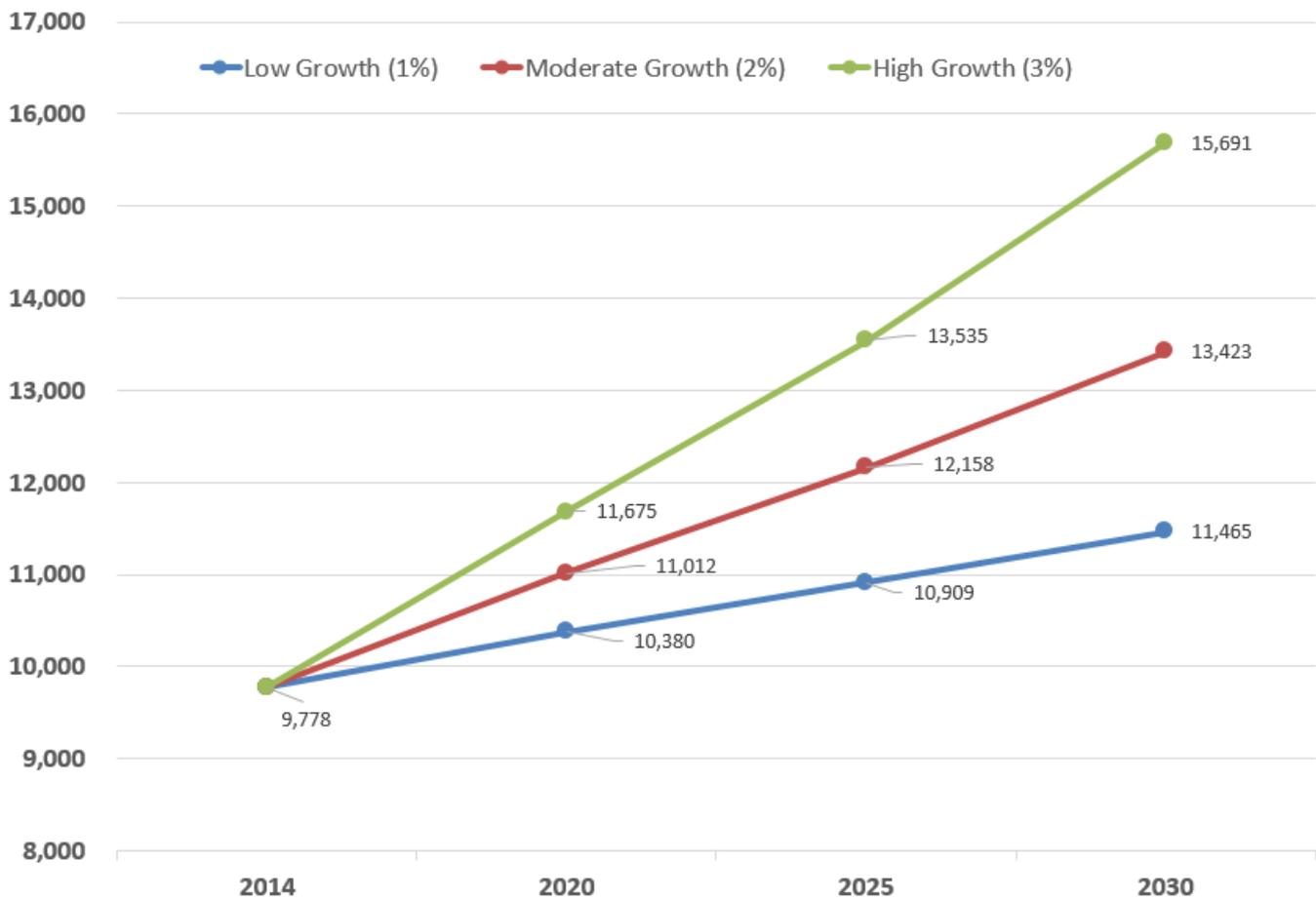


Figure B: 2030 Population Projections

Age of Population

It would be no surprise to find that a large portion of Tipp City’s population is under the age of 20 as many people have noted through the process that Tipp City has one of the best school systems in the region and was a major factor for moving their family to the City. However, Figure C shows that the percentage of the population between 20 and 34 is significantly less than that of Miami County and the Dayton Metropolitan area. Again, it was clear from the public outreach efforts that once children graduate from high school in Tipp City, they largely move away to either go to school or get a job elsewhere, potentially to return when they themselves have children. These numbers do not necessarily reflect poorly on Tipp City but it shows that it is a community of the very young or of families and older adults. In fact, Tipp City has the oldest median age of all three areas at 41.9 years whereas the median age for the entire Dayton Metro area is 39.4 years old.

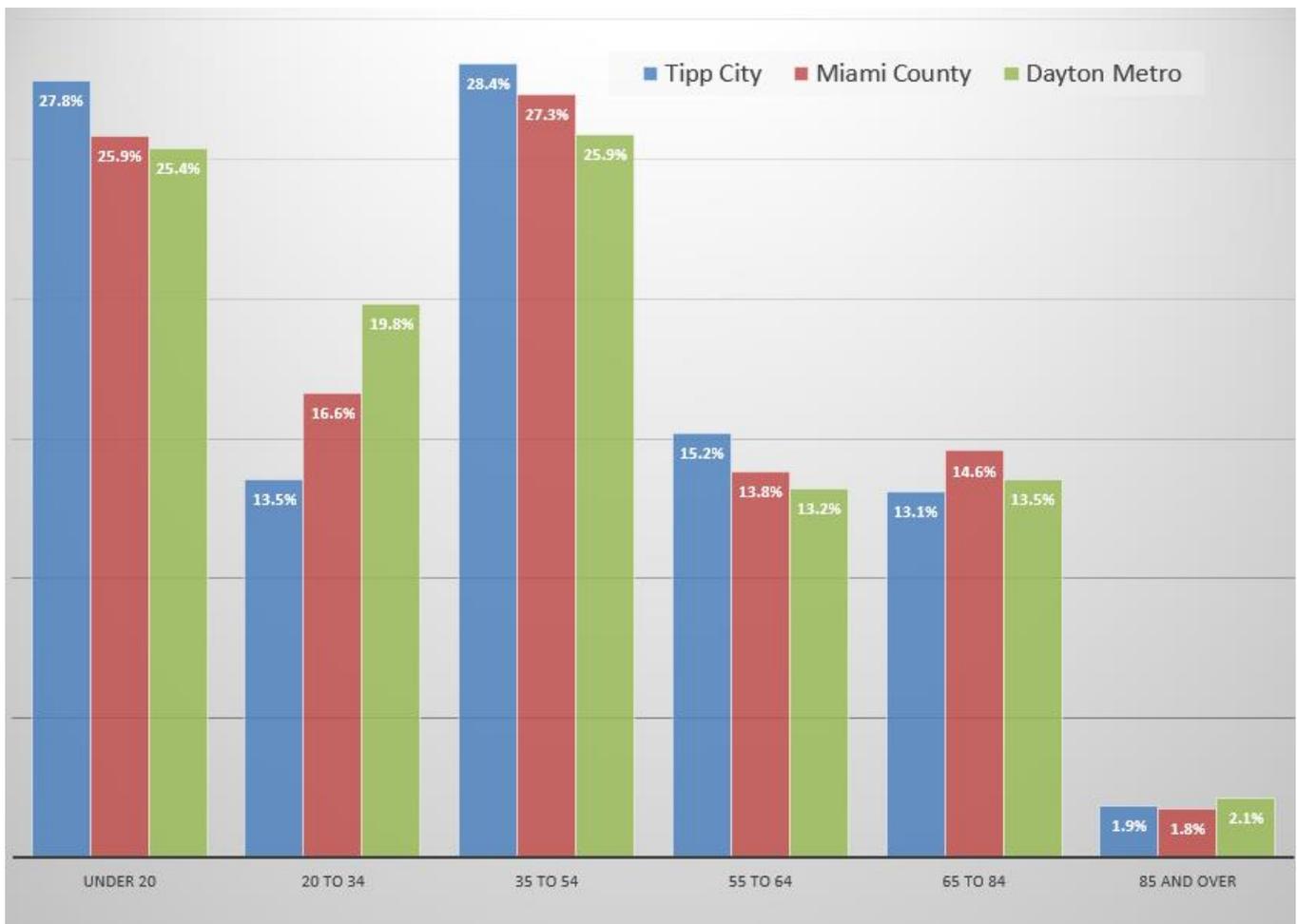


Figure C: Age of the Population. Source: 2014 American Community Survey

It is important to have an understanding of the age breakdown in a community because it impacts the types of housing and services that may be needed over the long term. For example, given that Tipp City tends to have an older population, there is likely going to be a need for more housing options that will be desirable to empty nesters or retirees who may not want the more traditional suburban house on a quarter acre lot. The need for that type of housing was identified as part of this process and is discussed in more depth as part of the guiding principles of Imagine Tipp City.

Housing

While the overall population growth in Tipp City continues to increase, albeit at a slower rate than before 2000, the housing growth has actually outpaced the population growth. In 2000, there were a total of 3,799 housing units within the City and that number increased to 4,137 by 2014. That is an increase of just under nine percent in 14 years while the population only grew by six percent. This same trend is seen in Miami County. This is not an irregular trend as many communities have seen housing growth outpace population growth or even an increase in housing units when the population is in decline. A major part of this trend is that the size of households is decreasing, so there are fewer people in each housing unit and unless there is a drastic decline in population, the number of housing units will continue to increase faster than the population. While the household size is on the decline nationally, this plan assumes that there will not be any significant changes in the household size in the near future and that housing will continue to grow in-line with or slightly faster than the population growth.

Of Tipp City's total housing, more than a third (35.8% of units) is renter-occupied as compared to all of Miami County where 29.5% of housing is renter-occupied. The percentage of rental units is somewhat high for a comparable suburban community but is also a trend that communities are experiencing across the nation because many younger residents are choosing to rent housing over ownership for a number of reasons including giving them more flexibility in where they live in the short term. Furthermore, the ratio of renter to owner-occupied housing has only grown slightly, from 33.9% in 2000. While a larger percentage of renter-occupied housing can be a concern for the community due to a potential lack in upkeep and an overall perception that rental units are not as valuable, the amount in Tipp City does not appear to coincide with any significant changes in other housing trends and, in fact, median housing value for owner-occupied units in the City has increased from \$129,400 in 2000 to \$159,600 in 2014. The median gross rent for renter-occupied units has also increased from \$524 in 2000 to \$800 in 2014.



Types and Age of Housing

In addition to understanding the general trends in the number of dwelling units, it is also important to have a better understanding of the characteristics of the housing stock as it can demonstrate a deficiency in a particular type of housing as well as identify where the City may start to see long-term maintenance issues.

In 2014, the American Community Survey (U.S. Census) estimates that over 80 percent of all housing units in Tipp City were single-family dwellings (See Figure D.). This ratio is somewhat higher than the larger metro area (74.8%) or within the City of Dayton (69.7%) but this is not an unexpected trend given that Tipp City has long been a suburb to Dayton. This ratio of single-family detached homes as part of the total housing stock is not expected to change significantly in the future given that it is a predominant trend across the County and region but there may be proposals for different types of single-family dwellings including smaller footprints and single-floor homes (e.g. patio homes or ranches) that can provide more options for older adults or for people who prefer to have smaller homes.

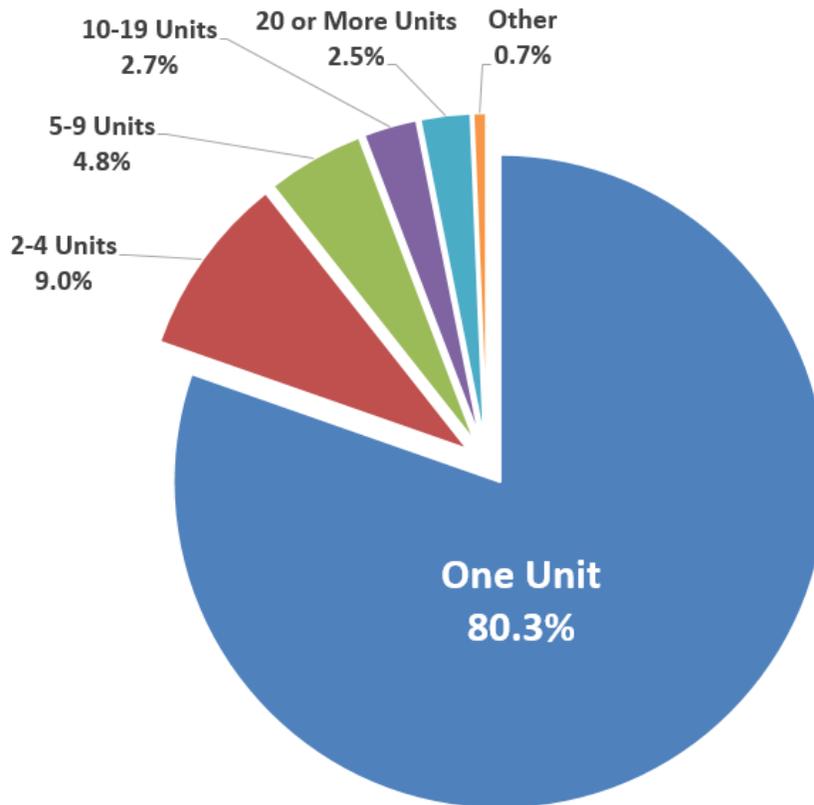


Figure D: Number of Housing Units within a Structure. The “other” category includes mobile home, boats, and recreational vehicles used for housing. Source: 2014 American Community Survey by the U.S. Census

As stated earlier in the discussion about population trends, Tipp City experienced a high level of growth in the 1990s. This is further illustrated when you evaluate the age of the City’s housing stock. Over a quarter of the City’s 4,137 housing units were built between 1990 and 1999. Only about ten percent of the total housing stock was built after 2000. The remainder of the housing was built fairly consistently across the earlier decades except for a small surge in housing construction in the 1970s. Another reason to consider the age of housing in a comprehensive plan is that as the housing stock ages, there tends to be an increase in issues related to property maintenance and housing conditions. Concerns about property maintenance is a growing sentiment of many residents who participated in this planning process. While well over a third of the housing stock is only about 30 years old, the condition of housing will continue to be a concern, especially given that there may be minimal new housing construction in the next few decades.

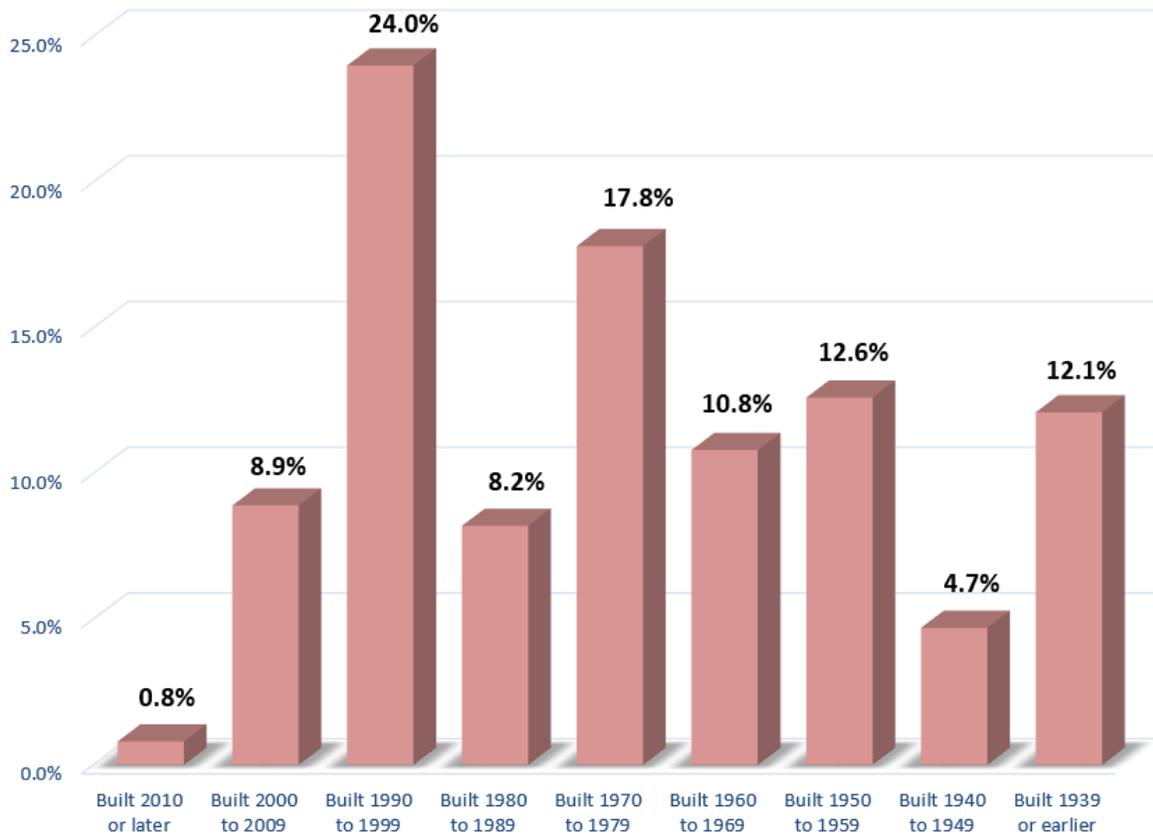


Figure E: Year that Housing Units were Built. Source: 2014 American Community Survey by the U.S. Census

The Economy

There is a significant amount of data and analysis of trends about the local economy that is readily available from a number of sources, including the state and the U.S. Census Department. The Ohio Department of Job and Family Services put together a 2018 Ohio Job Outlook report that evaluates job growth in 12 different regions of the State. Tipp City, as part of Miami County, is within the Southwest Central area of the State that is a nine county region surrounding Dayton. The report projects that the region will see a little less than 2.5% job growth by 2018, which is lower than the Columbus region as well as the Appalachian counties where much of the growth is focused around oil and gas mining. The report breaks that overall growth down by industry with some of the following as the most significant changes between 2008 and 2018:

- Manufacturing: **-18.5%**
- Retail trade: **-3.8%**
- Transportation and warehousing: **+7.7%**
- Information (e.g., telecommunications): **+7.0%**
- Finance and Insurance: **+6.1%**
- Professional and Business Services: **+10.6%**
- Education and Health Services: **+16.8%**
- Leisure and Hospitality: **+5.9%**
- Self-Employed, Private Household, and Unpaid Family Workers: **+2.5%**

All of these changes in jobs appears to be reflective of the occupations of Tipp City residents that is identified in Figure F. The table shows that there is a higher ratio of professionally, administratively, and technically employed residents in Tipp City than in the larger metropolitan area. However, while the job growth in the region seems to fit with the occupation of residents, other data shows that a vast majority of residents do not work in Tipp City. Out of all the workforce in Tipp City (workers who are 16 years old or older), 78.2% work outside of Tipp City so they have to commute. Of those same workers, only 50.9% work outside of Miami County, the majority of which are commuting south to Dayton. This type of information shows how broadening the tax base in the future may help encourage more residents to work in Tipp City. Alternatively, providing more housing options may also help market Tipp City to people who currently live outside of Tipp City but commute in for work.



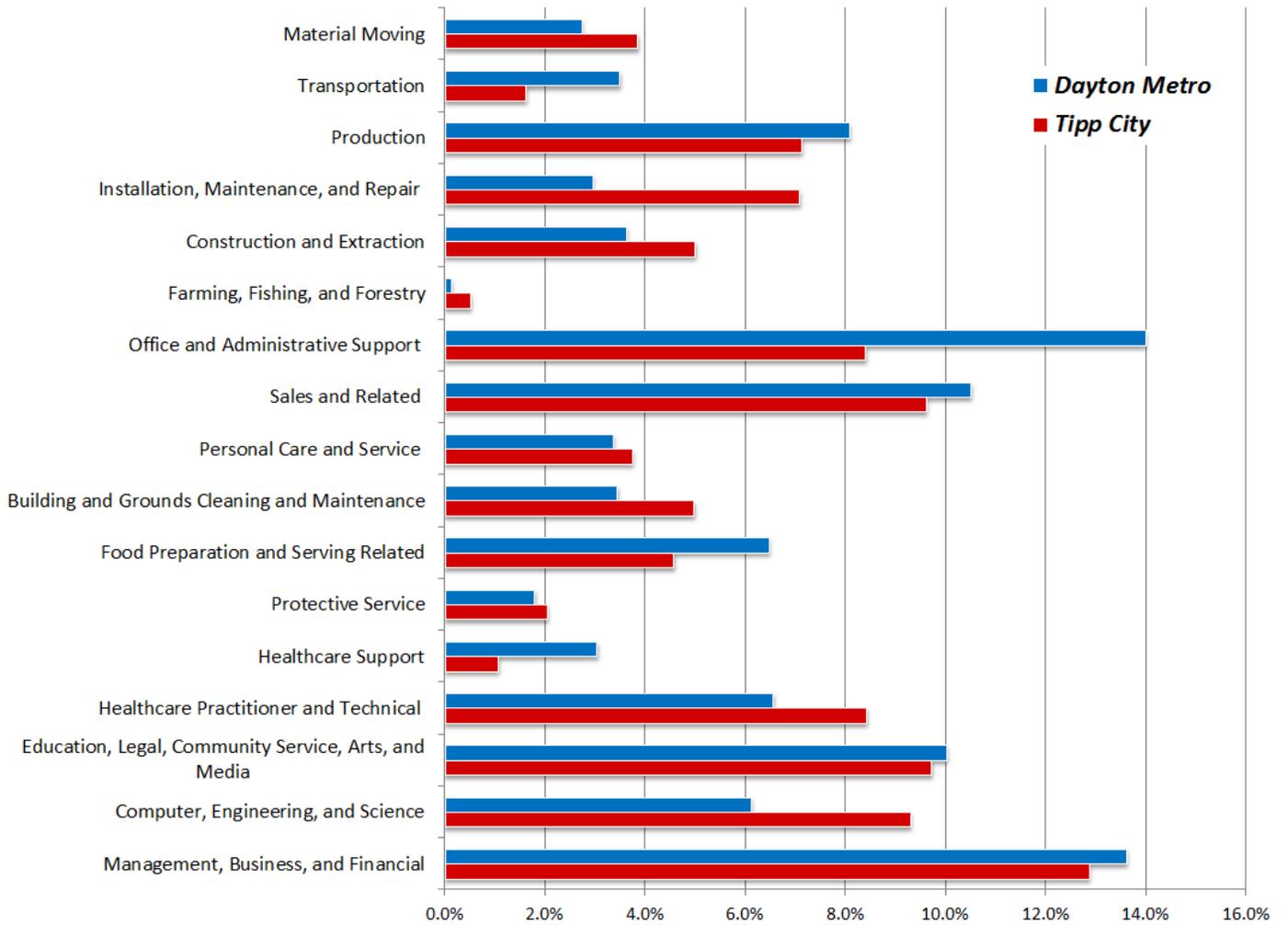


Figure F: Occupations of Residents. Source: 2014 American Community Survey



IMAGINE TIPP CITY

Imagine Tipp City is a comprehensive plan that is meant to serve as the planning framework for the community that documents the adopted policy on what is important to Tipp City residents, businesses, and property owners. It establishes policy for current and future decision-makers based on community-wide input that transcends any changes in City staff and leadership. For this comprehensive plan, staff and the consultants facilitated numerous forms of public engagement that led to the development of the following five guiding principles for the future of Tipp City:

- 1. Maintain Tipp City's Small Town Character*
- 2. Protect Neighborhoods and Activity Centers*
- 3. Ensure Housing Choice*
- 4. Broaden the Tax Base*
- 5. Ensure Adequate and Efficient Infrastructure*



The guiding principles are intended to be broad and aspirational in nature because they serve as the base vision statements by which all City actions and direction should be judged. On the following pages, each of these principles is further defined by sets of supporting statements that help refine the meaning of each guiding principle.

Maintain Tipp City's Small Town Character

An important part of a comprehensive plan is to build community consensus on what direction the City should take in the future. Maintaining Tipp City's small town character was by far the one principle that seemingly everyone could agree on as it was a consistent message identified as what residents loved about Tipp City as well as a key priority for the future. This theme is a continuation of a similar vision identified in the 2003 Comprehensive Plan. When evaluating the various public input gathered as part of this plan, the small town character is something that is not always tangible and is often tied to a number of related issues such as a desire to protect the historic downtown, encouragement of growth at a reasonable pace, enhancement of the quality of life, and ensuring that there are local spaces and events where the community can come together as a whole.

Supporting Statements

1. Protect downtown and the surrounding neighborhoods as the vibrant, historic core of Tipp City.
2. Continue to provide for major community events and gathering spaces that will encourage the interaction of citizens, an important aspect of the small town atmosphere.
3. Encourage balanced growth while making sure that the City does not grow beyond its ability to serve the community.
4. Develop and expand the community parks and recreational facilities so they may be used by all demographics in the City.

Survey Says!

When asked "what are the top three reasons you choose to live or work in Tipp City," the top three reasons identified by 275 participants were:

1. **Small Town Quality: 64.0%**
2. **Schools: 56.0%**
3. **Overall Quality of Life: 39.6%**



Protect Neighborhoods and Activity Centers

An analysis of the existing land uses in Tipp City shows a community with a mix of residential neighborhoods, commercial nodes, and industrial centers. Each of these areas plays a part in the future of the City but each also has its own issues that will need to be addressed over the long term. Protecting Tipp City’s neighborhoods and activity centers builds off of the small town character principle in that citizens take great pride in the community and want to make sure that its core components are stable and serve their intended purpose. The downtown core is obviously a cornerstone of the community and citizens want to see it maintained as a center of local business and community events. Residential neighborhoods are also important but there is growing concern that as homes and neighborhoods age, there will be a potential for increasing deterioration in buildings and properties that could take away from quality of life and neighborhood stability. In addition to that, there is a desire to make sure that there is room in the community for jobs and a broader mixture of commercial services that reduces the amount of times residents or business owners have to go to nearby cities for the goods and services they need. Maintaining stable neighborhoods and activity centers will ensure that residents continue to find a high quality of life within Tipp City.

Survey Says!

When asked to rank the importance of nine different planning priorities on a scale of 1 (not important at all) to 5 (extremely important), the top five priorities, with the average score, were:

- 1. Protect the historic downtown and other historic resources (4.10)**
- 2. Property maintenance (3.95)**
- 3. Park improvements (3.88)**
- 4. Landscaping/beautification of the City (3.77)**
- 5. Job creation/tax base (3.75)**

Supporting Statements

1. Continue to work on the citywide beautification efforts such as intersection enhancements, gateway treatments, and expansion of the streetscape through the historic core.
2. Consider implementing a basic property maintenance code within the City to help ensure the stability of neighborhoods and activity centers.
3. Maintain and enforce the recently updated historic preservation design standards and guidelines as a way of protecting the City’s major historic district and related resources.



Ensure Housing Choice

Housing was an ongoing discussion during the entire comprehensive planning process. While some residents felt the issues related more to property maintenance and encouraging quality neighborhoods similar to existing developments, others felt there is a growing need for more housing choices. The question about whether to provide for more housing choice is one that communities are asking across the United States, in large part, due to shifting demographics. People are living longer and that has pushed the demand for patio homes or small scale condominium options to accommodate empty nesters. At the same time, younger generations are moving back to the core area of cities, looking to live in the areas where they work, and increasingly choosing rental housing over purchase. While many residents feel that there is some level of housing choice available in the City, whether size, type, or cost, others have noted that the choices are still limited. For example, the value of homes available for purchase in the City are generally high, or the homes require significant investments due to age, all of which limits the ability of entry level or lower income workers to find housing options within the same city where they work. Ultimately, the guiding principle of ensuring housing choice will be accommodated through a variety of activities that will include encouraging some higher density housing, in targeted locations close to services, as well as promotion of new housing types that might be better marketed to older residents.

Supporting Statements

1. Establish design standards for residential uses that will enhance quality without impeding the market.
2. Consider more low-intensity attached housing options such as townhomes, attached patio homes, etc., provided they are well designed to fit in the community.
3. Target housing areas that would be appropriate for senior housing options in and around commercial areas, recreational facilities, and community services.



Survey Says!

Housing choice was an important issue in many conversations but the issues and concerns were mixed amongst residents. When asked “what are the top three things you like least about living in Tipp City,” the top three issues identified by 222 participants were:

1. **Shopping Variety: 58.6%**
2. **Lack of Recreational/Social Opportunities: 43.7%**
3. **Cost of Housing: 37.4%**

When asked to rank the nine top priorities identified through previous efforts on a scale of 1 (not important at all) to 5 (extremely important), a desire for more diversity in housing options ranked last with an average score of 2.84 that equated to “somewhat important.”

Broaden the Tax Base

A community’s tax base is always a hot topic in any planning effort. Taxes and fees are what generate the revenues for the City’s general governmental services, capital improvements, and finally the school system, which is a major reason for people to relocate to Tipp City. For Tipp City, the City’s income tax helps fund much of the services and improvements that are not otherwise funded by utility fees. The City also gets a small amount of revenue from property tax but the largest portion of the property taxes in any community, not just Tipp City, are the property taxes that go to the local school district. The school tax was a heated issue during the comprehensive planning discussions because the planning process was kicking off in the middle of a contentious election where a school levy was on the ballot. Tax issues, and particularly school taxes, become very heated when residents feel like they are burdened with taxes and this is why there is a desire to see more nonresidential uses in a community as they generate significant more property tax revenue without increasing student population. That being said, businesses can also feel like they are being burdened with taxes if there is no return on their investment in the community. It is this reason that it is vital to have a balance of uses in the community that can share in the creation of revenue that will be used in a way that benefits those uses through benefits such as improved schools, enhanced recreational facilities, upgraded infrastructure, or additional services not available in other communities.

Supporting Statements

1. Plan for and protect areas for nonresidential expansion to ensure continued growth of the tax base. Make sure that such areas are appropriately zoned for the desired uses.
2. Enhance the functionality of the industrial areas by ensuring adequate infrastructure capacity including wastewater treatment.
3. Continue the annual dialogue with businesses to maintain open communications and address any ongoing issues related to the overall business community in Tipp City.

City Taxes

- Tipp City has a 1.5% income tax that applies to all residents of the City that helps fund many of the services and improvement projects that are not related to utilities.
- The 2015 total property tax rate for residents of Tipp City, within the Tipp City School District, was 75.9 mills, which is applied to the assessed value of a property (35% of the market value). However, there are a number of programs that allow for the reduction of that tax whereby the effective tax rate for residential properties is 63.1 mills.
- Of the total property tax rate of 75.9 mills in Tipp City:
 - 59.6 mills goes to Tipp City Schools
 - 8.8 mills goes to Miami County
 - 5.3 mills goes to the vocational school
 - 2.3 mills goes to Monroe Township
 - 1.4 mills goes to Tipp City
 - 0.75 mills goes to the Tipp City Public Library
 - 0.4 mills goes to the health levy



Ensure Adequate and Efficient Infrastructure

This comprehensive planning effort incorporated a significant amount of public engagement but few if any residents identified infrastructure as a major issue. This is not unusual as most residents and/or even businesses don't consider the importance of our infrastructure system (e.g., roads, water, sewer, stormwater, trails, sidewalks, utilities, etc.) until a problem arises with the network. Tipp City has been fortunate in that much of the massive network is fairly new with some of the oldest infrastructure located in and around downtown. Furthermore, while residents and businesses may not always think about infrastructure, the City's staff and elected officials are well aware of the efforts it takes to keep things running smoothly and work to identify where future problems may arise. This is why the City maintains a thoroughfare plan and incorporates infrastructure improvement considerations into the annual Capital Improvements Plan (CIP). For this reason, the provision of an adequate and efficient infrastructure system will continue to be a guiding principle for the City's long-term planning efforts.

Survey Says!

During a live polling event at a public meeting in May 2016, participants were asked how supportive would they be of incorporating more sidewalks and/or bike trails. Nearly half of the attendees responded that they would strongly support such activities. When asked how supportive would they be with incorporating regional bus transit option within Tipp City, 84% stated that they would not support such expansion.

Supporting Statements

1. Continue to implement the adopted thoroughfare plan, and in particular the bike and pedestrian components as well as new roadway connections.
2. Focus infill and development efforts based on the three priority growth areas discussed in the Future Land Use Plan chapter.
3. Work on expanding bicycle and pedestrian connections across Interstate 75 to make the City more walkable and bicycle friendly.



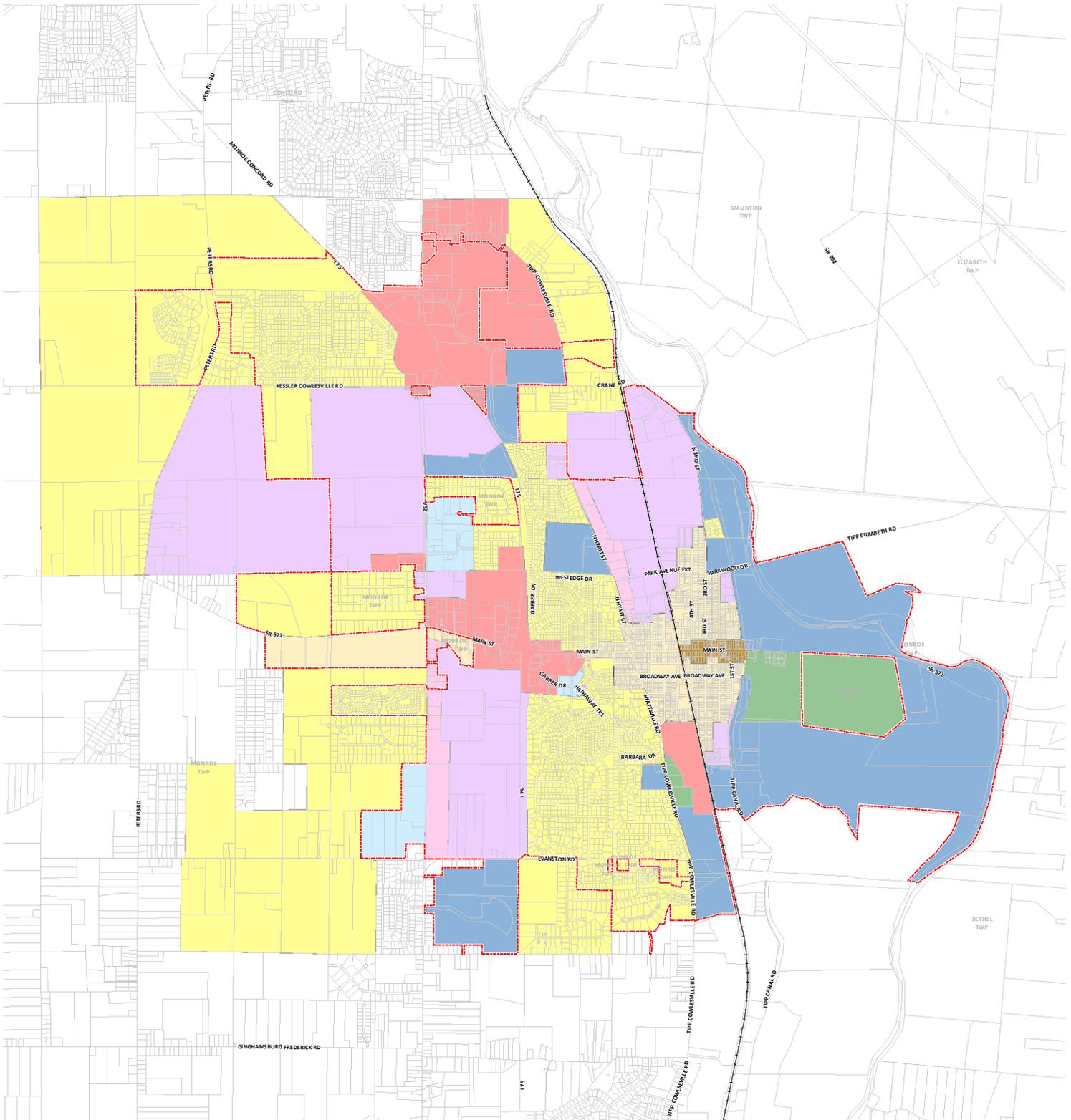


FUTURE LAND USE PLAN

The future land use plan (Maps 2 and 3) is intended to serve as a guide for continued development and redevelopment within Tipp City, including parts of the surrounding region should opportunities arise for municipal expansion. It is a long-term development vision for the community that depicts the City's desired land use pattern over the next 15 to 20 years. It was developed after extensive public outreach, held throughout the planning process, including meetings with the public, stakeholder groups, the Comprehensive Plan Steering Committee, City Council, Planning Board, and staff.

The future land use plan is a combination of two maps with Map 2 identifying the desired land use categories for various areas within the study area and Map 3 identifying priority growth areas that are described in more detailed later in this section. These maps are not a zoning map nor does the adoption of this plan legally regulate how land can be used. Instead, the future land use plan is intended to be used in combination with the guiding principles and other recommendations in this document as a decision- making tool for City officials when contemplating new projects, capital improvements, investments in the community, and the use of implementation tools available to the City now or in the future.





Legend

 Institutional Node	 Tippet City Corporate Boundary
 Conservation	 Commercial Node
 Suburban Neighborhood	 Office Node
 Mixed Use Neighborhood	 Business Park
 Historic Downtown	 Industrial Node

Map 2: Future Land Use



Future Land Uses

The following is a description of the future land use categories identified in the future land use plan map. These categories are not intended to allow for only a single type of land use but rather focuses on the overall character and makeup of neighborhoods and activity centers in Tipp City and in many cases, may include multiple primary land uses that would be appropriate within the designated categories. Additionally, there are secondary land uses within each category that may also be appropriate with proper care given to location, site layout, traffic access, and compatibility with adjacent development. These secondary land uses provide needed and/or desired services and activities to the primary land uses.

Conservation District

The conservation district areas protect undeveloped land located outside the present limits of urban services or are areas that require additional protection due to being located in flood hazard areas. The primary land uses in conservation districts are parks, open space, agricultural uses, or large lot detached residential dwellings that have a minimum 10 acre lot size. In all cases, development must comply with floodplain regulations.

Suburban Neighborhood

Suburban neighborhoods will continue to be the dominant land use type in Tipp City, supporting multiple generations with residential products ranging from detached single-family residential homes to patio homes and some low-intensity attached housing options such as townhomes. The primary future land uses in these areas include single-family homes in both detached and attached designs similar to many of Tipp City's newer residential developments. Secondary land uses that may be appropriate in this category are civic, institutional, parks, and recreational uses.



Mixed-Use Neighborhood

Mixed-use neighborhoods will offer Tipp City residents the ability to live, shop, work and play, all within their own neighborhood. These neighborhoods reflect the more compact development style found in the original neighborhoods of Tipp City and offer a mix of housing types and residential densities. Primary land uses in these areas should include a range of small lot single-family detached units to multi-family dwellings within walking distance of the goods and services required for daily living. Secondary land uses that may be appropriate in this category are civic, institutional, parks, and recreational uses.



Historic Downtown

Tipp City’s Historic Downtown will serve as the local and regional destination for shopping, entertainment, and community activities. It will serve as a mixed-use, urban center of historic character and charm and provide a civic component where the community can “come together”. Buildings will typically be two or more stories with infill development respecting the architectural character and feel of existing development through compliance with the City’s historic preservation guidelines and standards. Mixed uses will integrate residential units or office uses over storefronts that face onto a strong network of walkable streets is essential.



Commercial Node

Tipp City’s commercial nodes are characterized by single- or multi-tenant commercial centers located at major intersections and along major thoroughfares in the City. They are typically adjacent to Suburban Neighborhoods and provide for the everyday goods and services needed by the residents in these neighborhoods, or at a larger scale, for the region. While these centers are typically automobile-oriented, there is expected to be a focus on providing more walkable or bikeable connections to/from the surrounding neighborhoods.



Office Node

Tipp City’s office nodes are areas where the focus of land uses should be on non-retail activity centered on corporate, medical, administrative, legal, or professional space in either small office space settings or in the form of mid-size or larger office buildings. These uses will serve as a transitional use between residential areas and more intense uses, as well as provide space to broaden the community’s tax base for job intense uses.



Business Park

Business parks will provide a major employment base for Tipp City and the surrounding region including increasing the opportunities to provide a higher level of in-town employment options for City residents. Typical uses will include professional offices and limited retail and restaurant uses to support a range of professional activities in a campus or park like setting.



Industrial Node

Industrial areas and industrial parks will provide employment-oriented land use types in Tipp City with a focus on non-retail oriented jobs. These developments should focus on light industrial uses, including clean manufacturing centers, technology/data centers, distribution centers, supporting offices, research facilities, and other similar uses. Buffering and good site design will be necessary to accommodate heavier truck traffic and minimization of impacts on any adjacent neighborhoods.



Institutional Node

Institutional nodes are future areas that are intended to solely provide for a governmental, recreational, public or semi-public purpose, or related service. This land use type should be reserved for large complexes serving the City or region as smaller, public, semi-public and governmental uses should be integrated into other land use categories for the areas they are intending to serve.

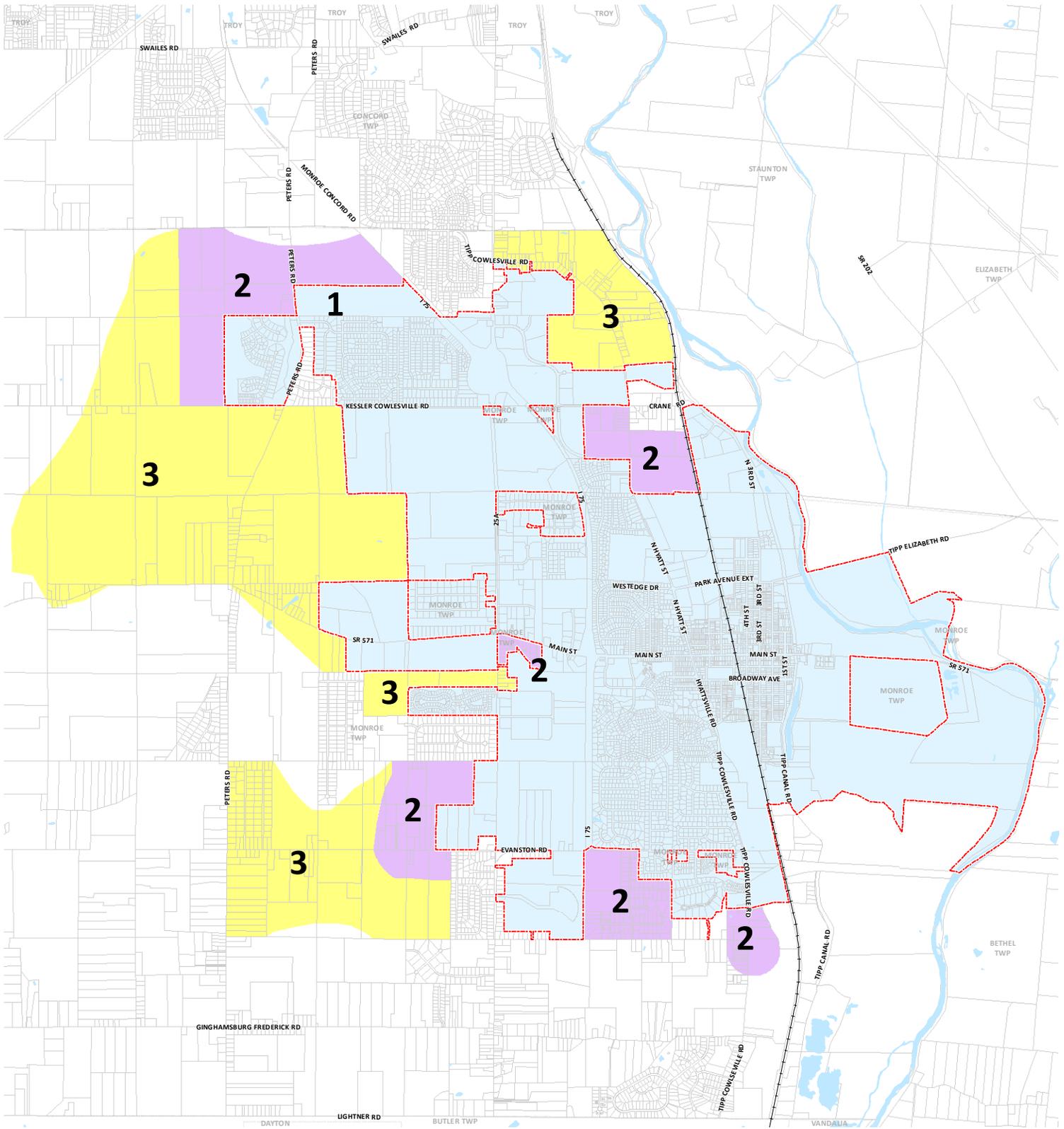


Priority Growth Areas

Like every community, Tipp City has limited resources and must often prioritize how to allocate its available staff time and funding to growth and reinvestment within the community. The City regularly updates its Capital Improvement Plan (CIP) for budgetary purposes that looks out over the next five years and is focused on specific capital needs such as road improvements, vehicles (purchase and maintenance), planning efforts, etc. Additionally, the City has strong requirements for roads and infrastructure to ensure that improvements are made in advance of their need rather than having to retrofit older infrastructure at a much higher cost. In order for all of these planning and budgeting efforts to be even more successful, it is necessary to understand where, from a planning and development standpoint, the City should focus its resources for growth. To accomplish this, the comprehensive plan identifies three distinct growth areas on the Priority Growth Areas Map to establish the areas of the City and surrounding unincorporated areas where Tipp City should focus its planning efforts. This is not intended to be an annexation plan but rather a method of evaluating growth options when opportunities arise.

- **Priority Growth Area 1:** The City's first priority must be to concentrate on ensuring the stability of neighborhoods and business activity areas within the current municipal boundaries and serving the existing citizens. In the short-term, the City should work to ensure that the existing infrastructure is adequate to accommodate the potential growth and expansion within this area.
- **Priority Growth Area 2:** When considering expansion of the City's current municipal boundaries, the areas within Priority Growth Area 2 offer the best options from the standpoint of opening up more land for nonresidential expansion, thus broadening the tax base, without requiring significant investments in the expansion of infrastructure.
- **Priority Growth Area 3:** These growth areas provide for long-term opportunities for growth but will require larger investments in infrastructure in the forms of both road, sewer, and water improvements. The boundaries of these areas are based on natural development constraints such as floodplains to the east, Dayton Airport environs to the south, topography to the west, and the City of Troy to the north.





Legend

Priority Growth Areas  Tipp City Corporate Boundary

 Priority Area 1

 Priority Area 2

 Priority Area 3

Map 3: Priority Growth Areas

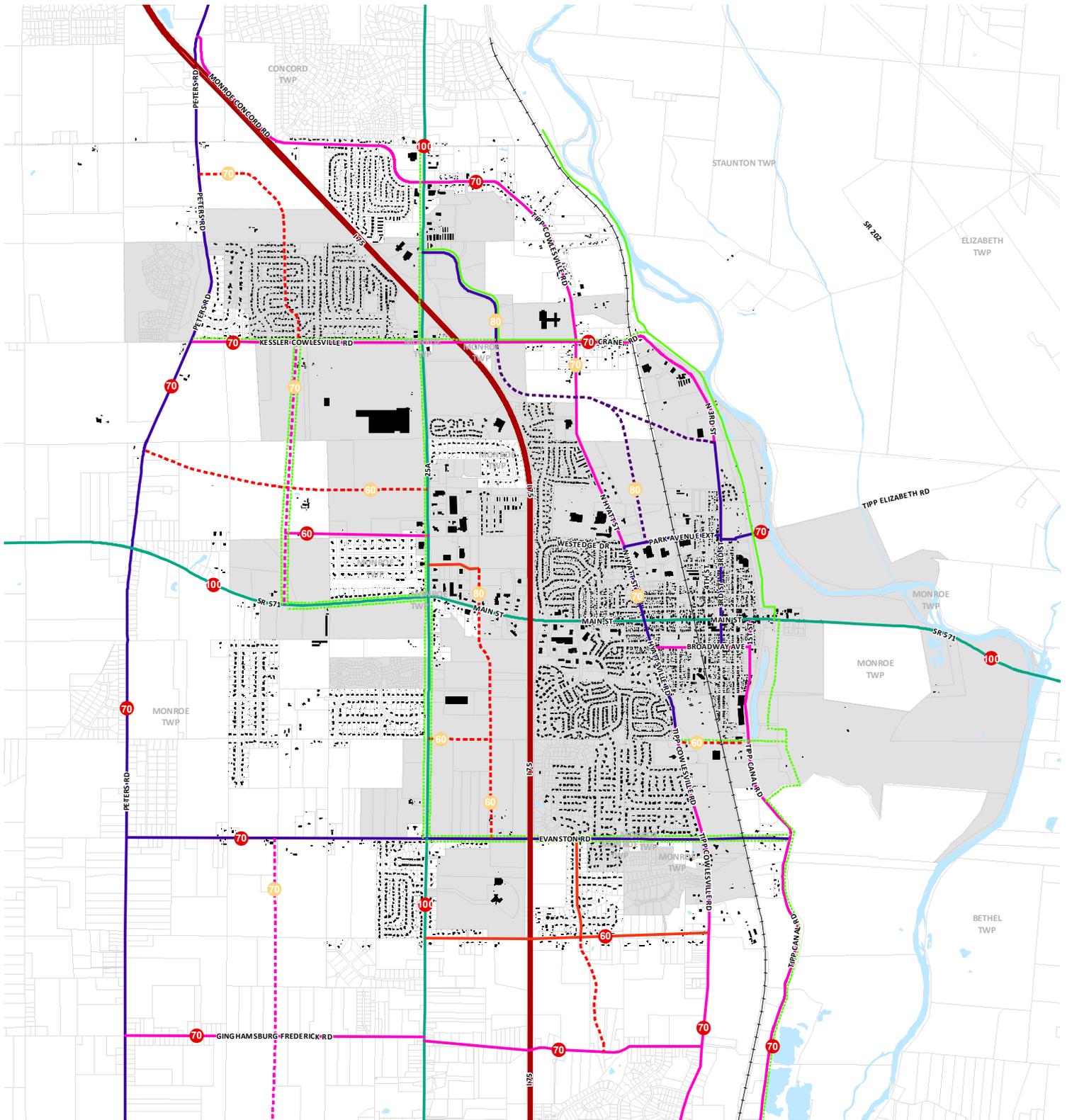




THOROUGHFARE PLAN

In 2006, the City of Tipp City adopted a thoroughfare plan that was developed by Poggemeyer Design Group. The thoroughfare plan, amended in 2015, looks at the street network within Tipp City and the surrounding area to identify the hierarchy of the street network and desired connections where there will be future development. This plan has been vital to the community because it ensures that the City requires appropriate street improvements and connections when there is new development or when the City or Miami County makes improvements to existing streets. This plan incorporates a reformatted version of the 2015 plan for reference as it was a key consideration when developing the future land use plan and priority growth areas. The plan consists of Map 4 (Thoroughfare Plan) and recommended cross-sections for each of the street types. All new subdivisions or major redevelopment projects should incorporate street improvements that comply with this adopted plan.

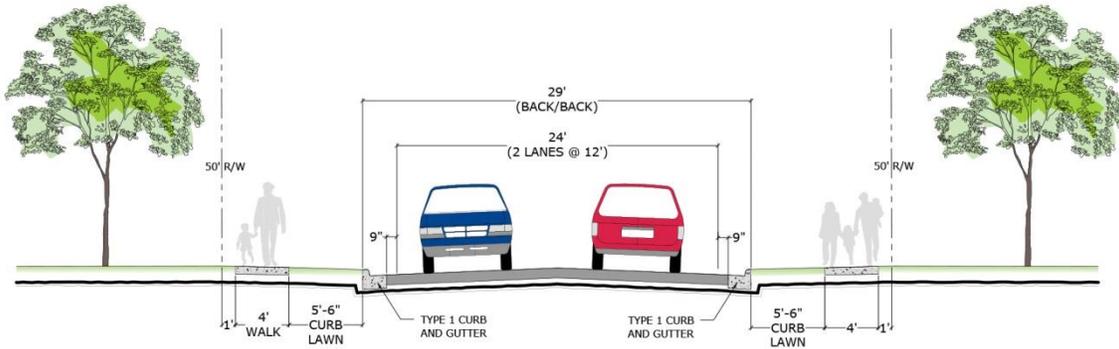




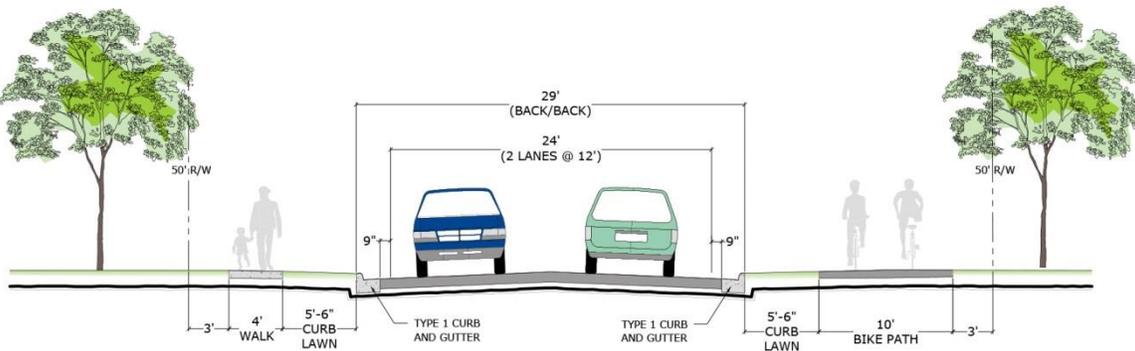
Legend			
Existing Roadways	Proposed Roadways	Proposed Right-of-Way Widths	Tipp City Corporate Boundary
Freeway	Minor Arterial - Proposed	Tipp City Thoroughfare Plan	
Principal Arterial	Major Collector - Proposed	Miami County Thoroughfare Plan	
Minor Arterial	Minor Collector - Proposed		
Major Collector	Bikeways		
Minor Collector	Existing		
	Proposed		

Thoroughfare Plan by Poggemeyer Design Group, 2006. Updated in 2015. Proposed Roadways are Schematic.
 Data Source: Tipp City, Miami Valley Regional Planning Commission

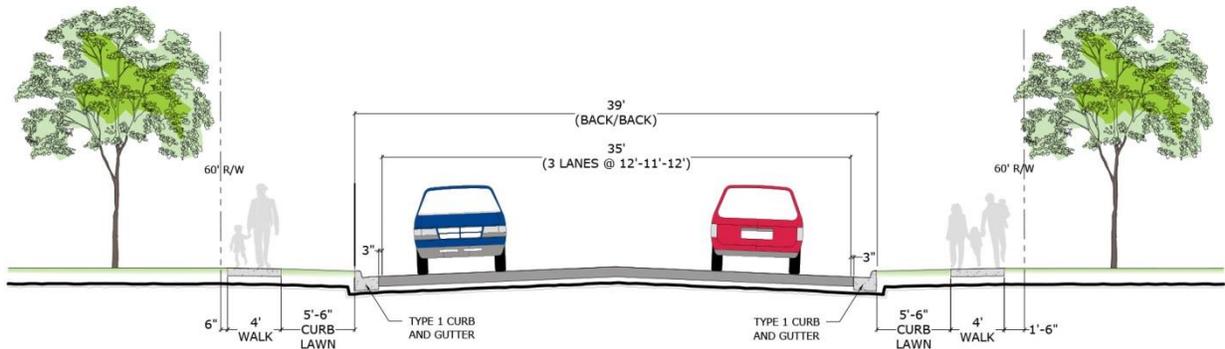
Map 4: Thoroughfare Plan
 December 2016  



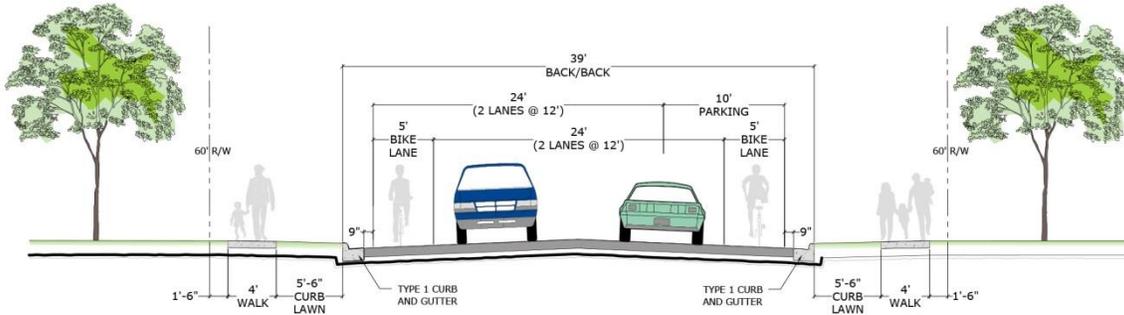
50' R/W LOCAL



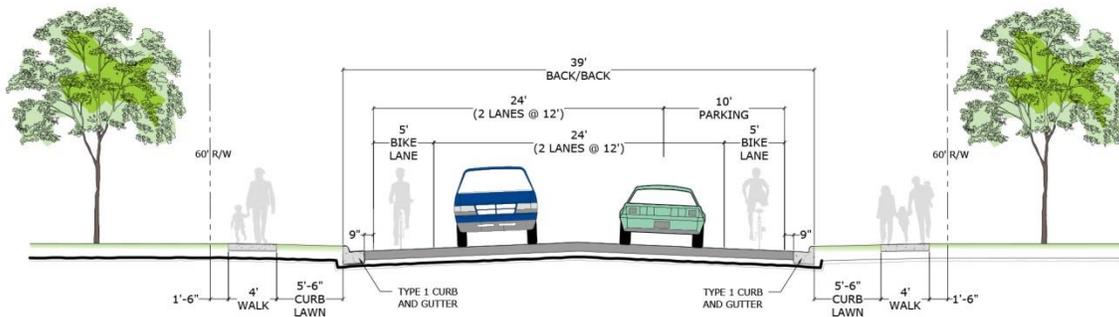
60' R/W BIKE PATH



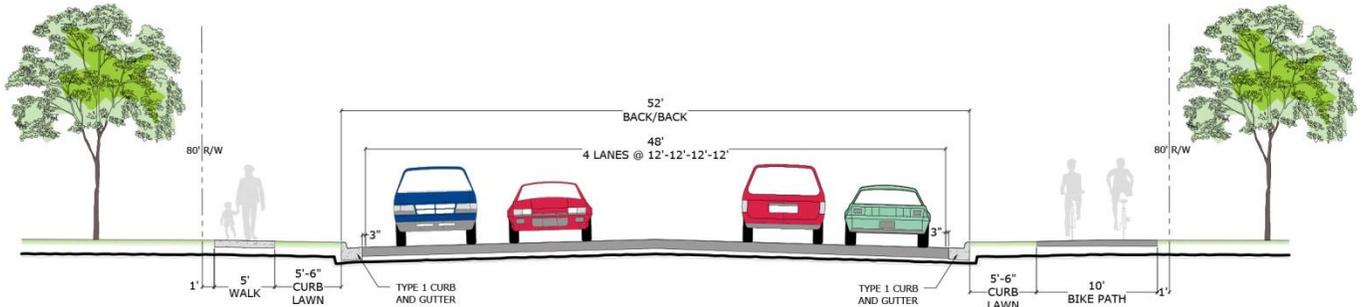
60' R/W 3-LANE COLLECTOR



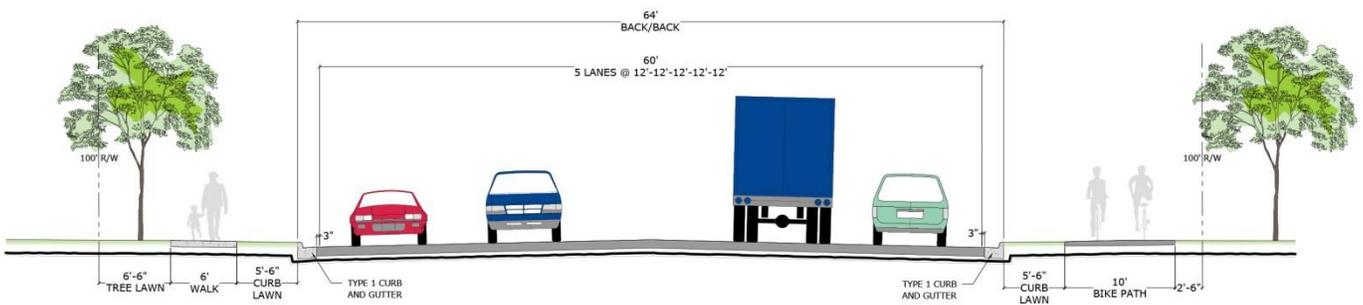
60' R/W LOCAL WITH BIKE LANES OR PARKING LANE



60' R/W LOCAL WITH BIKE LANES OR PARKING LANE



80' R/W 4-LANE ARTERIAL AND BIKE PATH



100' R/W 5-LANE ARTERIAL AND BIKE PATH

Trails and Bikeway Plan

The City's thoroughfare plans works to incorporate bicycles and pedestrians along major new streets and connections. This is important because more and more people are riding bikes on a daily basis and many stakeholders would like to encourage this more in the future. The Great Miami Trail runs north-south through Tipp City along the Great Miami River and sees large numbers of bikers through the week. This trail is part of Miami Valley Regional Planning Commission's larger regional bike plan initiative that was updated in 2015. The updated plan does not include any major improvements to the trail system in or in close proximity to Tipp City but there are major connectors proposed to the north, south, and west of the community as shown in Figure G that could bring more people into the City as the trail through Tipp City is a major connector between Dayton and northern communities.

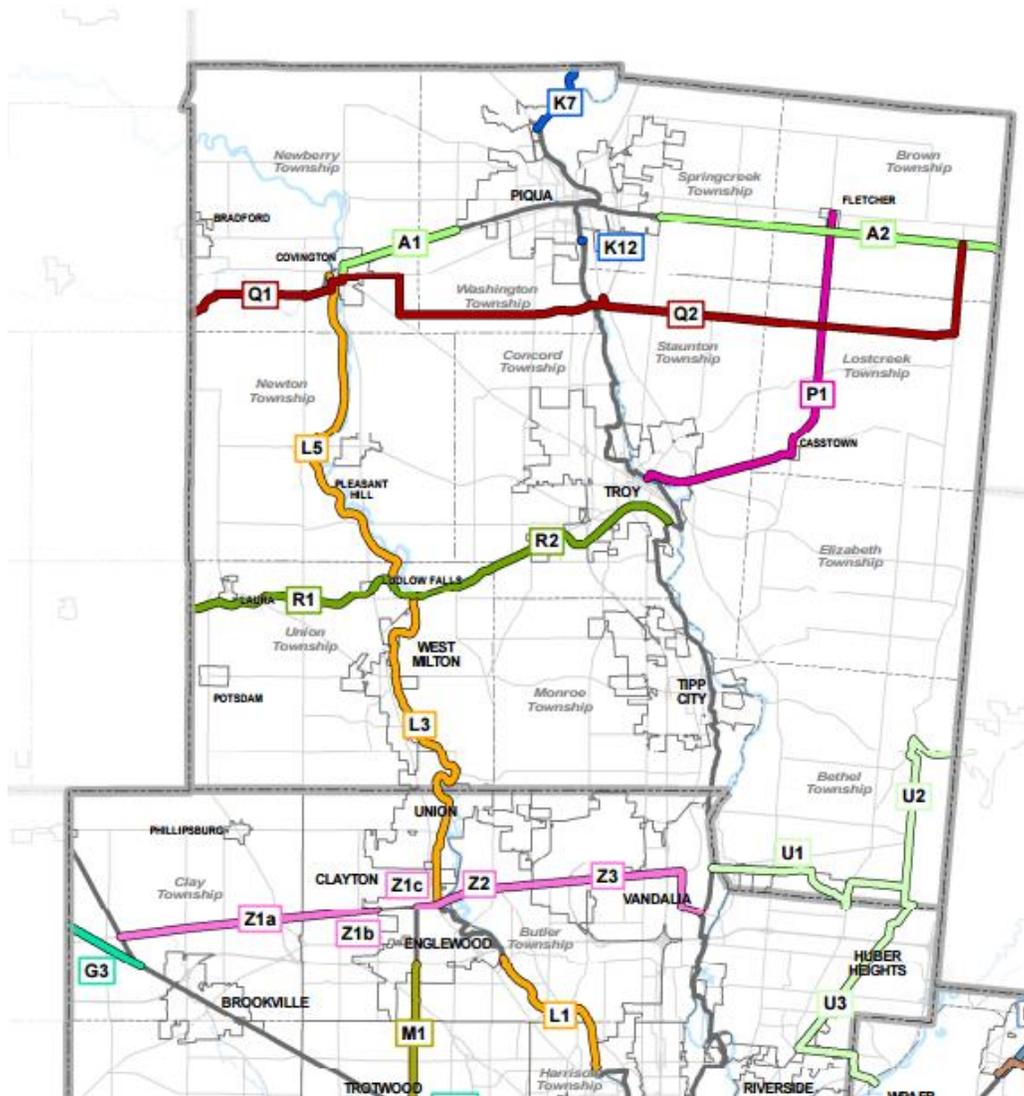


Figure G: Proposed long-range bike trail connection projects in the Miami Valley region. Source: Miami Valley Regional Planning Commission's 2015 Bike Plan Update



The implementation section of this plan focuses on the steps the City needs to take in order to support the guiding principles and vision of this plan. In general, the City has been a model of utilizing the various tools available to them and considering the needs of the community over the long term. The City is also a regional partner on bigger picture projects such as bike trails and regional transportation improvements where other agencies, such as Miami County or the Miami Valley Regional Planning Commission, may take the lead. A key part of the implementation of this plan will be for the City to continue to think long-term when embarking on new projects and to make sure to continue to engage the public in open dialogue as the community moves forward with this plan.

This chapter of the plan is not intended to be an exhaustive list of activities or strategies, but rather a working list of priority activities that were identified as part of the planning process. Each strategy includes a summary of the plan initiatives it supports, the responsible agency for implementation, potential partners and funding sources, and an initial timeframe for completion.

General Implementation Activities

While there is a list of specific strategies the City needs to undertake for implementation, there are two general activities that the City needs to also consider including ongoing monitoring of the plan and ensuring that the public has adequate opportunities to engage as part of any major future projects. These activities are further described below.

Monitor the Plan

A comprehensive plan is designed to establish a long-term vision of the community so that the City has a community driven guide for decisions related to the physical development of Tipp City. The overall guiding principles and vision established in this plan considers where Tipp City should be heading over the next 15 to 20 years. However, just because this plan is looking forward up to 20 years does not mean that the City should wait 20 years before reviewing and/or updating the comprehensive plan. It may be necessary to update the plan if new tools or funding sources become available to the City or if certain projects become priorities over the course of the next 10 to 20 years. The following is a recommended schedule for review and discussion of the comprehensive plan to help monitor the recommendations of the plan and identify when the City achieves various goals and objectives.

Annual Evaluation

Each year, staff, planning officials, and City Council should take time to review the guiding principles and implementation strategies of this plan to identify progress and determine actions that should take place over the next few years. This could be accomplished as part of the City's capital improvement planning process. This annual review will allow the City to establish priorities based on public interest and available resources (e.g., staff and funding availability). At the same time, the City can look back over the previous year and evaluate what the community accomplished and where there is a need for improvement. This review allows for flexibility in determining the tasks the City should undertake based on budgetary constraints and/or community input.

Five-Year Review

Major changes can occur in a very short time. Changes in economic conditions, employment, population, infrastructure, the transportation system, development methods, and even changes in elected officials, state law or other regulations can have a significant impact on the recommendations. Approximately every five years, the City should take a more in-depth review of the plan to determine if the guiding principles and supporting documents still reflect the community's policies and vision and major minor adjustments as may be necessary.

Engaging the Stakeholders

This comprehensive planning process incorporated a number of formats to engage stakeholders, including the general public. The process utilized traditional public meetings, outreach at City events, and online interaction. In some cases, this process was the first opportunity some citizens had to participate in a community planning effort. This type of interaction was extremely beneficial in defining the issues outlined in this plan as well as identifying needs for the future. Tipp City residents and business owners should be engaged as part of the implementation of the plan and development of additional strategies as the City moves forward.

Implementation Strategies

The following is a list of implementation strategies with appropriate information on responsible agencies, potential partner agencies, funding, and timeframes for completion. This section also includes additional details regarding the individual strategies. A summary table of all the strategies is included immediately following this list.

Utilize the Future Land Use Plan and Thoroughfare Plan in Decision-Making Processes

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Monroe Township and Miami County
Potential Funding Source:	None Required
Timeframe:	Ongoing

As stated in the Future Land Use Plan and Thoroughfare Plan chapters, these two elements are key to helping guide future growth in Tipp City to achieve the vision set forth in this plan. These plans should be consistently used to help guide the decisions of the City Council, Planning Board, Board of Zoning Appeals, Restoration Board, other City boards and commissions, and staff regarding a variety of issues such as zone changes, capital improvements, development of public facilities, and similar decisions. Decisions based on these plans will help ensure that the City maintains the desired balance of land uses that will include residential, industrial, commercial, institutional, etc.

Review and Update the Zoning Ordinance and Map

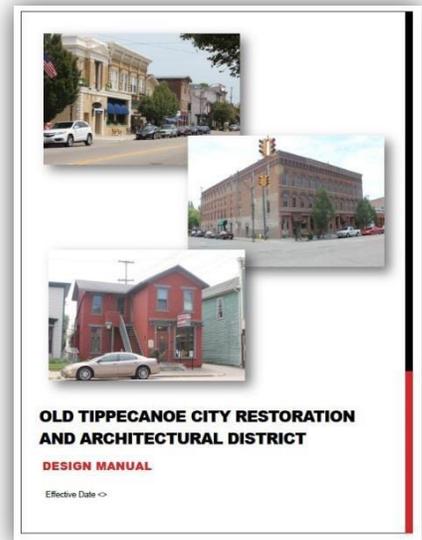
Responsible Agency:	City of Tipp City
Potential Partner Agencies:	None
Potential Funding Source:	None Required
Timeframe:	1-2 Years

One of the most direct methods of implementing the recommendations of this plan is to update sections of the zoning ordinance as it is what regulates how people can legally use their properties. Tipp City adopted a complete update to its zoning regulations in 2014 that included many changes that will already help implement the vision in this plan. However, in the near future, it will be necessary to revisit the ordinance to see if any minor changes may be necessary to fully realize the recommendations of this plan. Furthermore, the City should also review the zoning map to identify parcels that may be appropriately rezoned to accommodate attached residential options, particularly in infill areas in and around downtown and commercial areas, which might be better suited to provide a broader mix of housing options for seniors as well as for workers from local industries that currently live outside of Tipp City.

Maintain the Existing Classification as a Certified Local Government (CLG)

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	None
Potential Funding Source:	None Required
Timeframe:	Ongoing

Tipp City is currently a Certified Local Government (CLG) through the State of Ohio, which sets up a strong partnership with the Ohio State Historic Preservation Office. The State office, which can assist Tipp City with planning and regulatory work on its designated district called the Old Tippecanoe City Restoration and Architectural District, is responsible for much of the historic preservation funding that comes from the federal government. The CLG program makes some of that funding available specifically for those communities that maintain certification, including Tipp City. That funding can go towards a variety of programs that promote historic preservation. Provided that the City maintains a strong version of its current preservation regulations for the Restoration and Architectural District (updated in 2014), a board to review projects in the district, and maintains a transparent process that engages the public, the City should be able to continue as a CLG.



Consider the Creation of a Neighborhood Conservation District

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	None
Potential Funding Source:	Local Funding
Timeframe:	2-5 Years

Consider the creation of a neighborhood conservation district within the zoning ordinance to protect areas around the Old Tippecanoe City Restoration and Architectural District. Neighborhood conservation districts, sometimes seen as historic preservation light, would require maintaining the historic form of development (e.g., building lines, building mass, and height) as well as require some preservation standards for maintaining the character and design of the older neighborhoods. This district would help in the process of protecting historic neighborhoods within close proximity to downtown without requiring the same level of standards or review as properties within the existing Restoration and Architectural District.

Evaluate Expansion of the Old Tippecanoe Restoration and Architectural District

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	None
Potential Funding Source:	Local Funding/State Historic Grants
Timeframe:	2-10 Years

Evaluate expanding the Old Tippecanoe City Restoration and Architectural District to adjacent properties and blocks based on the existing properties and the significance of their historical contribution in order to promote further protection of the historic core of the community.



Figure H: Map illustrating the existing boundaries of the Old Tippecanoe Restoration and Architectural District

Update the 2002 Parks and Open Space Master Plan

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Miami County and MVRPC
Potential Funding Source:	Local Funding – Included in the 2016 Capital Improvement Plan for Fiscal Year 2019
Timeframe:	2-5 Years

The City completed a parks and open space master plan in 2002 that evaluated existing parks as well as identifying future recreational needs based on the City’s population. Given the updated future land use plan’s recommendations as well as changes in Tipp City’s demographics, it is time for the City to update that plan in an effort to ensure that the goals for parks and recreation are in line with this comprehensive plan’s vision. The updated plan should identify all the existing parks and recreational facilities (public and private), the use of such facilities, programming, and any deficiencies. The plan should also look to long-term park and recreational needs in all of the priority growth areas defined in this plan.

Expand the Main Street Streetscape

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	None
Potential Funding Source:	Local Funding – Included in the 2016 Capital Improvement Plan for Fiscal Year 2020
Timeframe:	2-10 Years

Tipp City has invested millions of dollars to improve the appearance of Main Street from the interstate into downtown with improved sidewalks, landscaping, street furniture, and signage. These improvements help tie the community together but also create a sense of place along the City’s major corridor. The City currently has plans to extend the streetscape from downtown toward the Great Miami Trail within the current capital improvements plan but should continue to look for areas to expand the streetscape along side streets in the longer term, particularly in areas where there may be an expansion of the Restoration and Architectural District.



Undertake a Neighborhood Assessment Program

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Miami County, MVRPC, Chamber of Commerce, and Neighborhood Associations
Potential Funding Source:	None Required
Timeframe:	Ongoing

Tipp City should develop a neighborhood assessment program to facilitate a neighborhood-by-neighborhood review where the City will have representatives from major departments come together to evaluate each neighborhood. The assessment should evaluate things such as building conditions, property maintenance, infrastructure issues, crime, and other safety service concerns to determine where there may be a need for targeted public improvements, property acquisition, enhanced code enforcement, or other efforts to ensure the long-term stability of the City’s neighborhoods and activity centers. This will allow the City to concentrate efforts where they will have the most benefit instead of, for example, trying to undertake extensive code enforcement actions across the entire City when it may only be necessary in certain areas.

Evaluate Programs to Enhance Property Maintenance

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Chamber of Commerce and Neighborhood Associations
Potential Funding Source:	Local Funding
Timeframe:	2-5 Years

The City should work to evaluate potential rules, ordinances, and/or other programs that will ensure reasonable property maintenance for both owner-occupied structures and rental properties. The intent of the rules should be to find a balance between private property rights and the greater good of the neighborhood. The City should review different approaches as an ongoing effort with a more specific task of identifying needed improvements after the neighborhood assessment program identified in the previous strategy is completed.

Promote Entrepreneurial Efforts

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Chamber of Commerce and Downtown Partnership
Potential Funding Source:	Local Funding
Timeframe:	Ongoing

In many communities, it is the entrepreneurial efforts of individual residents and business owners that lead small startups within Tipp City to expand into larger businesses. The City already allows for home occupations where many small businesses get their start but in order to further promote entrepreneurial efforts, the City should consider the following strategies:

- Review the City’s ordinances to identify any potential barriers to co-working space where people, especially freelancers or those who work from home, have a place where they can come together in an office setting and where costs are shared amongst those who use the space.
- Ensure that that the City’s ordinances allow for the possibility of making a commercial space available for a temporary pop-up commercial activity where a potential business can test out the market of their goods or services on a temporary basis at little to no cost. This type of activity is most successful when tied to community or neighborhood events such as the Mum Festival, Yuletide Winter Gathering, or other events that brings people together near the pop-up business.

Continue Annual Dialogue with Local Businesses

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Chamber of Commerce and Downtown Partnership
Potential Funding Source:	None Required
Timeframe:	Ongoing

Businesses are an important element of the Tipp City community and the City leadership, along with the Chamber of Commerce and Downtown Partnership, do a lot of work to make sure that they can continue to operate, or hopefully expand operations, within Tipp City. One of these efforts includes reaching out to individual businesses on an annual basis to provide an opportunity for open communications and identification of issues. Some issues, such as infrastructure or governmental services, may be addressed through the City’s actions but others, such as workforce training, may require joint efforts with local groups and regional agencies. The City should continue these efforts as a component of business retention activities, a key element of the City’s overall economic development goals.

Expand Access to Technology

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Cable, Internet, and Fiber Optic Service Providers
Potential Funding Source:	Local Funding and Connect America Fund or Other Federal Funding Options
Timeframe:	2-10 Years

Tipp City has reasonable access to high-tech infrastructure, which is an asset that local agencies use to promote economic development. Both residents and businesses alike spoke about a desire to have improved access to technology and, if possible, better access to free wireless connections. The City can work to help expand this effort through the installation of enhanced infrastructure to its business areas and the provision of wireless internet in key areas of the City, especially to older business areas that may need additional incentives for reinvestment. Upgrading the communication infrastructure could also work as part of promoting entrepreneurial efforts of businesses that may not have the initial capital to accommodate the costs alone. To undertake this project, the City will have to work closely with local providers on expanding the necessary facilities, but can also seek out grants to help fund targeted expansions where there will be the most initial benefit to the overall community.

Focus Public Improvements within Priority 1 and 2 Growth Areas

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Miami County, MVRPC, and Other Infrastructure Providers
Potential Funding Source:	None Required
Timeframe:	Ongoing

There is a lot of potential for development and redevelopment across the City but there is a definite desire to focus those efforts on land in certain areas where infrastructure and services are the most readily available. For the purposes of this plan, there are three potential growth areas but in the short-term, the City should primarily focus on Priority Growth Areas 1 and 2 where substantial investments are less likely and the focus is on upgrading or enhancing existing infrastructure and services.

Continue with the Capital Improvement Planning Program

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Miami County and MVRPC
Potential Funding Source:	None Required
Timeframe:	Ongoing

As mentioned earlier, Tipp City plans for improvements and community needs in a long-term manner when considering the expenditure of local resources. The current Capital Improvement Planning (CIP) program is an excellent example of this where the City plans for expenditures within five year time frames. This type of planning is key to efficient use of local revenue and should continue over the course of this comprehensive plan.



Continue to Partner with Regional Agencies on Transportation and Infrastructure Improvements

Responsible Agency:	MVRPC or the Tri-State North Regional Wastewater Authority, as appropriate
Potential Partner Agencies:	City of Tipp City, Miami County, City of Vandalia, and City of Huber Heights
Potential Funding Source:	Local Funding and State or Federal Grants Depending on the Project
Timeframe:	Ongoing

Tipp City is very progressive in that any new development is required to comply with the City’s thoroughfare plan and access management rules. However, when it comes to improvements to the county or regional transportation network, enhancements to bikeways and trails, or improvements to certain parts of its wastewater or water treatment system, it is often regional agencies or partnerships that take the lead as they evaluate projects based on the regional impact and often have access to additional state or federal funds not available to the City alone. Tipp City should continue to actively partner and participate in these regional efforts to represent the citizens of the community and work to ensure that the improvements that will benefit Tipp City receive appropriate prioritization.

Continue to Investigate Options for Improving Railroad Crossings

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Railway Owners/Operators
Potential Funding Source:	None Required
Timeframe:	5-10 Years

For residents and business owners in the historic core of Tipp City, the presence of trains provide a bit of nostalgia and interest but they also create a lot of noise, and depending on the time of day, traffic. With current regulations regarding railways, there is not much the City can do to greatly reduce noise and traffic without completely reconfiguring certain crossings and closing several others that would come at great cost to the City and likely create major safety access issues. Over the long-term course of this plan, the City should continue to investigate any new options or tools for improving the noise and traffic issues along the rail lines.



Maintain Quality Levels of Safety and Educational Services

Responsible Agency:	City of Tipp City
Potential Partner Agencies:	Tipp City School District and All Local and Regional Service Providers
Potential Funding Source:	Local Funding and State or Federal Grants Depending on the Project
Timeframe:	Ongoing

Schools, fire protection, Emergency Management Services (EMS), and the police are all major contributors to the great quality of life in Tipp City. The schools are one of the main reasons families are attracted to the area and the community has long supported its safety service departments. As the population of Tipp City and the region continues to change in both size and age, these agencies and their services will have to also evolve. The overall goal of this strategy is that the City and the related agencies need to constantly work to meet or exceed the service levels that create the quality of life people have come to expect. This will include actions such as:

- Maintaining above minimum response times for fire and emergency service responders as established by national standards;
- Striving to meet or exceed any minimum national standards for staffing the fire and police department to provide a safe community in which to live and work; and
- Working to build on the high quality educational system available to local children through both the public and private school systems.

Implementation Strategy Summary

Strategy	Guiding Principles				
	Maintain Tipp City's Small Town Character	Ensure Housing Choice	Protect Neighborhoods and Activity Centers	Broaden the Tax Base	Ensure Adequate and Efficient Infrastructure
Utilize the Future Land Use Plan and Thoroughfare Plan in Decision-Making Processes	X	X	X	X	
Review and Update the Zoning Ordinance and Map	X	X	X	X	
Maintain the Existing Classification as a Certified Local Government (CLG)	X		X		
Consider the Creation of a Neighborhood Conservation District	X	X			
Evaluate Expansion of the Old Tippecanoe Restoration and Architectural District	X		X		
Update the 2002 Parks and Open Space Master Plan	X		X		
Expand the Main Street Streetscape	X		X		X
Undertake a Neighborhood Assessment Program	X	X	X		
Evaluate Programs to Enhance Property Maintenance	X	X	X		
Promote Entrepreneurial Efforts			X	X	
Continue Annual Dialogue with Local Businesses			X	X	
Expand Access to Technology					X
Focus Public Improvements within Priority 1 and 2 Growth Areas	X		X		X
Continue with the Capital Improvement Planning Program			X		X
Continue to Partner with Regional Agencies on Transportation and Infrastructure Improvements					X
Continue to Investigate Options for Improving Railroad Crossings	X		X		X
Maintain Quality Levels of Safety and Educational Services	X		X		X



Imagine
Tipp City
Comprehensive Plan



ORDINANCE NO. 15 -18

BY: Mr. rogers

**AN ORDINANCE AMENDING THE COMPREHENSIVE
LAND USE DEVELOPMENT PLAN FOR TIPP CITY, OHIO**

WHEREAS, Tipp City Charter Sections 8.02 and 8.03 gives the Council the authority to adopt by appropriate legislation land use and development plans or regulations; and

WHEREAS, a Comprehensive Land Use Development Plan (PLAN) drafted by Compass Point Planning was recommended to City Council by the Tipp City Planning Board, on December 13th, 2016; and

WHEREAS, City Council Adopted Ordinance 2-17 on February 6th, 2017 which adopted the 2017 PLAN replacing the 2003 PLAN drafted by the Miami Valley Regional Planning Commission (MVRPC) and adopted by Council by Ordinance 01-03; and

WHEREAS, the City Manager has requested a modification of the 2017 PLAN regarding the Future Land Use Map for the +/- 5 acre parcel at 855 North Hyatt Street; and

WHEREAS, the Tipp City Planning Board on April 10th, 2018 voted against the proposed modification of the PLAN by a 0-5 vote

NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS:

SECTION 1. That the 2017 Comprehensive Land Use Development Plan's Future Land Use Map, be modified for the +/-5 acre parcel located at 855 North Hyatt Street, whereby the designated future land use would be changed from "Industrial Node" to "Suburban Neighborhood," and hereby is adopted and approved under the auspices of Charter Section 8.02 (B).

SECTION 2. That this Ordinance shall be in full force and effect from and after the earliest period allowed by law.

PASSED: May 21, 2018

[Signature]
President of Council

ATTEST: [Signature]
Clerk of Council

APPROVED: [Signature]
Law Director