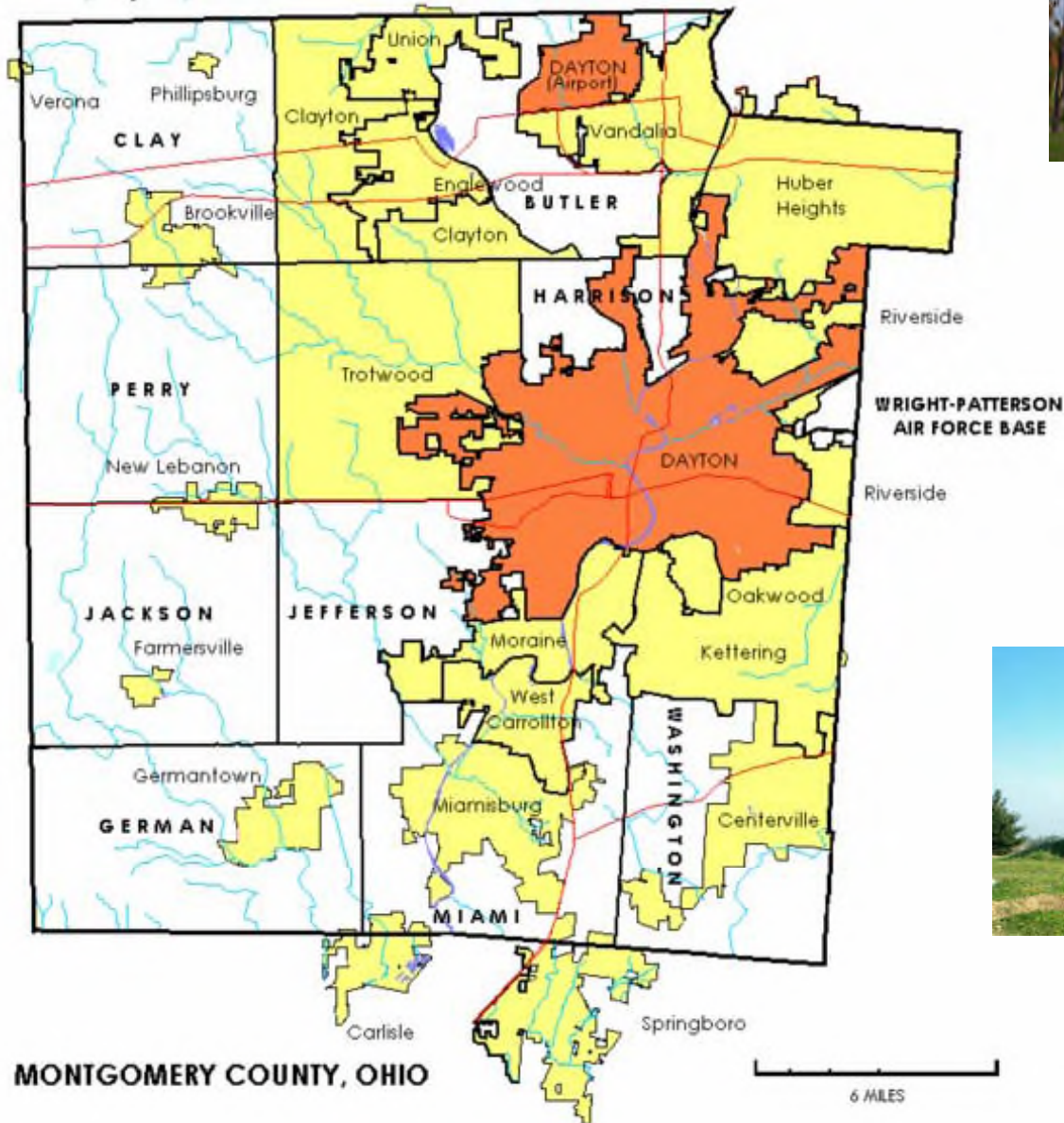


MONTGOMERY COUNTY PLANNING COMMISSION COMPREHENSIVE LAND USE PLAN AND FUTURE LAND USE MAP

YEAR 2012 AND BEYOND



MONTGOMERY COUNTY, OHIO

COMPREHENSIVE PLAN

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Communities

Butler Township

Clay Township

Perry Township

Jackson Township

German Township

Harrison Township

Jefferson Township

Miami Township

Washington Township

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Planner

MONTGOMERY COUNTY PLANNING COMMISSION

451 W. 3 rd Street

Dayton, Ohio

45422

SECTION 1

INTRODUCTION TO THE COMPREHENSIVE PLAN

GUIDING PRINCIPLE:

Approach land use planning as a means to further environmental quality and efficient transportation, balanced by the realities of economic development and the limitations of government spending.

1.A STATEMENT OF PURPOSE

This County Comprehensive Plan serves as a guiding document for decision making on land development matters, such as subdivision review, zoning issues, public sewer and water line extension requests, and transportation planning. The use of a comprehensive plan to guide zoning has been favored by Ohio and federal courts over a haphazard pattern of zoning actions. The Plan is to be implemented after its adoption by the Montgomery County Board of Commissioners, and the County Planning Commission.

1.B PRIMARY BENEFITS OF A COMPREHENSIVE LAND USE PLAN

The Plan and its Future Land Use Map add to the predictability and efficiency of land use in the County. The documents set parameters for zone changes, so that property owners, investors and other governments in the region know the limits of those changes. This helps to maintain property values by upholding reasonable expectations about the use of land. That predictability also enhances the ability of public service agencies to budget and plan capital improvements.



INTRODUCTION (continued)

1.C OVERVIEW OF THE PLANNING PROCESS FOR SUBDIVISIONS, ZONING AND PUBLIC IMPROVEMENTS

County Planning Commission

The County Planning Commission regulates land subdivisions through the County Subdivision Regulations. The Regulations are broadly governed by State law, but they are formulated and enforced locally by the Planning Commission. Also, the Planning Commission has the authority to grant variances (consistent with State law) from the Regulations. Additionally, the Commission formulates and approves the County Thoroughfare Plan, which is a long term plan and map that shows the ultimate public rights of way for all arterial and collector streets.

Currently the zoning of land is decided by township governments in unincorporated lands of the County, and by municipal governments in cities and villages. However, no zone change may be decided by a township until the proposed change has been publicly reviewed by the County Planning Commission, which may recommend approval, approval with recommended changes, or denial, unless the case is tabled for further review. The Comprehensive Plan and Future Land Use Map will provide guidance to the Planning Commission in its decision making on zoning matters.

County Board of Commissioners

Under the direction of the Board of Commissioners, the County Water Services Department provides water and sewer service to unincorporated lands and some municipalities in the County. The Department maintains master plans to provide water and sewer service for various development scenarios. The Future Land Use Map provides guidance on the residential densities and other demands that may be placed upon the water and sanitary sewer system. The practices of the Water Services Department should coincide with the future land uses that are planned for the County, as reflected by the Future Land Use Map.

The Board of Commissioners has influence on road construction and transportation improvements. Major new road projects often require Federal funds, which are distributed by the Miami Valley Regional Planning Commission (MVRPC), operating as a Metropolitan Planning Organization under Federal law. MVRPC enacts various plans for road construction and improvements, and the distribution of funds is based largely on those plans. The Commissioners of several counties (Greene, Miami, Montgomery) have direct input into the creation of the plans. Within Montgomery County, centers of substantial employment, commerce, entertainment and lodging, as shown on the Future Land Use Map, should be well served by the local and regional transportation system.



INTRODUCTION (continued)

Townships

Several Montgomery County township Boards of Trustees have recently prepared long range land use plans to help guide township zoning decisions. The Montgomery County Comprehensive Plan and Future Land Use Map reflect those plans.

Zoning regulations are a primary means by which the townships organize and regulate land use. Although final zoning decisions in Montgomery County are made at the township level, the County Comprehensive Plan will serve as a general guide for review of proposed re-zonings, and the alteration of Township zoning texts.

1. D ACHIEVING CONSISTENCY BETWEEN ZONING AND THE COMPREHENSIVE PLAN

This Comprehensive Plan is used as a tool in the rendering of zoning decisions. The Plan is a statement of local consensus on some major aspects of how those decisions should be made. In any zone change case heard by the Planning Commission, the compatibility of a proposed land use with surrounding land uses and zoning is of equal importance to the consistency of the proposed zoning with the Plan. So, such decisions will be made on the basis of a balancing of the various critical factors in each case. In some cases, although the proposed re-zoning is consistent with the Plan, it may conflict with the surrounding zoning and land uses that have not caught up to the Plan. For example, a proposal for industrial development of a vacant property located next to a high density residential development may produce off site impacts that are not compatible with the homes. Such proposals are premature. Less intensive zoning that allows a use similar to that being proposed, or planned development zoning that applies special restrictions to the proposed use will be more appropriate.



SECTION 2

OVERVIEW OF EXISTING LAND USES

Montgomery County has a population of approximately 535,153 persons, according to U.S. Census Bureau estimates issued in year 2012. The County consists of nine Township governments (Butler, Clay, Harrison, Miami, German, Jackson, Jefferson, Perry, Washington), and nineteen municipalities. New construction and land use in the municipalities is regulated by those local governments, either through zoning or a combination of zoning and building regulation. Some municipalities contract with the County Building Regulations Division for building inspection services. Within unincorporated lands in the Townships, the County Building Regulations Division regulates the issuance of building permits, while zoning authority rests with the township government. Montgomery County is considered an urbanized county by the U.S. Census Bureau and is the largest county in the Census Bureau's Dayton Metropolitan Statistical Area.

Land uses in Montgomery County include a full range of urban development. Heavy commercial development is present along key transportation corridors, such as Interstate 70, Interstate 75, U.S. Hwy 35, and Interstate 675. Some locations offer extensive retail activity, as found in and around the Dayton Mall, a major retail center that lies between I675 and I75, in Miami Township. Other spots, like the corridor along I75, near the Benchwood interchange, in Butler Township, contain an intensive mix of large scale retail development and hospitality uses. Along I75 in Harrison Township, a considerable amount of industrial development has occurred. Major light industrial parks have been developed along I675 in Miami Township. These various types of land uses are not limited to the locations just listed. Overall, non residential land development in the County can be described as a mixture of mature commercial and industrial land uses located primarily in Butler, Harrison, Jefferson, Miami and Washington Townships. Clay, Perry, Jackson and German Townships, located west of the Great Miami River, are best described as agricultural communities. Some commercial and industrial development has occurred near the U.S. Hwy 40 and State Route 49 interchange/corridor in Clay Township. East of the Great Miami River, areas within Washington and Miami Townships have undergone almost total "build out" scenarios, in which nearly all land available for residential development has been, or is scheduled for development. Areas west of the River, in the southern Miami Township are still fairly rural in appearance and residential development has been for the most part limited to large lots (single family residences situated on land parcels of one acre or more). The "western" townships of Clay, Perry, Jackson and German have historically been agricultural, offering few employment opportunities (relative to the commercial and industrial development in the eastern municipalities and townships), and few locations for purely residential development, due to the lack of centralized public sanitary sewers and the proximity to heavy agricultural land uses.



EXISTING LAND USES (continued)

The entire population of the County is served by several regional hospitals, major universities, colleges and vocational schools. Public infrastructure includes water provided by treatment and pumping facilities of the City of Dayton, Ohio and several municipalities. Sanitary sewers are provided by the County Water Services Department, the City of Dayton and a few other municipalities. An extensive road system connects all communities in the County with each other, and the region. The road system includes three major interstate highways, three major state highways, as well as the historic U.S. 40 (National Highway). The local road system is based on thoroughfare planning, in which local collector streets serve larger arterial streets which carry traffic throughout the region.

Since the year 2000, most of the new homes constructed under permits issued by the Montgomery County Building Regulations Division have been located in southern Washington and Miami Townships. Over the years 2005 - 2008, new home construction as reflected by permit activity, has declined sharply. This is consistent with regional trends.

Since the year 2000, about half of the value of new commercial construction under County permit has been invested in Huber Heights, Miami Township and Washington Township. Notable amounts of construction also occurred Butler Township, Harrison Township, Englewood and Riverside. Since 2005, the value of new commercial construction under permit has declined in all communities except for Miami Township.

Montgomery County Municipalities		Townships
Brookville	West Carrollton	Butler
Centerville	Pt. Verona	Clay
Clayton	Pt. Springboro	German
Dayton	Pt. Carlisle	Jackson
Englewood		Jefferson
Farmersville		Harrison
Germantown		Miami
Kettering		Perry
Miamisburg		Washington
Moraine		
New Lebanon		
Oakwood		
Phillipsburg		
Riverside		
Trotwood		
Union		
Vandalia		

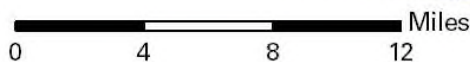
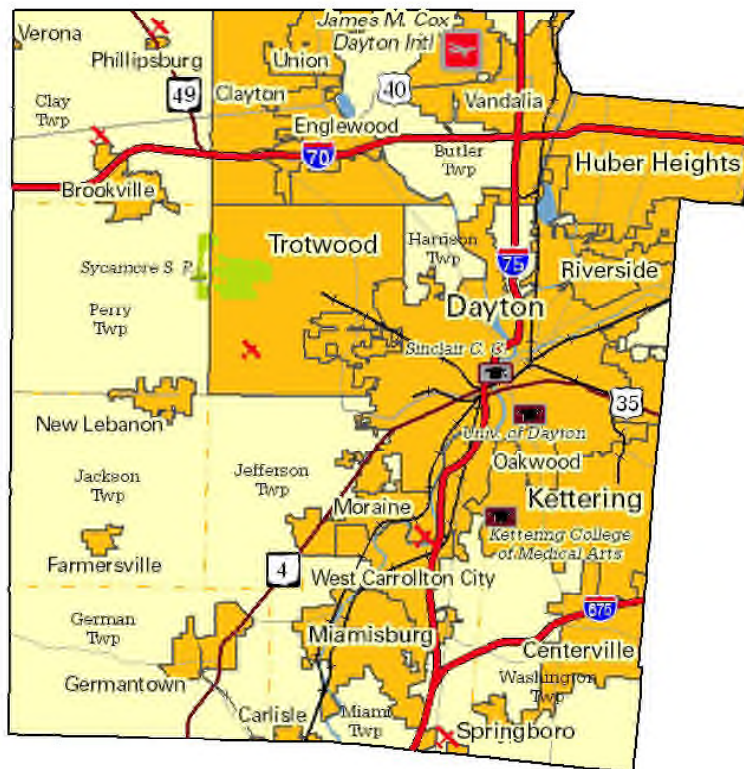
Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



Montgomery County

Established: Act - May 1, 1803
2010 Population: 535,153
Land Area: 461.7 square miles
County Seat: Dayton City
Named for: General Richard Montgomery, Revolutionary War



Taxes

Taxable value of real property	\$9,893,884,440
Residential	\$7,371,116,010
Agriculture	\$101,587,400
Industrial	\$329,442,090
Commercial	\$2,091,738,940
Mineral	\$0
Ohio income tax liability	\$309,114,766
Average per return	\$1,337.22

Land Use/Land Cover

	Percent
Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	43.47%
Cropland	32.56%
Pasture	3.97%
Forest	18.30%
Open Water	1.10%
Wetlands (Wooded/Herbaceous)	0.36%
Bare/Mines	0.25%

Largest Places

	Census 2010	Census 2000
Dayton city	141,527	166,179
Kettering city (pt.)	55,696	57,502
Huber Heights city (pt.)	37,142	38,177
Washington twp UB	32,610	29,967
Miami twp UB	29,131	25,706
Riverside city	25,201	23,545
Trotwood city	24,431	27,420
Centerville city (pt.)	23,997	23,024
Harrison twp	22,397	24,303
Miamisburg city	20,181	19,489

UB: Unincorporated balance.

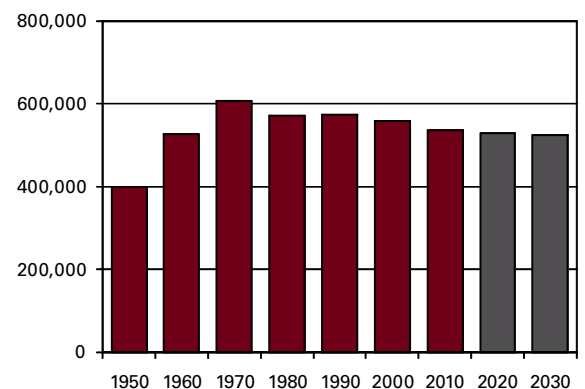
Total Population

Census

1800		1880	78,550	1950	398,441
1810	7,722	1890	100,852	1960	527,080
1820	15,999	1900	130,146	1970	606,148
1830	24,362	1910	163,763	1980	571,697
1840	31,938	1920	209,532	1990	573,809
1850	38,218	1930	273,481	2000	559,062
1860	52,230	1940	295,480	2010	535,153
1870	64,006				

Projected

2020	528,800
2030	524,060



Population by Race

	Number	Percent
ACS Total Population	538,461	100.0%
White	399,904	74.3%
African-American	112,647	20.9%
Native American	611	0.1%
Asian	9,045	1.7%
Pacific Islander	11	0.0%
Other	5,053	0.9%
Two or More Races	11,190	2.1%
Hispanic (may be of any race)	11,397	2.1%
Total Minority	144,699	26.9%

Educational Attainment

	Number	Percent
Persons 25 years and over	361,642	100.0%
No high school diploma	44,453	12.3%
High school graduate	109,443	30.3%
Some college, no degree	89,245	24.7%
Associate degree	30,476	8.4%
Bachelor's degree	54,266	15.0%
Master's degree or higher	33,759	9.3%

Family Type by Employment Status

	Number	Percent
Total Families	138,332	100.0%
Married couple, husband and wife in labor force	50,277	36.3%
Married couple, husband in labor force, wife not	18,905	13.7%
Married couple, wife in labor force, husband not	8,682	6.3%
Married couple, husband and wife not in labor force	17,977	13.0%
Male householder, in labor force	7,567	5.5%
Male householder, not in labor force	2,315	1.7%
Female householder, in labor force	23,218	16.8%
Female householder, not in labor force	9,391	6.8%

Household Income

	Number	Percent
Total Households	223,660	100.0%
Less than \$10,000	21,460	9.6%
\$10,000 to \$19,999	26,415	11.8%
\$20,000 to \$29,999	27,556	12.3%
\$30,000 to \$39,999	27,081	12.1%
\$40,000 to \$49,999	22,215	9.9%
\$50,000 to \$59,999	18,261	8.2%
\$60,000 to \$74,999	22,697	10.1%
\$75,000 to \$99,999	25,480	11.4%
\$100,000 to \$149,999	21,299	9.5%
\$150,000 to \$199,999	6,669	3.0%
\$200,000 or more	4,527	2.0%
Median household income	\$43,965	

Population by Age

	Number	Percent
ACS Total Population	538,461	100.0%
Under 5 years	33,670	6.3%
5 to 17 years	91,969	17.1%
18 to 24 years	51,180	9.5%
25 to 44 years	137,060	25.5%
45 to 64 years	144,986	26.9%
65 years and more	79,596	14.8%
Median Age	38.7	

Family Type by Presence of Own Children Under 18

	Number	Percent
Total Families	138,332	100.0%
Married-couple families with own children	35,740	25.8%
Male householder, no wife present, with own children	5,474	4.0%
Female householder, no husband present, with own children	19,885	14.4%
Families with no own children	77,233	55.8%

Poverty Status of Families By Family Type by Presence Of Related Children

	Number	Percent
Total Families	138,332	100.0%
Family income above poverty level	122,192	88.3%
Family income below poverty level	16,140	11.7%
Married couple, with related children	2,145	13.3%
Male householder, no wife present, with related children	1,533	9.5%
Female householder, no husband present, with related children	9,338	57.9%
Families with no related children	3,124	19.4%

Ratio of Income To Poverty Level

	Number	Percent
Population for whom poverty status is determined	523,130	100.0%
Below 50% of poverty level	38,676	7.4%
50% to 99% of poverty level	43,301	8.3%
100% to 149% of poverty level	49,184	9.4%
150% to 199% of poverty level	48,007	9.2%
200% of poverty level or more	343,962	65.8%

Geographical Mobility

	Number	Percent
Population aged 1 year and older	531,729	100.0%
Same house as previous year	438,736	82.5%
Different house, same county	67,211	12.6%
Different county, same state	14,048	2.6%
Different state	9,519	1.8%
Abroad	2,215	0.4%

Percentages may not sum to 100% due to rounding.

Travel Time To Work

	Number	Percent
Workers 16 years and over	231,563	100.0%
Less than 15 minutes	75,588	32.6%
15 to 29 minutes	104,437	45.1%
30 to 44 minutes	33,805	14.6%
45 to 59 minutes	8,708	3.8%
60 minutes or more	9,025	3.9%

Mean travel time 20.8 minutes

Housing Units

	Number	Percent
Total housing units	254,825	100.0%
Occupied housing units	223,660	87.8%
Owner occupied	144,289	56.6%
Renter occupied	79,371	31.1%
Vacant housing units	31,165	12.2%

Year Structure Built

	Number	Percent
Total housing units	254,825	100.0%
Built 2005 or later	3,476	1.4%
Built 2000 to 2004	10,680	4.2%
Built 1990 to 1999	18,450	7.2%
Built 1980 to 1989	21,277	8.3%
Built 1970 to 1979	43,501	17.1%
Built 1960 to 1969	46,591	18.3%
Built 1950 to 1959	46,887	18.4%
Built 1940 to 1949	24,262	9.5%
Built 1939 or earlier	39,701	15.6%

Median year built 1964

Value for Specified Owner-Occupied Housing Units

	Number	Percent
Specified owner-occupied housing units	144,289	100.0%
Less than \$20,000	2,794	1.9%
\$20,000 to \$39,999	3,981	2.8%
\$40,000 to \$59,999	8,186	5.7%
\$60,000 to \$79,999	16,079	11.1%
\$80,000 to \$99,999	23,827	16.5%
\$100,000 to \$124,999	22,603	15.7%
\$125,000 to \$149,999	18,758	13.0%
\$150,000 to \$199,999	23,834	16.5%
\$200,000 to \$299,999	16,119	11.2%
\$300,000 to \$499,999	6,101	4.2%
\$500,000 to \$999,999	1,585	1.1%
\$1,000,000 or more	422	0.3%

Median value \$119,100

House Heating Fuel

	Number	Percent
Occupied housing units	223,660	100.0%
Utility gas	154,635	69.1%
Bottled, tank or LP gas	5,018	2.2%
Electricity	57,686	25.8%
Fuel oil, kerosene, etc	3,636	1.6%
Coal, coke or wood	889	0.4%
Solar energy or other fuel	966	0.4%
No fuel used	830	0.4%

Percentages may not sum to 100% due to rounding.

Gross Rent

	Number	Percent
Specified renter-occupied housing units	79,371	100.0%
Less than \$100	625	0.8%
\$100 to \$199	2,431	3.1%
\$200 to \$299	2,351	3.0%
\$300 to \$399	3,149	4.0%
\$400 to \$499	8,451	10.6%
\$500 to \$599	10,543	13.3%
\$600 to \$699	12,322	15.5%
\$700 to \$799	10,803	13.6%
\$800 to \$899	9,297	11.7%
\$900 to \$999	5,725	7.2%
\$1,000 to \$1,499	8,450	10.6%
\$1,500 or more	1,679	2.1%
No cash rent	3,545	4.5%

Median gross rent \$684

Median gross rent as a percentage of household income 31.0

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units

	Number	Percent
Specified owner-occupied housing units with a mortgage	100,780	100.0%
Less than \$400	815	0.8%
\$400 to \$599	3,869	3.8%
\$600 to \$799	8,674	8.6%
\$800 to \$999	16,294	16.2%
\$1,000 to \$1,249	22,394	22.2%
\$1,250 to \$1,499	17,544	17.4%
\$1,500 to \$1,999	19,025	18.9%
\$2,000 to \$2,999	9,405	9.3%
\$3,000 or more	2,760	2.7%

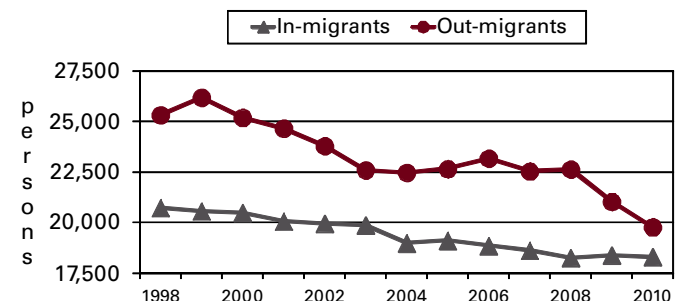
Median monthly owners cost \$1,232

Median monthly owners cost as a percentage of household income 23.3

Vital Statistics

	Number	Rate
Births / rate per 1,000 women aged 15 to 44	7,054	66.7
Teen births / rate per 1,000 females 15-19	841	48.2
Deaths / rate per 100,000 population	5,766	1,078.5
Marriages / rate per 1,000 population	2,920	5.5
Divorces / rate per 1,000 population	1,751	3.3

Migration



Agriculture

Land in farms (acres)	111,000
Number of farms	790
Average size (acres)	141
Total cash receipts	\$57,065,000
Per farm	\$72,234

Education

Public schools buildings	164
Students (Average Daily Membership)	76,673
Teachers (Full Time Equivalent)	4,914.4
Expenditures per student	\$11,584
Graduation rate	82.7
Non-public schools	31
Students	10,128
4-year public universities	0
Branches	0
2-year public colleges	1
Private universities and colleges	1
Public libraries (Main / Branches)	4 / 22

Transportation

Registered motor vehicles	524,269
Passenger cars	386,897
Noncommercial trucks	64,087
Total license revenue	\$12,256,150.88
Interstate highway miles	55.41
Turnpike miles	0.00
U.S. highway miles	41.44
State highway miles	121.34
County, township, and municipal road miles	2,740.77
Commercial airports	6

Voting

Number of precincts	360
Number of registered voters	385,652
Voted in 2010 election	188,491
Percent turnout	48.9%

Health Care

Physicians (MDs & DOs)	1,711
Registered hospitals	12
Number of beds	2,967
Licensed nursing homes	39
Number of beds	4,474
Licensed residential care	31
Number of beds	2,654
Adults with employer-based insurance	65.0%
Children with employer-based insurance	65.0%

State Parks, Forests, Nature Preserves, And Wildlife Areas

Areas/Facilities	2
Acreage	2,393.92

Communications

Television stations	7
Radio stations	23
Daily newspapers	1
Circulation	95,365
Weekly newspapers	0
Circulation	0

Crime

Total crimes reported in Uniform Crime Report	46,395
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Finance

FDIC insured financial institutions (HQs)	5
Assets (000)	\$407,961
Branch offices	161
Institutions represented	22

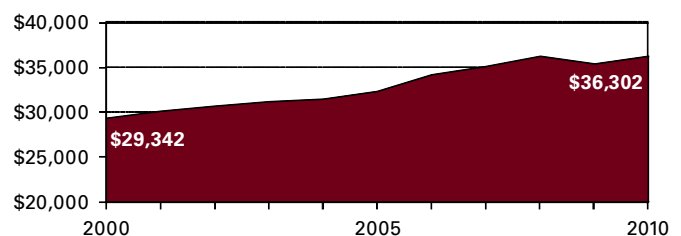
Transfer Payments

Total transfer payments	\$4,501,274,000
Payments to individuals	\$4,404,695,000
Retirement and disability	\$1,467,628,000
Medical payments	\$1,873,242,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$459,767,000
Unemployment benefits	\$237,884,000
Veterans benefits	\$109,001,000
Federal education and training assistance	\$205,075,000
Other payments to individuals	\$52,098,000
Total personal income	\$18,995,875,000
Dependency ratio	23.7%

Federal Expenditures

Direct expenditures or obligations	\$5,410,345,337
Retirement and disability	\$2,006,392,714
Other direct payments	\$1,290,483,750
Grant awards	\$1,059,254,605
Highway planning and construction	\$73,154,506
Temporary assistance to needy families	\$35,847,300
Medical assistance program	\$612,197,751
Procurement contract awards	\$707,794,216
Dept. of Defense	\$511,050,942
Salary and wages	\$346,420,052
Dept. of Defense	\$50,361,000
Other federal assistance	\$806,542,589
Direct loans	\$105,884,330
Guaranteed loans	\$477,884,948
Insurance	\$222,773,311

Per Capita Personal Income



Civilian Labor Force

	2007	2008	2009	2010	2011
Civilian labor force	268,500	265,300	264,400	260,000	257,600
Employed	252,000	245,700	234,400	231,200	233,300
Unemployed	16,500	19,700	30,000	28,800	24,300
Unemployment rate	6.2	7.4	11.3	11.1	9.4

Establishments, Employment, and Wages by Sector: 2010

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	11,806	206,244	\$8,289,853,563	\$773
Goods-Producing	1,650	31,602	\$1,568,199,085	\$954
Natural Resources and Mining	15	203	\$7,588,118	\$719
Construction	825	7,472	\$344,891,293	\$888
Manufacturing	810	23,927	\$1,215,719,674	\$977
Service-Providing	10,157	174,643	\$6,721,654,478	\$740
Trade, Transportation and Utilities	2,716	39,537	\$1,336,953,291	\$650
Information	197	8,380	\$536,322,746	\$1,231
Financial Services	1,335	12,602	\$624,289,384	\$953
Professional and Business Services	2,087	30,374	\$1,440,163,509	\$912
Education and Health Services	1,515	52,636	\$2,268,809,170	\$829
Leisure and Hospitality	1,248	23,614	\$329,522,527	\$268
Other Services	1,030	7,450	\$184,065,166	\$475
Federal Government		4,798	\$310,547,088	\$1,245
State Government		1,634	\$93,645,024	\$1,102
Local Government		26,796	\$1,169,854,848	\$840

Private Sector total includes Unclassified establishments not shown.

Change Since 2005

Private Sector	-6.4%	-16.1%	-11.6%	5.3%
Goods-Producing	-13.4%	-38.8%	-39.7%	-1.4%
Natural Resources and Mining	-31.8%	-21.0%	-12.8%	10.3%
Construction	-16.3%	-28.8%	-18.8%	14.1%
Manufacturing	-9.8%	-41.5%	-43.9%	-4.1%
Service-Producing	-5.1%	-10.0%	-0.8%	10.1%
Trade, Transportation and Utilities	-7.8%	-19.0%	-12.3%	8.3%
Information	-13.6%	-9.1%	5.0%	15.5%
Financial Services	-5.9%	-11.7%	-0.4%	12.9%
Professional and Business Services	-5.1%	-20.6%	-15.5%	6.5%
Education and Health Services	0.1%	8.9%	22.1%	12.0%
Leisure and Hospitality	1.6%	-8.8%	3.7%	13.6%
Other Services	-9.6%	-18.8%	-20.9%	-2.7%
Federal Government		-11.2%	14.1%	28.6%
State Government		-7.8%	5.5%	14.4%
Local Government		-3.2%	8.0%	11.7%

Business Numbers

	2007	2008	2009	2010	2011
Business starts	1,180	1,118	1,099	924	1,126
Active businesses	10,299	10,009	9,669	9,449	9,592

Major Employers

AES Corp/Dayton Power & Light	Utility
Behr Dayton Thermal Products LLC	Mfg
Dayton City Schools	Govt
DMAX Ltd	Mfg
GE Capital	Fin
Kettering Health Network	Serv
PNC Financial Services Group	Fin
Premier Health Partners Inc	Serv
Reed Elsevier/LexisNexis	Serv
Reynolds & Reynolds Co Inc	Mfg
University of Dayton	Serv
US Federal Government	Govt

Residential Construction

	2007	2008	2009	2010	2011
Total units	781	447	340	243	373
Total valuation (000)	\$161,367	\$68,478	\$52,451	\$44,513	\$59,443
Total single-unit bldgs	753	348	340	241	361
Average cost per unit	\$211,452	\$181,285	\$154,268	\$183,995	\$161,895
Total multi-unit bldg units	28	99	0	2	12
Average cost per unit	\$76,571	\$54,452	\$0	\$85,000	\$83,228

SECTION 3

THE ENVIRONMENT

NATURAL PHYSICAL CHARACTERISTICS

An initial task in the preparation of future land use recommendations for the County concerns the identification of significant physical characteristics of the land. This information provides a foundation upon which to base the recommended land development pattern. More specifically, this exercise provides pertinent information required to match respective development requirements with compatible land characteristics, as well as identify certain areas of unique characteristics which should be preserved from development. This section of the Plan will present a general review of such significant physical characteristics within Montgomery County.

GENERAL SOIL ASSOCIATIONS

The mapping of general soils provides a means to delineate soil patterns of common characteristics throughout the County. Although such a map is not sufficiently detailed for specific site planning, it does provide a useful guide in general planning for agricultural areas, open space and recreation facilities, and developmental patterns.

The General Soils Map of Montgomery County consists of nine associations or general soil areas that occur in defined geographic patterns. Each association is comprised of one or more principal soils and a few others that are less extensive. These associations include:

Miami-Celina: this soil comprises about half of Montgomery County, and occurs in all areas except the northwest and southeastern corners. A large acreage of this association is cultivated, having moderate productivity potential.

Brookston-Crosby: this soil occurs in one large area in the northwest corner of the County, as well as smaller areas scattered throughout the County. This soil is one of the most productive in the County for agriculture when properly drained and with good management.



ENVIRONMENT (Continued)

Xenia-Russell: this soil is found in the southeastern corner of the County. These soils are utilized for both agriculture and residential homesites, with the control of surface runoff and erosion on slopes being the predominant limitations to either farming or development.

Fox-Ockley: these soils are found along the steep terraces which border the major streams in the County and their tributaries. These soils are underlain by sand and gravel deposits, which are suitable for commercial use, and the soils generally exhibit few limitations for nonagricultural uses (with much of these soils having been already developed).

Ross-Medway: these soils occupy the nearly level floodplain areas along the streams in the County. As these soils are found primarily in the flood hazard areas, limitations for nonagricultural uses are severe.

Westland-Montgomery: these soils are quite scarce and are found in small pockets in the eastern edge of the County. Soil wetness due to a seasonal high water table is a major limitation in using these areas for agricultural or nonagricultural uses, without artificial drainage measures.

Milton-Richey-Millsdale: these soils are found in small pockets throughout the County with the largest deposit in the central part of the County. These soils generally exhibit underlying bedrock which is a potential source for limestone.

Brookston-Fincastle: these soils are also found in a few small pockets, but are solely limited to the southeastern part of the County. Most of these areas are used for agriculture, although several areas have been developed. A seasonally high water table combined with moderately slow permeability require artificial drainage measures for both agricultural and nonagricultural land uses.

Lewisburg-Brookston-Pyrmont: these soils are found in a small area between the Preble County Line and Brookville-Pyrmont Pike (in Perry Township). Most, if not all, of this land is cultivated or farmed, with remaining areas being pasture or woodland. Slow permeability and seasonal wetness present limitations for many uses.

The most prevalent soils in Montgomery County comprise the Miamiian-Celina or the Brookston-Crosby associations. Both of these associations are widely cultivated in Montgomery County.



ENVIRONMENT (Continued)

Within any one association, the soils normally differ from each other in one or more physical properties. These properties include slope, color, texture, natural drainage, or some other characteristics known to influence land use and soil management. For example, soils of the Fox-Ockley association have generally good natural drainage, whereas soils of the Westland-Montgomery association have very poor natural drainage.

While these general soil associations provide identification of characteristics, even greater utility can be derived through examination of the soil survey in greater detail. A review of such maps containing patterns of some 106 different soils, permits the delineation of soil patterns within which particularly pertinent characteristics affecting development can be derived. For example, the Planning Commission has utilized these detailed soil maps to produce one map for each township illustrating those specific soils which are considered prime agricultural lands. These prime agricultural soils are based upon the capability to produce certain yields per acre of principle crops, utilizing minimal land management. The Ohio Department of Natural Resources and the Miami Valley Regional Planning Commission have also cooperated in establishing the Ohio Capability Analysis Program (OCAP), which utilizes these detailed soil maps as input data in producing computer derived maps which delineate such characteristics as depth to bedrock, soils with limitations for septic tanks, and susceptibility to flooding, among others.

HYDROLOGY

Hydrological data is an important input factor in the planning process, particularly with regard to three major areas: water supply, major water-carrying tributaries, and storm water runoff control. Montgomery County and the entire Miami Valley area are characterized by one of the best supplies of underground water in the United States. Many groups in recent years have been emphasizing the benefits of an abundant supply of water as an attractive quality of the community, and have proposed measures which would ensure the protection of the aquifer. Although several areas exhibit poor groundwater availability (which may hinder on-site private water wells), significant areas over 100 GPM and over 500 GPM illustrate the overall excellent supply of water in Montgomery County.

With the presence of many rivers and streams in the County, the detailing of areas which may experience flooding is a very necessary activity. Following the disastrous 1913 flood, the community responded by



ENVIRONMENT(Continued)

creating America's first comprehensive flood control project. This project resulted in the completion of three dams in Montgomery County (and two in adjoining counties), plus levees and improved channels which have since insured the County from further flooding. Although this has prevented major floods from occurring along the major waterways, the community still must monitor development to prevent construction within unsafe areas.

Montgomery County lies entirely within the region of Ohio that was formed by glacier activity during the Wisconsin Age. Glacial action and subsequent stream development resulted in the formation of the Mad River, Stillwater River, Twin Creek, Wolf Creek, and Great Miami River. The Great Miami River and its tributaries dissect and drain most of the County, except for the southeastern corner, which is a part of the Little Miami watershed which drains toward Greene County.

The planning process must also address development issues as they relate to potential on-site surface water problems. With the rapid increase of urban development such as that witnessed in Montgomery County in the past half century, the level and amount of storm water run-off is greatly increased with the amount of development. These increases are due, in part, to the increased amounts of impervious areas such as rooftops and pavement areas which do not absorb storm water, and increased channeling of storm water through swales and curbing.

As more and more development compounds the problem of storm water runoff more attention must be given to mitigating the effect through more environmentally sensitive site design. In this regard, Montgomery County has recently drafted more effective runoff control and sediment abatement regulations.

TOPOGRAPHY

The topography of the land is always a major factor in the development of land areas, particularly as a part of the site planning stage.

In evaluating specific sites for development potential, areas with a high degree of slope present greater constraints on development. Intensive land uses (such as industrial parks, etc.) and wide scale



ENVIRONMENT(Continued)

developments (such as 500 unit residential plats) are not capable of locating in these high slope areas due to the added costs of construction and the physical limitations of the land.

In general, Montgomery County typifies the rolling plains which are so often associated with Ohio. Montgomery County can be generally characterized as a broad, nearly level to gently rolling till plain. Glaciation has altered the former rolling to moderately steep limestone topography to a more uniform terrain by a grinding-down and filling-in process. The generally flat nature of the County has thus not played a major role in constraining development in Montgomery County. Using the OCAP analysis program the following table illustrates the breakdown of the overall slope categories in the County:

MONTGOMERY COUNTY SLOPES	
Percent Slope	Percent of County Land Area
0 - 2%	41%
2 - 6%	42%
6 - 12%	9%
12 - 18%	2%
over 18%	3%
other*	3%
*Includes water, extraction areas, etc.	

The majority of high slope areas are found in the southern portion of the County (especially in German and Miami Townships), as well as along the major rivers and streams which flow through the County (especially along Wolf Creek, the Stillwater River, and the Miami River).



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Summary: Amended Application of Vectren Energy Delivery of Ohio, Inc. - Appendix 6-1 Part 1
electronically filed by Teresa Orahod on behalf of Sally Bloomfield