

# EAST PINES

## 1-YEAR EXTENSION REQUEST

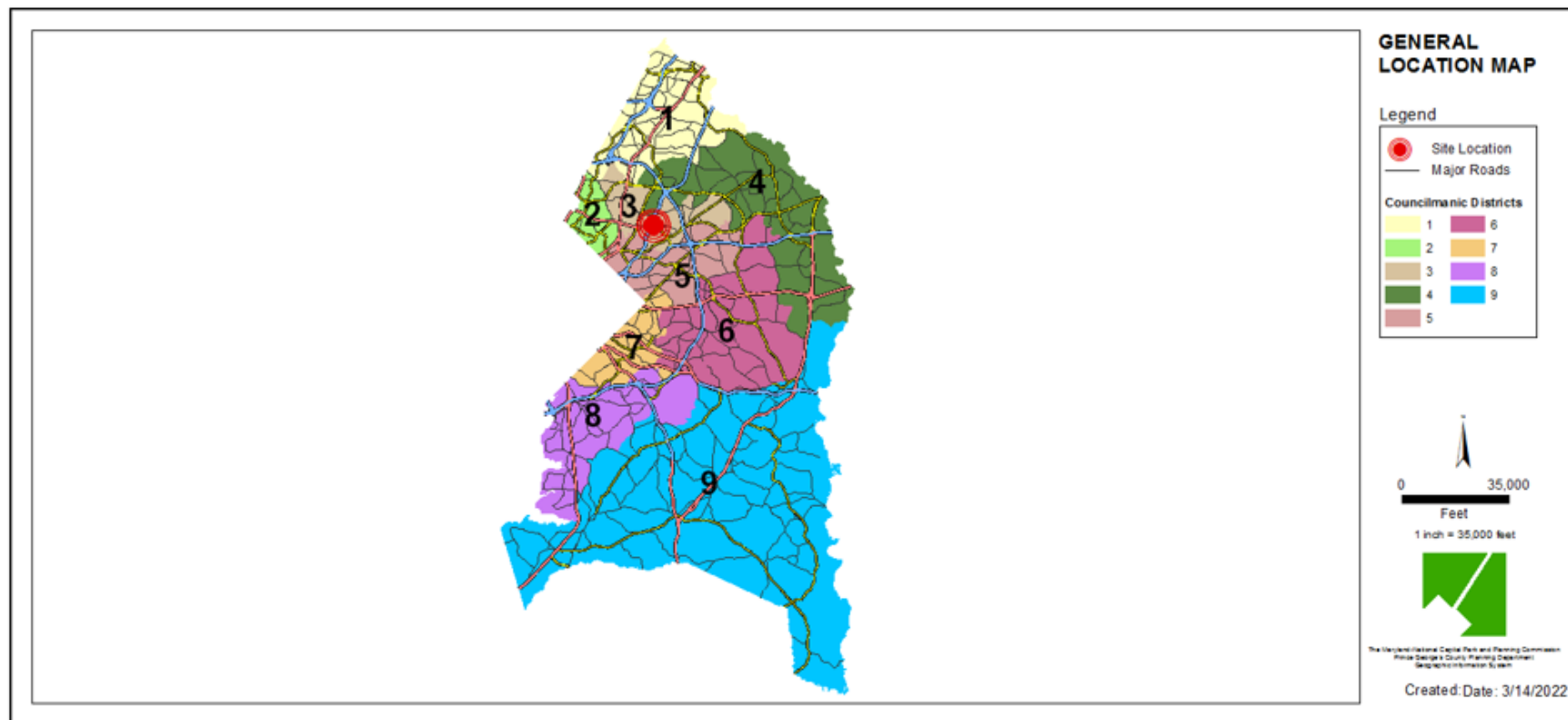
Preliminary Plan of Subdivision  
**Staff Recommendation: APPROVAL**



# GENERAL LOCATION MAP

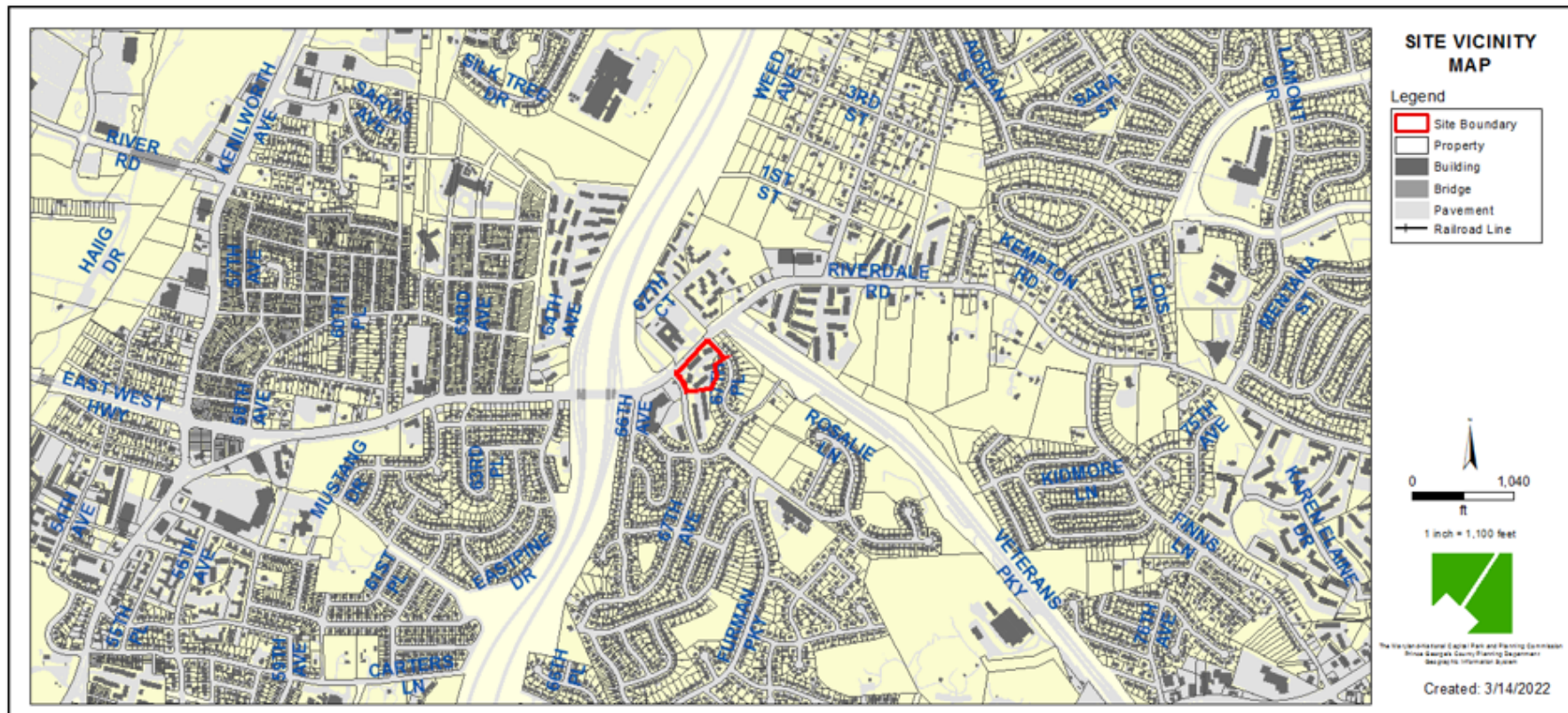
Council District: 03

Planning Area: 69



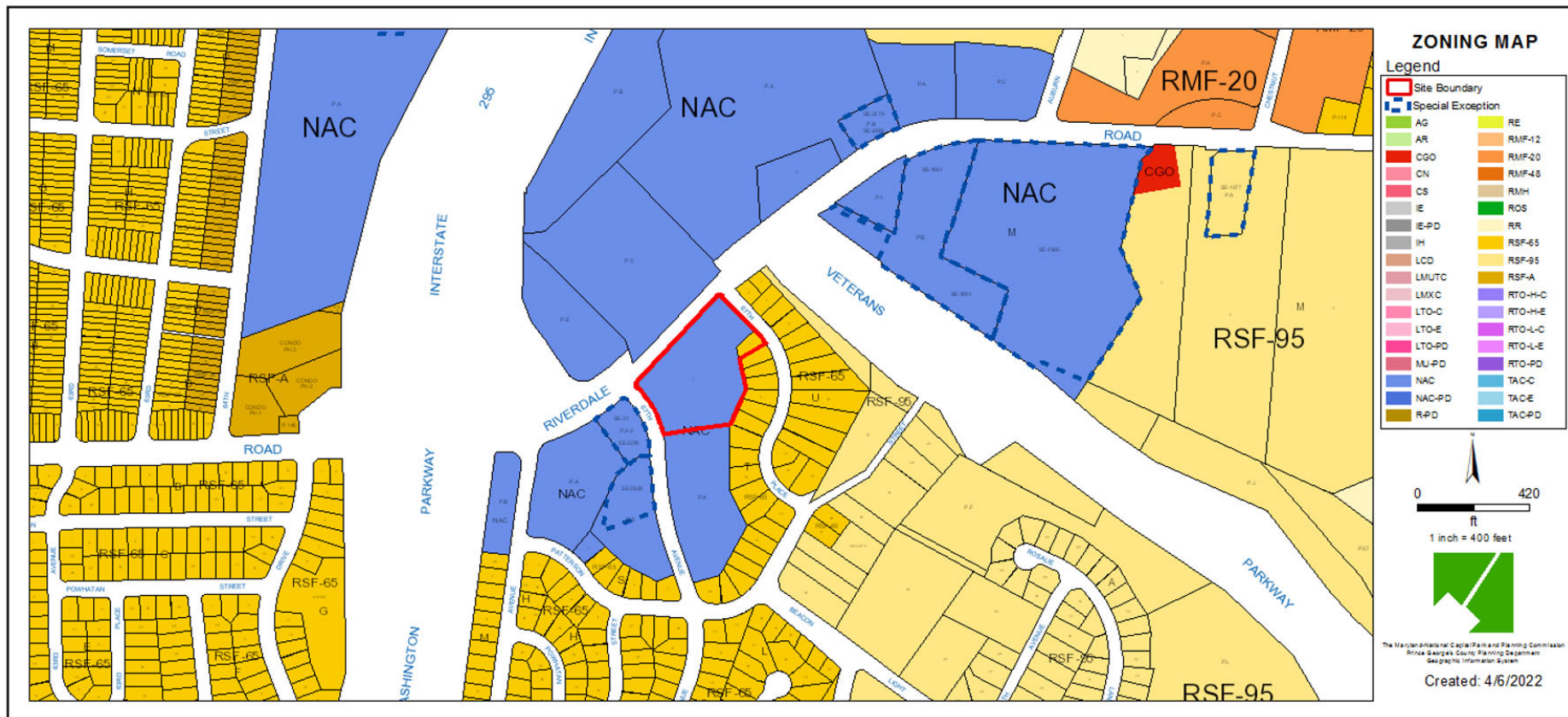


# SITE VICINITY MAP



# NEW ZONING MAP

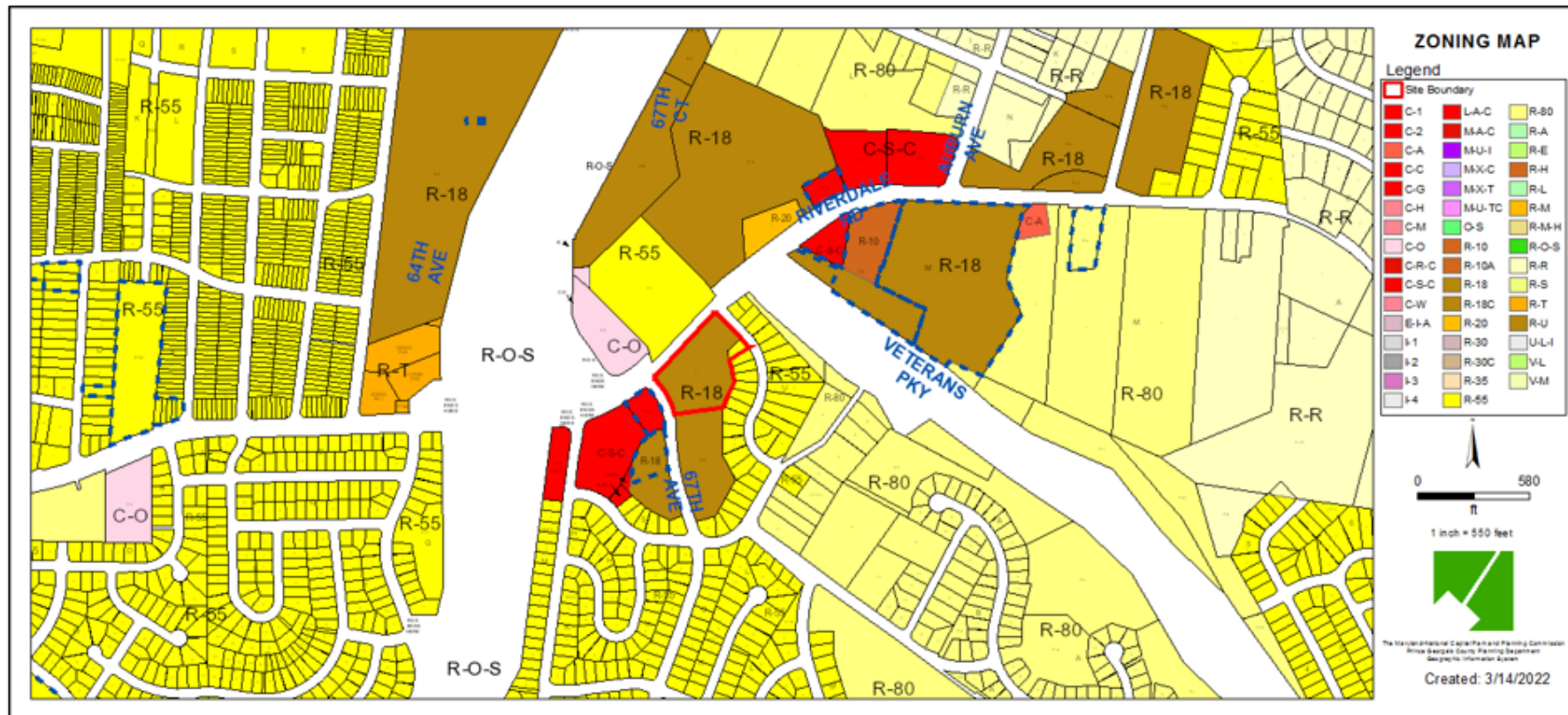
Property Zone: NAC/RSF-65



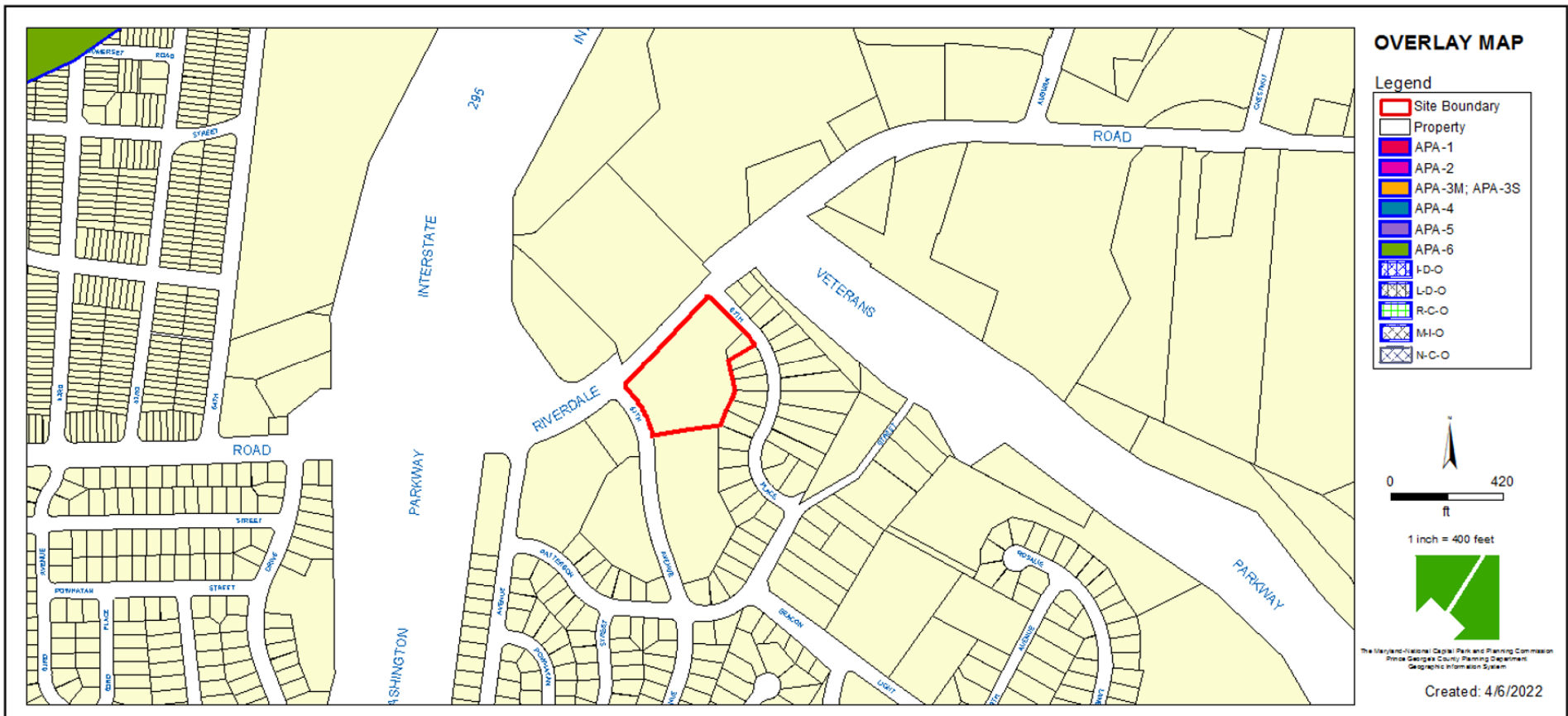


# PRIOR ZONING

Property Zone: R-18/R-55



# OVERLAY MAP





# AERIAL MAP





# SITE MAP





**MASTER PLAN RIGHT-OF-WAY**

**Legend**

- Site Boundary
- Property
- Master Plan Right-of-Way
  - Arterial
  - Collector
  - Expressway
  - Freeway
  - Industrial
  - Major Collector
  - Primary

0 580  
1 inch = 550 feet

The City of Dayton is a member of the Dayton Regional Planning Commission.  
Please contact the City of Dayton Planning Department for more information.

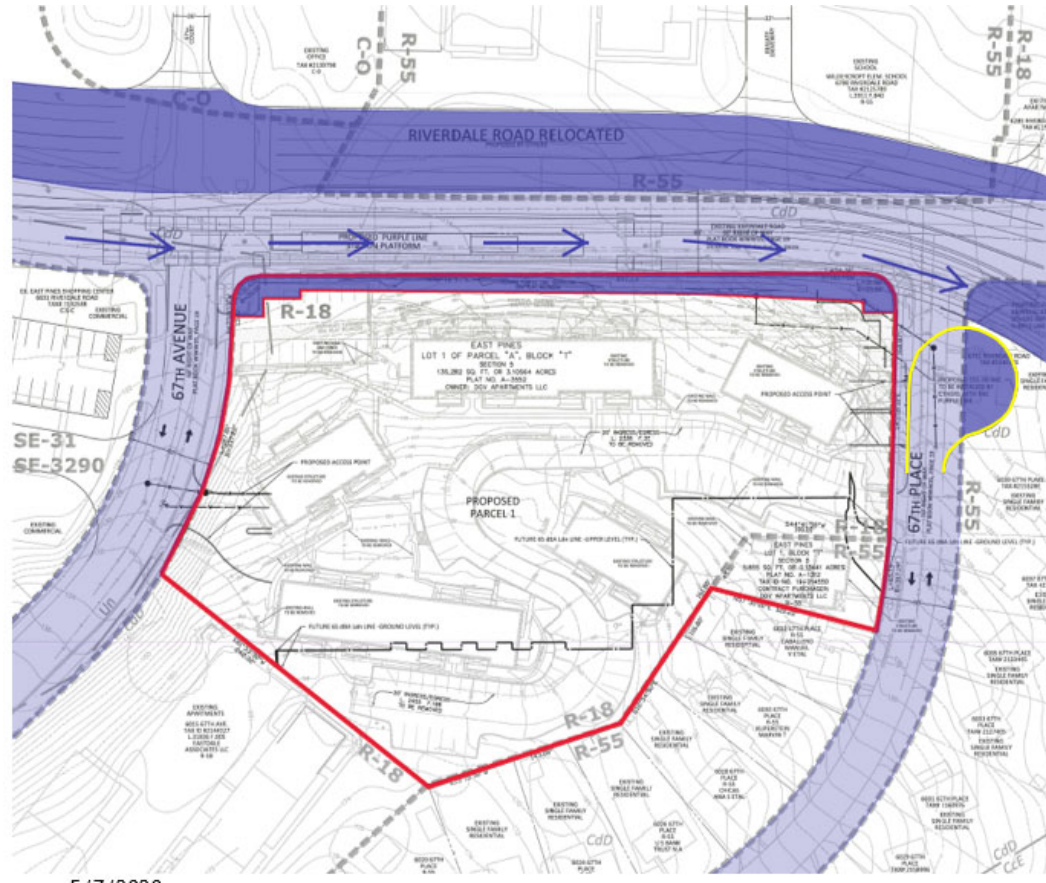
Created: 3/14/2022

## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

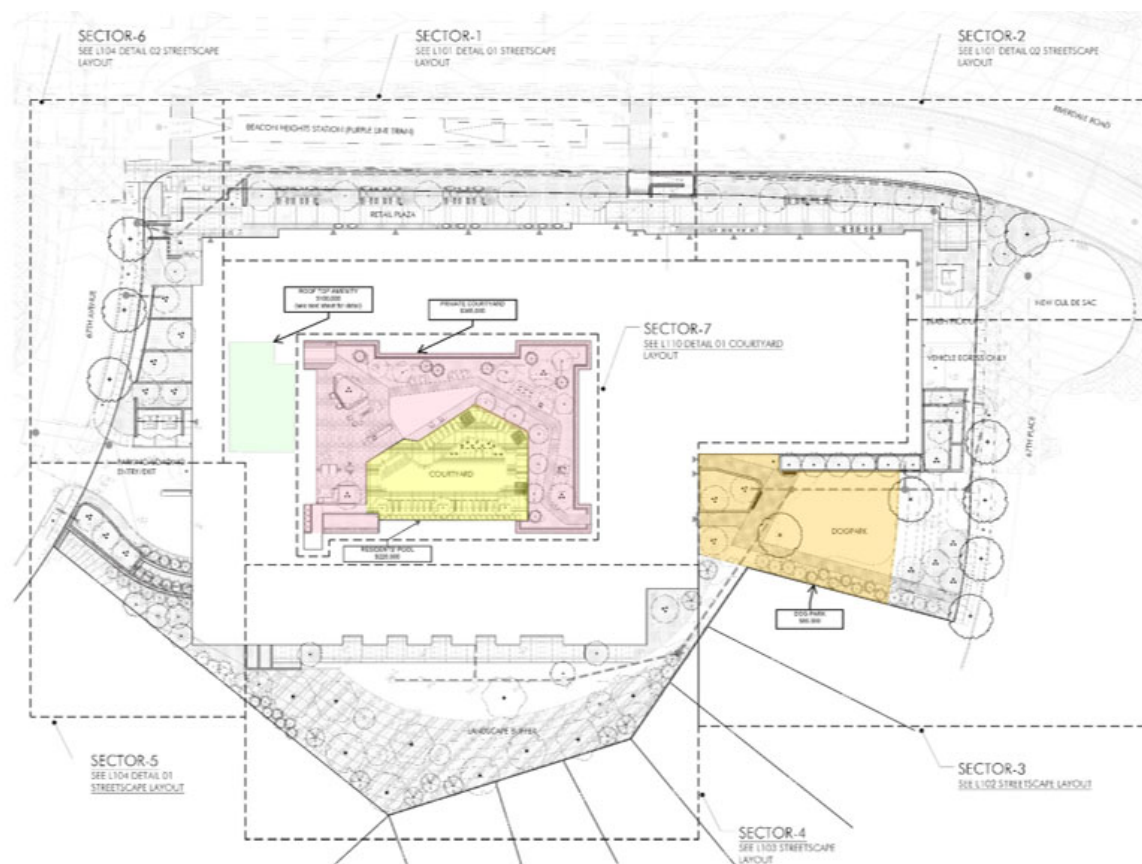




# PRELIMINARY PLAN

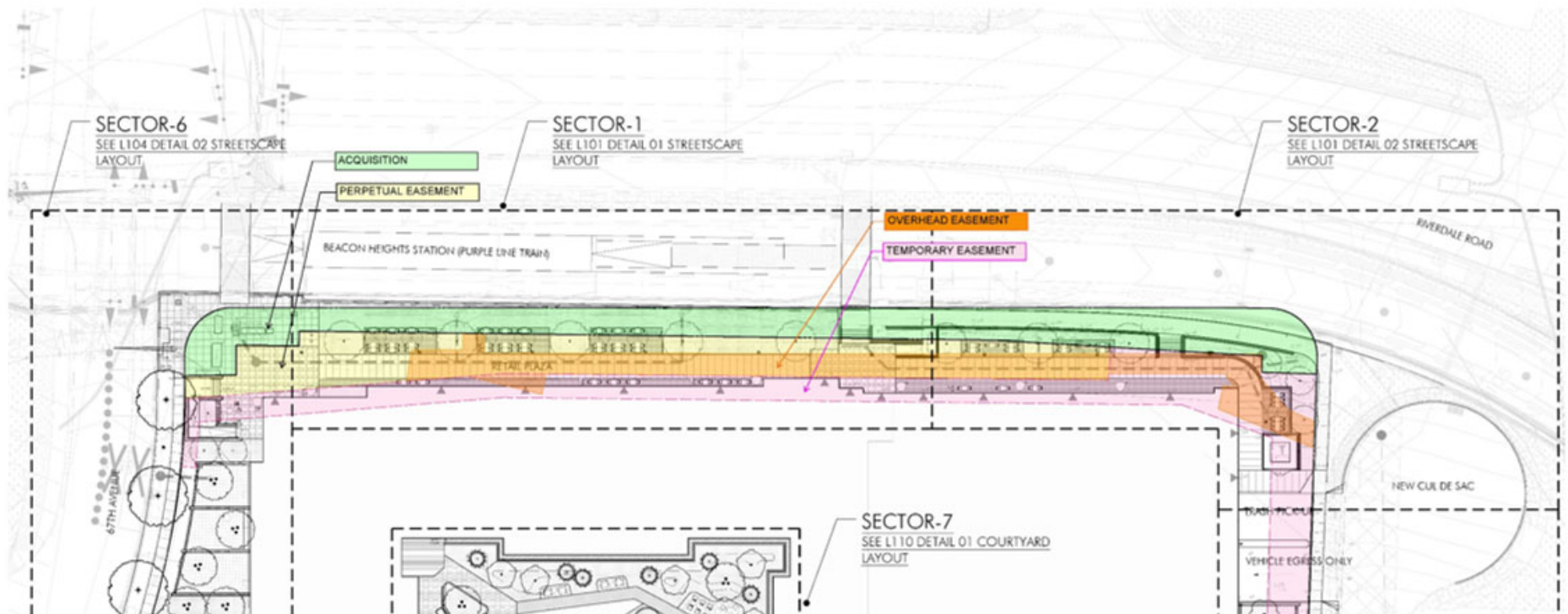


# RECREATIONAL FACILITY EXHIBIT





# BPIS EXHIBIT – BEACON HEIGHTS STATION



## BPIS EXHIBIT – ROUTE TO BEACON HEIGHTS ELEMENTARY SCHOOL





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# STAFF RECOMMENDATION

**APPROVAL** of one-year extension

**Major Issues:** N/A

**Applicant Community Engagement:** N/A