



## MJM/FDP APPLICATION

### MAJOR MODIFICATIONS OR FINAL DEVELOPMENT PLANS

#### The Application Fee

- Cash or check made out to "Miami Township"

#### Completed Application Form *(also signed Procedures and Information document)*

- Form must be signed by **ALL** owners of property proposed for rezoning or modification. This means **ALL** individuals listed on the recorded deed.
- Form must be notarized.
- Form must be typed or entered on computer.
- Only one copy of the application form is required.
- Any additional documents required as part of the preliminary plan approval.

#### Survey of the Tract *(Existing Conditions)*

- (1) One electronic PDF copy shall be provided by the applicant.
- A survey of the area to be rezoned or approved under a final development plan shall be prepared by a registered surveyor, engineer, or architect of the State of Ohio and be stamped or sealed with the endorsement of the person preparing the plans. The survey shall include the following:
  - Changes necessary to the survey submitted with the preliminary plan. If no preliminary plan was filed, then a survey meeting the preliminary plan standards should be prepared.

#### Completed Plot Plan & Drawings *(Proposed Features)*

- (1) Electronic PDF copy shall be provided by the applicant.
- A plot plan of the area to be rezoned or approved under a final development plan shall be prepared by a registered surveyor, engineer, or architect of the State of Ohio and be stamped or sealed with the endorsement of the person preparing the plans. Landscaping should be shown on a separate sheet, if it would otherwise obscure necessary information on the plot plan and will have to be stamped by a registered landscape architect upon submission for a zoning certificate. The plot plan/drawings shall include the following:
  - In the case of residential developments, the overall density proposed and the location of all proposed lots, dwellings units, etc. shall be shown on the plan and the total number of units listed on the plan.
  - The location and arrangement of all proposed buildings, storage areas, refuse collection areas, fences, etc. Proposed use of each building should be shown on plan.
  - The location and dimensions of all proposed and required setbacks for buildings and parking areas should be shown with a continuous line or similar marking.

## MAJOR MODIFICATIONS OR FINAL DEVELOPMENT PLANS

- Location of all proposed parking areas, loading areas, walks, drives and paved areas of any kind. Proposed traffic circulation pattern should also be indicated for all commercial projects.
- Location of all proposed open spaces, parks, playgrounds or other recreational facilities and areas.
- The location, quantity, species, and size of all proposed landscaping.
- The location of all existing trees or other vegetation to be preserved. Indicate construction limits or other areas that will be kept and marked as off limits to equipment or other work.
- The percentage and location of all impervious surface areas.
- The percentage of building coverage.
- A color rendering or elevation drawing of all proposed buildings.
- Location, size, and height of any proposed signs (indicate if a variance from the resolution is requested), building signage should be shown on elevation drawings.
- Location, height, type, and coverage area of all proposed exterior lighting.
- Location of all proposed storm water detention or retention facilities.
- Numerical information, such as number of parking spaces, lot density, housing units, etc. should be shown in a table on the first page of drawings. Location and proposed dimension of any street landscaping buffers and stream or river buffers.
- Proposed front, rear, and side setbacks for all buildings and parking areas shall be indicated in a table and shown on the plan drawing.
- An indication by drawing of the stage or phase that the final development plan represents in relation to the overall preliminary plan.
- A title, date, scale, and north arrow must be provided on each drawing.
- The current plan version or revision date should also be clearly indicated on each plan sheet
- Any additional information desired by the applicant or requested by the Zoning Commission or Board of Trustees.

### Final File Copy Once Approved by Zoning Commission

**(1 electronic PDF copy)** must be submitted after approval is obtained. This plan must reflect any required conditions, such as buffers, building restrictions, covenants, etc., that are required clearly on the plan sheet. This plan will be kept in the file as the approved plan and all items agreed to and approved by the Zoning Commission and/or Board of Trustees must be built and/or regulated as shown and approved by the Board of Trustees.

***I the undersigned, have read and understand all the above information and have provided all the necessary materials, forms, and information:***

Danny Holstein  
Applicant Signature

1/20/25  
Date



# MJM / FDP APPLICATION

## FINAL DEVELOPMENT PLAN / MAJOR MODIFICATION APPLICATION

APPLICANT AND PROPERTY INFORMATION		STAFF USE ONLY
APPLICANT NAME Daniel Holstein		FILE INFORMATION
APPLICANT ADDRESS 3315 N. Oak Trafficway Kansas City MO 34115		
PROPERTY ADDRESS OR LOCATION 10561 Washington Church Road		
PARCEL NUMBER(S) - REQUIRED IF NO STREET ADDRESS K45 02602 0059		RECEIVED AMOUNT / CHECK #
APPLYING FOR A MAJOR MODIFICATION TO THE FOLLOWING AREA COVERED BY AN EXISTING PLAN <input type="checkbox"/> ALL <input checked="" type="checkbox"/> PHASE / SECTION <u>Landscape/ Site Plan</u>	AREA (S) CURRENTLY ZONED PD-5	CASE NUMBER (S)
PREFERRED CONTACT METHOD <input checked="" type="checkbox"/> EMAIL PREFERRED <input checked="" type="checkbox"/> PHONE PREFERRED		ZC MEETING DATE
EMAIL dholstein@northpointkc.com PHONE 937-532-8202		
OWNER CONTACT INFORMATION		
OWNER NAME NP DWBA, LLC.		OWNER PHONE 937-532-8202

LOCATION OF LAND
THE AREA OF LAND SOUGHT FOR MODIFICATION CONTAINS <u>34.203</u> (ACRES / SQ FT) AND IS LOCATED ALONG THE <u>SOUTH</u> SIDE OF <u>Austin Blvd.</u> (STREET NAME) AND APPROX <u>2000</u> (FEET) <u>WEST</u> OF <u>Washington Church Rd.</u> (STREET NAME).
THE AREA OF LAND FOR CONSIDERATION IS FURTHER DESCRIBED ON MICROFICHE # <u>83-0502 C04</u> AND/OR DEED BOOK # _____ PAGE # _____ AND IS LOCATED IN MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO IN SECTION _____ TOWN _____ AND RANGE _____.

TOTAL LAND AREA OF DEVELOPMENT AND/OR TOTAL MODIFICATION AREA	
ENTIRE DEVELOPMENT ( ACRES / SQ FT ) 21.6 AC	TOTAL MODIFICATION REQUEST AREA (ACRES / SQ FT) 21.6 AC



# FINAL DEVELOPMENT PLAN / MAJOR MODIFICATION APPLICATION

TYPE OF DEVELOPMENT (CHECK BOX AND FILL OUT SECTIONS BELOW ACCORDINGLY)

<input type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> NON - RESIDENTIAL	<input type="checkbox"/> MIXED USE OR BOTH
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## RESIDENTIAL DEVELOPMENT

<input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> MULTI FAMILY NUMBER OF (1) BEDROOM UNITS _____ NUMBER OF (2) BEDROOM UNITS _____ OTHER (SPECIFY) _____	TOTAL LAND AREA OF RESIDENTIAL ONLY (ACRES / SQ FT)  TOTAL FLOOR AREA OF ENTIRE DEVELOPMENT (SQ FT)  NUMBER OF DWELLING UNITS
ENTIRE DEVELOPMENT	MODIFICATION AREA
AVERAGE SIZE OF DWELLING UNIT _____ BUILDING HEIGHT (SHOW ON PLANS) _____ DENSITY OF LAND ARE PER UNIT _____ SQ FT BUILDING COVERAGE _____ % OPEN SPACE PER UNIT _____ % IMPERVIOUS SURFACE COVERAGE _____ %  NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) _____	AVERAGE SIZE OF DWELLING UNIT _____ BUILDING HEIGHT (SHOW ON PLANS) _____ DENSITY OF LAND ARE PER UNIT _____ SQ FT BUILDING COVERAGE _____ % OPEN SPACE PER UNIT _____ % IMPERVIOUS SURFACE COVERAGE _____ %  NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) _____

## NON - RESIDENTIAL DEVELOPMENT

TOTAL AREA OF NON - RESIDENTIAL ONLY (ACRES / SQ FT) <b>21.6 AC</b>	TOTAL FLOOR AREA OF ENTIRE DEVELOPMENT ( SQ FT) <b>286,480 SF</b>
TOTAL FLOOR AREA BY USE <b>Industrial</b> _____ <b>286,480</b> SQ FT _____ SQ FT _____ SQ FT	TYPES OF USES (ALSO INDICATE ON DEVELOPMENT PLANS) <b>Warehousing/Light Manufacturing</b> _____ _____
ENTIRE DEVELOPMENT	MODIFICATION AREA
BUILDING HEIGHT (SHOW ON PLANS) <b>51'-6"</b> BUILDING COVERAGE <b>30.4</b> % IMPERVIOUS SURFACE <b>61.37</b> %  NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) <b>350</b>	BUILDING HEIGHT (SHOW ON PLANS) <b>51'-6"</b> BUILDING COVERAGE <b>30.4</b> % IMPERVIOUS SURFACE <b>61.37</b> %  NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) <b>350</b>

# Final Development Plan / Major Modification Application

## Development Plan Approval

The applicant shall prepare a definitive statement on how this project will maintain compliance with each of these particular requirements. Please complete questions below or attach the necessary information and/or materials that show all necessary requirements are met.

<p>Describe here or attach your schedule of development for this portion of the project. The development must be substantially completed within the period of time specified.</p>	<p><b>No change to development timeline from Final Approval Late Q1/ Early Q2 2026 completion</b></p>
<p>What covenants, easements, or other provisions are provided in the planned development to protect the public health, safety, morals, and general welfare? (These may include such items as utility and drainage easements, homeowner's association rules, or landscape buffers and other design criteria. All easements, buffers, etc. must be shown clearly on the plan drawing.)</p>	<p><b>Site design complies with all applicable zoning codes as well as all building codes held by Township, County, State, and National AHJ's.</b></p>
<p>Traffic control signals must be provided without expense to Montgomery County when the County Engineer determines that such signals are required to prevent traffic hazards or congestion in adjacent streets. Please provide any comments.</p>	<p><b>No traffic signals are required per the county engineer and traffic report, this will be a right in, right out entryway only off Austin Blvd.</b></p>
<p>The streets and driveways on the site of the proposed development must be adequate to serve the residents or occupants of the proposed development. How does your proposal meet this standard?</p>	<p><b>Design meets all required traffic and roadway standards</b></p>
<p>Adequate access roads, or entrance and exit drives, shall be provided and shall be so designed as to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys. How does your proposal meet this standard?</p>	<p><b>Added entry drive complies with all ODOT standards for traffic flow and is adequately designed per the traffic report. We will go through final approval with County traffic engineer.</b></p>
<p>The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses. How does your proposal meet this standard?</p>	<p><b>Proposal meets all required standards for surrounding land uses. Included is an updated photometric for the new design.</b></p>
<p>Any part of a Planned Development not used for structures, parking and loading areas, or access ways, shall be landscaped, designated as permanent open space or otherwise improved. How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	<p><b>That is confirmed, all areas not used for structures, parking, or loadings areas is to be landscaped, with an emphasis on landscape coverage along the Austin Blvd. frontage.</b></p>

Initial & Date

## Final Development Plan / Major Modification Application

<p>When business or manufacturing structures or uses in a Planned Development District about a Residential District, screening shall be provided as stated in the zoning resolution. Additional screening may be required in order to meet the other standards in this application. How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	<p>Plan is in compliance with zoning standards, we put a special emphasis on our landscaping coverage on Austin Blvd. electing to forgo additional parking available with this revised design to add in additional area for trees along the Austin corridor.</p>
<p>A business or manufacturing structure in a Planned Development District cannot be located nearer than one hundred (100) feet to a residential building. How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	<p>We are 324 feet from the nearest residential building.</p>

### Other Considerations

<p>What is the relationship of the proposed use to adjacent properties and land uses?</p>	<p>Adjacent properties include another industrial building and the DWB Airport</p>
<p>The Planned Development must comply with Montgomery County storm water requirements. How does your proposal meet this requirement?</p>	<p>Planned Development does comply with Montgomery County storm water requirements.</p>
<p>What provisions have been or will be made for the care and maintenance of common open space and/or recreational facilities? (Attach copies of any restrictive covenants to be recorded and also any proposed bylaws and articles of incorporation for entity responsible for common open space.)</p>	<p>We are long term holders of these developments and care as much if not more about their upkeep and maintenance, we have a full property management and maintenance staff and all tenants pay a share to ensure that common areas are maintained as well.</p>

### Narrative of Request

In your own words, please **clearly describe** the request to which you are seeking approval **in detail** below. (If there is not enough space, please attach a separate sheet of paper describing your request.)

We are requesting to revise our originally approved final development plan for the First Flight Commerce Center Building 2. There is no change to the building footprint, architectural, or structural features. The primary change is the shift of the building and the addition of an entry drive on the West side of the property, as well as minor changes to the parking on the North side to accommodate the revised grading of the new building location.

# Final Development Plan / Major Modification Application

## AFFIDAVIT - Attach additional signature pages, if needed

Before completing this application and executing the following affidavit, it is recommended that this application be discussed with the Staff of the Miami Township Zoning Commission. All persons listed on the recorded deed, must sign this affidavit.

### OWNER AND APPLICANT'S AFFIDAVIT - Miami Township

#### STATE OF OHIO, COUNTY OF MONTGOMERY HAMILTON

(I/We) Danny Holstein being duly sworn, depose and say that I am/we are **all** the owner(s)/lessee(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my/our knowledge and belief.

Danny Holstein  
(signature)

Danny Holstein  
(printed name)

Suite 310

4805 Montgomery Rd. Cincinnati OH 45212  
(mailing address)

45212

Phone: 997-532-8202

Laura A. Funke  
(signature)

Laura A. Funke

(printed name)

Suite 310

4905 Montgomery Rd. Cincinnati OH 45212  
(mailing address)

Phone: 513-253-5030

Subscribed and sworn to before me this 20<sup>th</sup> day of January, 2025.



Directed for details, other than above signatory:

Laura A. Funke

Notary Public

(printed name)

(mailing address)

Phone:

Initial & Date

## Final Development Plan / Major Modification Application

### Miami Township Standard Zoning Commission Process

**Pre-Application Meeting** with the Staff of the Miami Township Planning & Zoning Department (Recommended). The Staff is under no obligation to provide a formal recommendation at the time of the pre-application meeting, and any formal staff recommendation will be made only upon submission and review of a completed application. No statement made by Staff is binding on either the Zoning Commission or the Board of Trustees.

**Submission of Completed Application.** All documents and plan drawings must be submitted at this time. (See Submission Requirements Sheet)

**Legal Notices are Prepared** and placed in the newspaper and/or mailed to residents as required by the Miami Township Zoning Resolution.

**Staff Report is Prepared** and submitted along with application materials to the Miami Township Zoning Commission.

### Hearing by Zoning Commission

- The case is placed on the agenda by the Staff. The chair of the Zoning Commission may modify the order in which cases are heard at his/her discretion.
- The Zoning Commission opens the case.
- All speakers should speak only to the Zoning Commission and the Chairman may establish a time limit on speakers. Upon request, the chair may authorize questions of the Staff.
- A staff report is presented by one of the members of the Planning & Zoning Department. This will include a reading of the Montgomery County Planning Commission recommendation, if such recommendation was required for the case.
- The applicants or their representative presents the case to the Zoning Commission.
- Proponents of the case are given an opportunity to speak.
- Opponents of the case are given an opportunity to speak
- The Zoning Commission will close the public hearing and enter into deliberations on the case. Planned Development requests may require a review of the Findings of Fact standards of Article 31.
- The Zoning Commission will make a motion that the case be approved, denied, or approved with modifications or conditions.

# Final Development Plan / Major Modification Application

## Information

Each applicant and property owner should review the latest comprehensive planning documents and zoning resolution available for the area proposed for rezoning or modification prior to submittal of an application.

The application, and any other relevant information, may be submitted to outside agencies and organizations, both public and private, that the Staff, Zoning Commission, or Board of Trustees desire to have review said materials. These may include, but are not limited to, the Ohio Department of Transportation, Montgomery County, local school districts, and local utilities. This review in no way removes the applicant's responsibility to ensure compliance with the rules and/or regulations of any of these outside agencies or organizations.


The staff of Miami Township may drive by the property and take photos of the property. Aerial photography of the site may also be utilized in reviewing an application.

All materials submitted as part of this application are public record and will be made available for review upon request of any interested party. Inaccurate or incomplete information provided with or within the application package may delay the processing of the application and/or delay any scheduled public hearings. The Zoning Commission and/or Board of Trustees may table the case due to missing or incomplete information.

Applicants are expected to attend all public hearings regarding the application, and a failure to appear could result in the postponement of action on the application, and final action will be left to the discretion of the Zoning Commission or Board of Trustees within the constraints of the Miami Township Zoning Resolution.

I/we the undersigned owners and applicants do hereby declare that I/we have read the information provided within this application packet and have initialed each page. I/we further understand that each request is unique and may require additional information.

### Signature of Owners and Applicants

 _____ <i>Signature</i>	<u>Danny Holstein</u> _____ <i>Printed Name</i>	<u>1/20/25</u> _____ <i>Date</i>
_____ <i>Signature</i>	_____ <i>Printed Name</i>	_____ <i>Date</i>

I/we ( do \_\_\_ do not) authorize the staff, Zoning Commission, and Board of Trustees members to enter the property for the purpose of this case and to take photographs as necessary.

### Signature of Owners

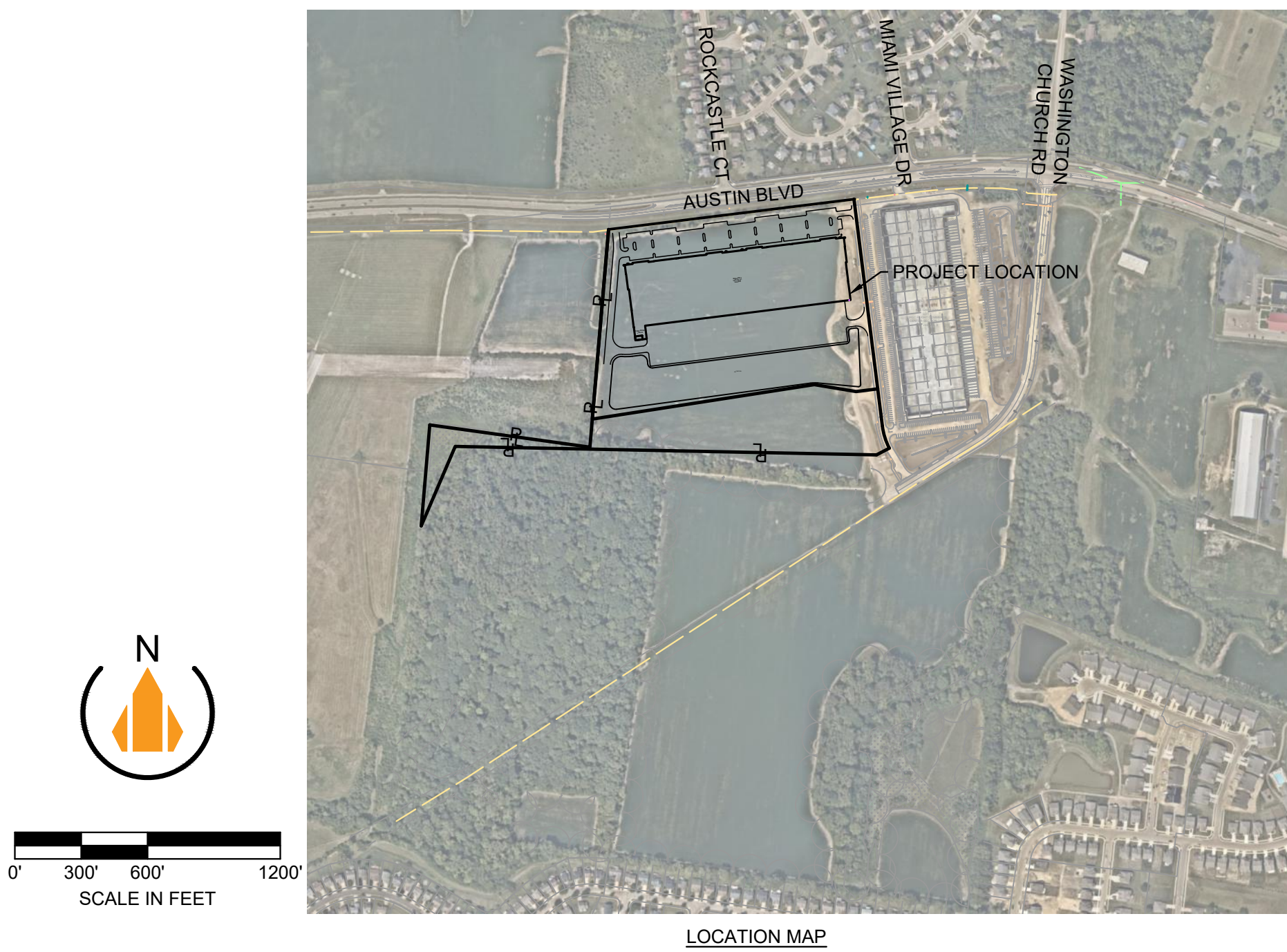
<u>Danny Holstein</u> _____ <i>Signature</i>	<u>Danny Holstein</u> _____ <i>Printed Name</i>	<u>1/20/25</u> _____ <i>Date</i>
_____ <i>Signature</i>	_____ <i>Printed Name</i>	_____ <i>Date</i>

\_\_\_\_\_  
Initial & Date

# FIRST FLIGHT COMMERCE CENTER PHASE 2

IN MIAMI TOWNSHIP, MONTGOMERY COUNTY, OH

Sheet List Table	
Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0900	UTILITY PLAN
L-0100	LANDSCAPE PLAN - OVERVIEW
E-0100	PHOTOMETRICS PLAN



### PROJECT TEAM:

**OWNER/DEVELOPER**  
NP DWBA, LLC  
3315 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64116  
CONTACT: DANNY HOLSTEIN  
PHONE: 937-532-8202  
EMAIL: DHOLSTEIN@NORTHPOINTKC.COM

**ENGINEER**  
SITEPOINT, LLC  
3315 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64116  
CONTACT: SHANNON Q BUSTER, P.E.  
PHONE: 816.888.7380  
EMAIL: SBUSTER@NORTHPOINTKC.COM

**SURVEYOR**  
THE KLEINGERS GROUP  
6219 CENTRE PARK DRIVE  
WEST CHESTER, OHIO 45069  
CONTACT: MATT HABENDANK, P.S.  
PHONE: 513.779.7851

**ARCHITECT**  
STUDIO NORTH ARCHITECTURE  
3315 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64116  
CONTACT: ADAM GERBER  
PHONE: 816.888.7380  
EMAIL: AGERBER@STUDIONORTHKC.COM

### UTILITY CONTACT LIST:

**ZONING**  
MIAMI TOWNSHIP COMMUNITY DEVELOPMENT  
2700 LYONS ROADS  
MIAMI TOWNSHIP, OHIO 45342  
PHONE: 937.433.3426

**COMMUNICATIONS**  
AT&T  
3233 WOODMAN DR SUITE 100  
DAYTON, OH 45420  
CONTACT: SHAWN JENKINS  
PHONE: 937.296.3726

**ELECTRIC**  
DES OHIO  
1900 DRYDEN ROAD  
MORAINE, OH 45439  
CONTACT: HELEN KNAPKE  
PHONE: 937.287.9841

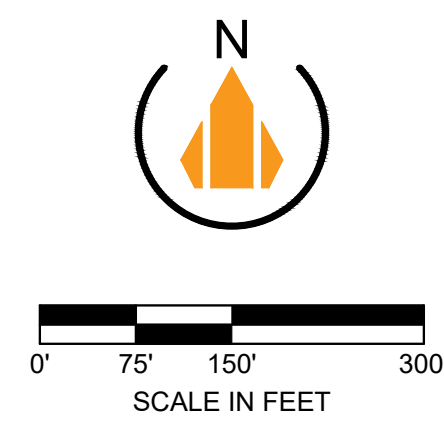
**DOMESTIC GAS**  
CENTERPOINT ENERGY  
RANDY CECH  
PHONE: 937.440.1830

**WATER SERVICE**  
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES  
1850 SPAULDING ROAD  
KETTERING, OHIO 45432  
CONTACT: CHARLES SCHAFFER  
PHONE: 937.781.2500

**FIRE**  
MIAMI VALLEY FIRE DISTRICT  
2700 LYONS ROAD  
MIAMI SBURG, OHIO 45324  
PHONE: 937.580.2152

**STORMWATER**  
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES  
1850 SPAULDING ROAD  
KETTERING, OHIO 45432  
CONTACT: CHARLES SCHAFFER  
PHONE: 937.781.2500

**SEWER**  
MONTGOMERY COUNTY ENVIRONMENTAL SERVICES  
1850 SPAULDING ROAD  
KETTERING, OHIO 45432  
CONTACT: CHARLES SCHAFFER  
PHONE: 937.781.2500



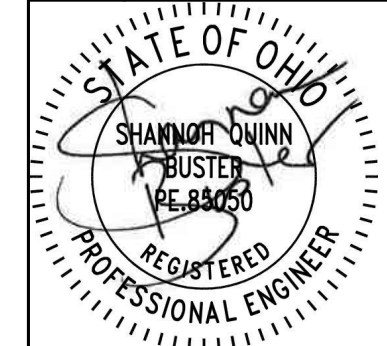
**FLOODPLAIN DESIGNATION:**  
THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39113C035CE AND NO. 3911C0375E WHICH HAS AN EFFECTIVE DATE OF 01/06/2005 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**Ohio Utilities Protection Service**  
**Call 811**  
before you dig

48 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 609-382-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE.

NO.	REVISIONS/APPROVALS:	DATE:
	FINAL DEVELOPMENT PLAN SUBMISSION	2024.08.12
	MAJOR AMENDMENT	2025.01.20

COVER SHEET  
FIRST FLIGHT COMMERCE CENTER  
PHASE 2  
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OH

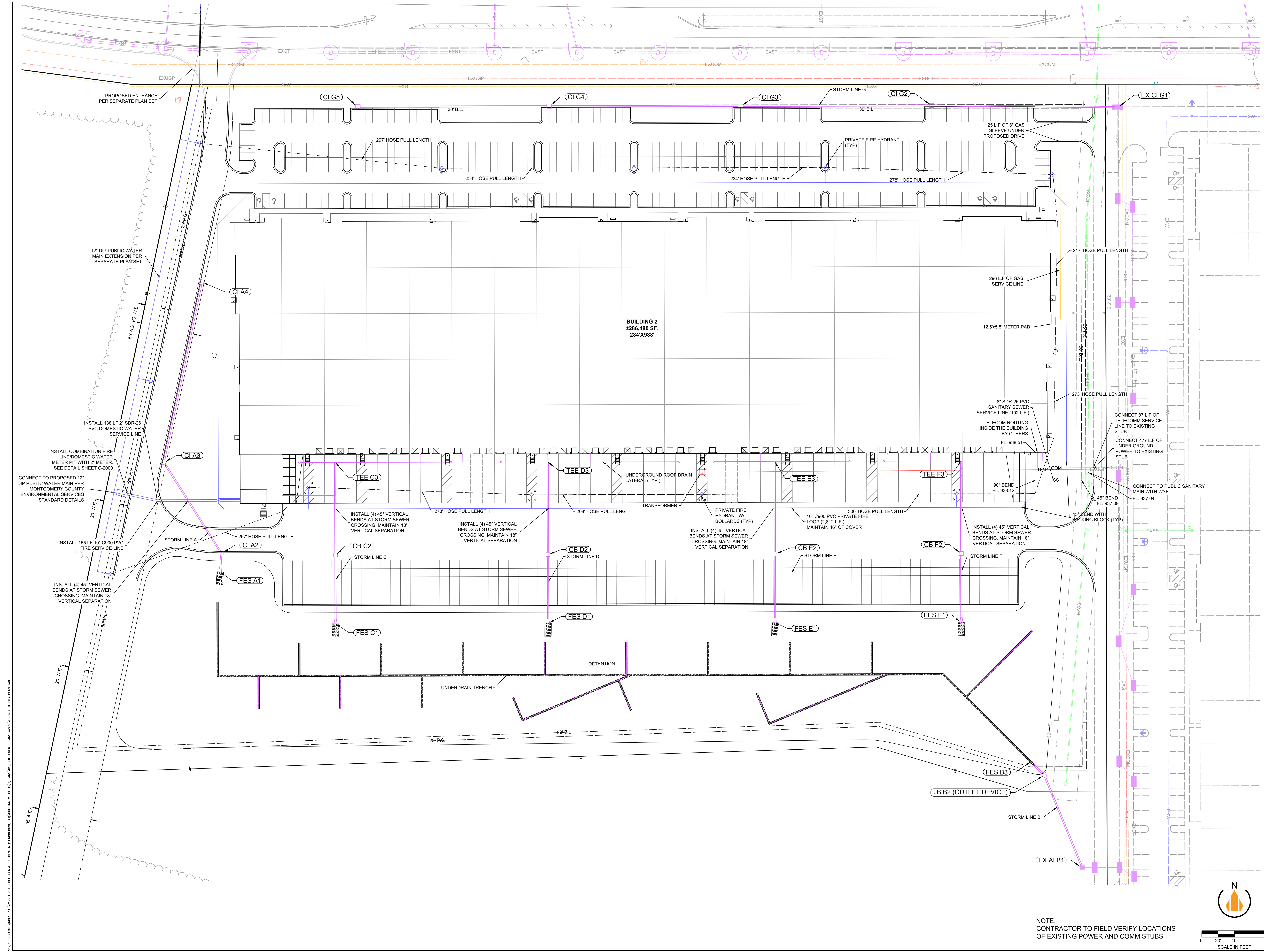


SHEET #:

C-0001



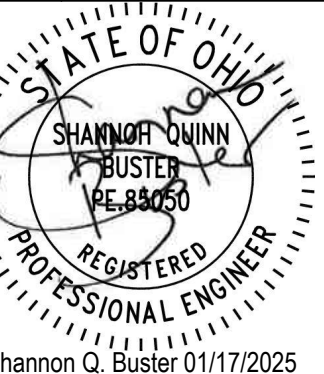




**BUILDING 2**  
±286,400 SF.  
284'X988'

NO.	REVISIONS/APPROVALS:
1	FINAL DEVELOPMENT PLAN SUBMISSION
2	MAJOR AMENDMENT

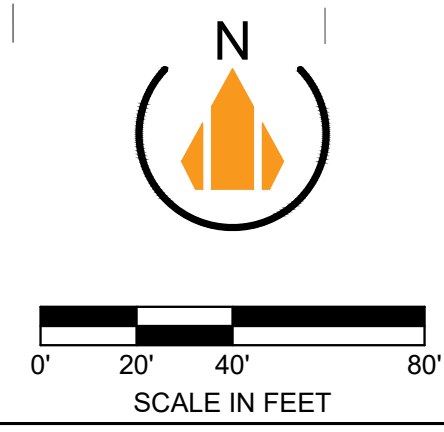
REVIEWED BY: N.W.H.  
DATE: 2024.08.12  
DESIGNED BY: D.A.H.  
DRAFTED BY: D.A.H.  
SP PROJECT #: SHANNON O. BUSTER  
P.E. 86590



SHEET #:

**C-0900**

NOTE:  
CONTRACTOR TO FIELD VERIFY LOCATIONS  
OF EXISTING POWER AND COMM STUBS



S:\PROJECTS\INDUSTRIAL\PHASE 2\FIRST FLIGHT COMMERCE CENTER (SPRINKLER) (BUILDING 2) (P) (01) PLANS (01) UTILITIES (01) PLAN (01) C-0900 UTILITY PLAN.dwg

