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## New Ryan Homes development to have 82 homes in Miami Twp. near Dayton Mall



LOCAL NEWS

By Eric Schwartzberg

Jan 17, 2022

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A plan to build dozens of new homes on about 32 acres north of the Dayton Mall will move forward starting this year.

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Miami Twp. trustees Tuesday night unanimously approved the final development plan for Rivendell, an 82-home development that will be constructed in two phases with connections to two existing public roadways.

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The property, which is located south of Vienna Parkway and west of Mohawk Trail on the east side of the township, east of Ohio 741.

Several applications were filed since the property was rezoned in 2007, but the board rejected three similar proposals. In February 2020, it adopted the Rivendell planned development regulation amendment to adopt a preliminary plan and development standards.

Those who spoke against the plan during the initial proposals previously said the most recent version is an improvement.

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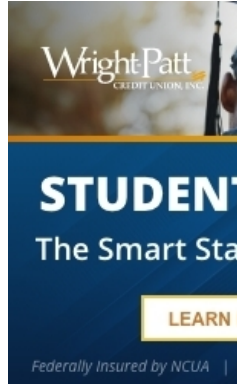
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A second section is planned to start development in 2023 with completion expected by 2025, Keethler said.

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There will be a choice of six different models from Ryan Homes ranging in size from 1,407 square feet to 2,239 square feet with an average of 1,804 square feet.

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“The type of homes that Ryan is building are all ranch homes and that demographic is very strong right now,” Keethler said. “We don’t limit it to that, but it’s in that 45-to-60-year-old demographic ... that are semi-retired.”

All homes would consist of 80 percent brick or stone, according to the township. No vinyl sided will be permitted.

Rivendell will be constructed on “a beautiful piece of land,” he said.

“We try to preserve as many trees as we can,” Keethler said. “(There will be) walking paths and M/I Homes is actually building next to us, so there’ll be some connectivity ... and then we’ve got some natural streams and wet ponds that will enhance the development.”

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**Eric Schwartzberg**





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