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From the Dayton Business Journal:

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Miami Township to consider new residential development

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A new residential development is being proposed in Miami Township.

A new housing development that has been in the works for more than a decade may finally move forward, pending approval from a local township.

Rivendell, a single-family residential neighborhood planned in Miami Township, is on a zoning agenda for tonight, Feb. 18. The Miami Township Zoning Commission will consider an amendment to the planned development, which was originally approved in 2007.

The current proposal includes three sections containing 82 units, which is six less than the original plan. The average size of each dwelling is listed at 1,800 square feet.

The property owner is Zengel Construction Company, a Centerville-based firm. Zengel was the original project developer, according to previous Dayton Business Journal reporting.

Rivendell would sit on 31.7 acres on the south side of Vienna Parkway in the township. Access to the project is proposed on Fox Run Road and Rosecliff Place, the latter of which is located some 600 feet from Vienna Parkway. The developer says the design of all roads will be adequate to carry the traffic that will be imposed by the proposed development, according to documents submitted to the township.

The development is planned as an "age-targeted community" with all ranch-style homes. Township documents did not specify which age group the community will target, though previous reporting indicated it would cater to baby boomers and empty-nesters.

Assuming the project moves forward, development of the first section would begin March 2021 and end in July of that year. The second section would start in March 2022, and complete in July 2022. The final section would begin March 2023 and end July 2023.

A public hearing will be held by the Zoning Commission prior to Tuesday's meeting. The commission will subsequently make a recommendation to the Miami Township Board of Trustees, which will hear the case on Tuesday, Feb. 25.

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