

# County Road 25-A Special Planning Area Master Plan

## Miami County Commissioners



### PROJECT DESCRIPTION

BPS prepared a Master Development Plan for the County Route 25-A Special Planning Area, located between the cities of Piqua and Troy, Ohio. The purpose of this project was to prepare an implementable plan for the undeveloped lands and infrastructure in the corridor by evaluating the unique characteristics of the study area, engaging the public, determining necessary infrastructure improvements, designing development concepts and plans, and detailing compatible zoning and development regulation updates.

Given the recent development interest in the Miami County area, it is important to strategically build upon the County's current plans, as well as address changes that have occurred since previous planning efforts. The County Road 25-A Plan also served as an update to the County's 2006 Comprehensive Plan. The planning process included a robust public participation plan. BPS created a project website to augment the project's online presence and marketing potential, as well as an online survey. The online survey included visual preference questions and focused on the community's concerns and aspirations for the study area. BPS staff also hosted meetings with a Vision and Implementation Group, which included representatives of local governments, businesses, and other organizations; and the firm held four public participation meetings.

### LOCATION

Miami County, Ohio

### HIGHLIGHTS

- Provided workable action steps for focus areas and goals that emerged from the planning process
- Created a forum for open public discussion, including a project website

### MAJOR TASKS

- Corridor Planning
- Community Planning
- Public Involvement
- Website
- Zoning Code
- Renderings & Graphic Design
- Funding & Grants
- Social Media
- Outreach & Promotions

