


# AGENDA
# CITY PLANNING COMMISSION

**City Hall - Council Chambers**
**6131 Taylorsville Road**
**February 9, 2021**
**6:00 P.M.**

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. None

7. New Business

   A. REZONING - The applicant, CAMPBELL BERLING HUBER HEIGHTS, LLC, is requesting approval of a Rezoning from R-4 (Residence) to PR (Planned Residential) for property located on Chambersburg Road (ZC 21-04).

   B. MINOR CHANGE - The applicant, John Kopilchack, is requesting approval of a Minor Change for building modifications at the Huber Health Center located at 8701 Old Troy Pike (ZC 21-03).

8. Additional Business

   A. None

9. Approval of Minutes

   A. Planning Commission January 26, 2021

10. Reports and Calendar Review

    A. Detailed Development Plan, Carriage Trails, Section 6, Phase VI & VII

11. Upcoming Meetings

    A. Tuesday, February 23, 2021

    B. Tuesday, March 9, 2021

12. Adjournment

**AI-7413** **7. A.**

**Planning Commission**

Meeting Date: 02/09/2021

REZONING

Information

Agenda Title

REZONING - The applicant, CAMPBELL BERLING HUBER HEIGHTS, LLC, is requesting approval of a Rezoning from R-4 (Residence) to PR (Planned Residential) for property located on Chambersburg Road (ZC 21-04).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Fire Assessment

Development Standards

# Memorandum

Staff Report for Meeting of February 9, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: February 3, 2021

Subject: ZC 21-04 (Rezoning from R-4 Residence to PR Planned Residential) Quail Ridge Subdivision Chambersburg Road

- Application dated January 22, 2021

Department of Planning and Development City of Huber Heights

**APPLICANT/OWNER:** Campbell Berling Huber Heights, LLC, Applicant
Quail Ridge Land & Development, LLC, Owner

**DEVELOPMENT NAME:** Quail Ridge

**ADDRESS/LOCATION:** Chambersburg Road

**ZONING/ACREAGE:** R-4 / 21.4 Acres

**EXISTING LAND USE:** Residential

**ZONING ADJACENT LAND:**
South R-1
East R-4
West R-4B
North R-1

**REQUEST:** The applicant requests rezoning from R-4 Residence to PR Planned Residential.

**ORIGINAL APPROVAL:**

**APPLICABLE HHCC:** 1147 & 1130

**CORRESPONDENCE:**
In Favor – None Received
In Opposition – None Received

**ATTACHMENTS:**

## OVERVIEW:

The applicant requests rezoning from R-4 (Residence) to PR (Planned Residential).

## STAFF ANALYSIS AND RECOMMENDATION:

The applicant is looking to develop 21.4 acres on the south side of Chambersburg Road. In 2003 the owner rezoned the property from R-1 to R-3. The intent was to build forty-six (46) residential lots. The next request was to rezone from R-3 to R-4 to allow for a higher density. This was approved by City Council and is the current zoning designation. The current request is to rezone to PR Planned Residential to allow for a little more flexibility.

The Zoning Code for each are as follows:

**CHAPTER 1147**
**"R-4" Residence District (Existing Use)**
**1147.01 PRINCIPAL PERMITTED USES.**

The following uses shall be permitted of all property located in this District:

(a) One-family dwellings; and
(b) Home occupations.

**1147.02 ACCESSORY USES.**

Only the following accessory uses shall be permitted in this District:

(a) Uses customarily incident to all principal permitted uses;
(b) One (1) name plate for each dwelling indicating the name of the occupant;
(Case 336, 9-30-73)
(c) A sign advertising sale, rent, lease or trade of the property upon which such sign is placed; and
(d) Temporary buildings and uses for construction purposes not to exceed twelve (12) months.

**1147.03 HEIGHT STANDARD.**

No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height.

**1147.04 AREA STANDARD.**

All lots shall have an area, frontage and yard requirements as follows:

| | | | | **Side Yard Widths** | | |
|---|---|---|---|---|---|---|
| | **Lot (square feet)** | **Lot Frontage (feet)** | ***Front Yard Depth (feet)** | **Least Width (feet)** | **Sum of Least Width (feet)** | **Rear Yard Depth (feet)** |
| Dwellings | 7,500 | 60 | 25 | 8 | 20 | 40 |

* The front yard depth shall be measured from the established right-of-way lines as shown on the legal Official Thoroughfare Plan.

**1147.05 SPECIAL USES. (Case 101, 6-29-87)**

The following shall be permitted as a special use:

(a) Kindergartens, day care centers or nurseries in accordance with the provisions of Chapter 1135A.

The R-4 District matched the zoning of the Stoney Creek Development directly to the east and is similar to the R-4B zoning of the Lexington Place development to the west. To the south, the residential development is R-1, but Aaron Lane will not be connected through to this development or Chambersburg Road.

CHAPTER 1172 - (PR) PLANNED RESIDENTIAL DISTRICT[42]

1172.01 - Principal permitted uses.

The following principal uses are permitted, provided that they are approved as provided for in this chapter:

(a) All residential uses permitted in all other chapters of the Zoning Ordinance such as: one family dwellings, two family dwellings, multiple family dwellings, including garden apartments, row houses, quadraminiums and condominiums;

(b) Churches and other places of worship;

(c) Colleges, primary and secondary schools under School Board or Parochial supervision, and public libraries;

(d) Public recreation buildings, parks, playgrounds and athletic fields under School Board, Parochial, other governmental supervision or "homeowners association" supervision; and

(e) Uses designed solely to serve in a complimentary way the needs of this District above.

1172.02 - Accessory uses.

The following accessory uses are permitted:

(a) Uses customarily incidental to all permitted uses; and

(b) Temporary structures and uses required during construction in this District.

1172.03 - Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions", shall govern. In addition, the following development standards apply:

(a) *Minimum "PR" Land Area Requirement.*

(1) A minimum of one acre shall be required.

(b) *Dwelling Unit Density—Five Dwelling Units.*

(1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(c) *Dwelling Unit Density—Eight Dwelling Units.*

(1) Dwelling unit density for the entire district shall not exceed eight dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 16 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side, and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(d) *Dwelling Unit Density—Twelve Dwelling Units.*

(1) Dwelling unit density for the entire district shall not exceed 12 dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 24 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(e) *Character of Neighborhood.* Use of the Planned Residential Zoning District for developments with a proposed dwelling unit density greater than five dwelling units per acre shall be considered only when the district is bounded at least on one side by R-5, R-6, R-7, O-1, B, I, or Planned Development Districts.

1172.04 - Parking and loading.

(a) The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b) Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

The request is for the following:

**Development Standards**

**General:**

1. The PRD is intended to establish a subdivision platted as Single-Family homes.

**Principal Permitted Uses:**

1. Permitted use is Single Family Homes.
2. Consists of traditional single-family homes of one individual dwelling units as defined in this standards document.
3. In the event that development is unable to proceed for any reason after the property has been rezoned, the existing use of the property shall be permitted to continue.

**Accessory Uses:**

1. Allowable accessory uses shall meet "R" uses in Chapter 1191 of the Huber Heights Zoning Code.

**Architectural Guidelines**

1. Homes shall have a minimum of 25% masonry on the front façade.
2. Any other details of design of new homes and regulations for future homes in the community shall be governed by the Declaration of Covenants, Conditions & Restrictions document.

**Maximum Number of Units, Density, and Units per Building:**

1. The maximum number of units for the PUD shall not exceed 68 dwelling units.
2. The maximum density shall not exceed 3.17 dwelling units per acre.

**Phasing:**

1. Dependent upon market conditions, the development is expected to be phased over Four (4) years from the time development commences.

**Lot Size and Minimum Setbacks:**

1. Minimums for lot size, setbacks, and more are listed in the table below.

| | **Minimum** |
|---|---|
| Lot Area | 9,000 Sq. Ft. |
| Lot Width | 60' at the setback line |
| Front Yard Setback | 25' |
| Home Size One Story | 1200 square feet |
| Home Size Two Story | 1600 |
| Side Yard Setback | 5' minimum, 10' total. |
| Rear Yard Setback | 30' |
| Structure Height (Principal) | 35' |
| Structure Height (Accessory) | 15' |
| Floor Area | 35% |
| Impervious Surface | 40% |

**Open Space:**

1. Open space shall consist of areas at the front entry around the monumentation.
2. All open space parcels shall be owned and maintained by a Homeowners Association established for the entire development.

**Perimeter Buffer:**

1. This development will consist of single-family homes which demand and gain value from the existing perimeter buffers and trees along the property boundaries. Every care and precaution will be taken to preserve as much of the trees and vegetation in these areas as much as possible.
2. A 10' Preservation Zone shall be located on the rear property line of the South, East, and West lots.

**Vehicular Access and Circulation:**

1. All streets shall be public to be maintained by the City of Huber Heights
2. Streets shall meet Huber Heights development regulations except as follows. Requirements to meet Subdivision Design Standard 1109.10 (b) shall be waived. 1109.10 (b) states *on stop streets grade shall not exceed two percent positive or three percent negative within a distance from the intersection of 100 feet plus one-half of the intersecting street right-of-way width, unless approved by the Director of Public Safety and Service, or his designee.*
3. A 12' wide emergency access easement shall connect the new subdivision street to Hialeah Park.

**Pedestrian Access and Circulation:**

1. Sidewalks (6 feet wide concrete) shall be provided along one side of the public street at the outside loop to be constructed as the homes are finished. The sidewalk shall be a minimum of 4' behind back of curb.

**Utilities Service:**

1. All utilities shall be public.
2. All new utilities shall be constructed, installed, and maintained to the standards of the City of Huber Heights engineering department
3. All new utilities shall be located underground.
4. Stormwater shall be detained onsite following the City of Huber Heights storm water guidelines.

**Signage:**

1. Free standing signage shall be either monument or temporary; not exceeding the following height limits:
    a. Entrance Monument (Ground-Mounted) - 10 feet at Chambersburg Rd entrance to neighborhood.
    b. Street Signs (Ground-Mounted) – Custom street and stop signs.
    c. Temporary (Construction/Sales) - 10 feet One sign at the entry of the neighborhood.
2. Monumentation will no closer than 5' from any curb line.
3. The copy area size and illumination of signs shall be professionally designed and shall avoid unnecessary glare onto adjacent properties.

**Homeowners Association Requirement and Responsibilities:**

1. A homeowners association consisting of all dwelling unit lot owners will be established.
2. The HOA for the neighborhood shall own and maintain all common areas,

facilities, and amenities.

**Mailboxes**

1. Mailboxes shall be gang type as per USPS mandate to serve the entire community and screened as needed or allowed.

The City's Comprehensive Plan calls for this area to be Single Family Residential with a maximum of 6 units per acre. The maximum proposed density is 3.17 dwelling units per acre.

Sanitary and water will connect into the City's public main system. Water is located along Chambersburg Road and at the end of Hialeah Park in the Lexington Place subdivision. Sanitary is located at the end of Hialeah Park in the Lexington Place subdivision. Drainage will be handled through a public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan. Staff recommends sidewalks be placed along all street right of ways. Development signage is being requested at the entrance. Staff recommends that it follow the City Code of six (6) feet tall and be located behind the right of way line. While the typical code is fifteen (15) feet behind the right of way, we feel ten (10) feet is sufficient.

*1171.05 - Contents of basic development plan.*

*(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:*

*(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;*

*(2) Typical elevation views of the front and side of each type of building;*

*(3) Planning location and dimensions of all proposed drives, service access road, sidewalks, and curb openings;*

*(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;*

*(5) Landscaping plan, walls and fences;*

*(6) Storm water detention and surface drainage;*

*(7) Exterior lighting plan;*

*(8) Vehicular circulation pattern;*

*(9) Location and square footage of signs;*

*(10) Topographic survey; and*

*(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.*

*(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.*

*(Ord. 2006-O-1655, Passed 9-25-05)*

*1171.06 - General standards for approval.*

*The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:*

*(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;*

*(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;*

*(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;*

*(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;*

*(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;*

*(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;*

*(g) Shall preserve natural features such as water courses, trees, and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;*

*(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;*

*(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;*

*(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;*

*(k) Shall not involve uses, activities, processes, materials, equipment, and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and*

*(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.*

*(Ord. 93-O-602, Passed 3-22-93)*

*1171.07 - Review and recommendations by planning commission.*

*The Planning Commission shall review the proposed PUD as presented in the application and basic development plan in terms of the standards in Section 1171.06 and the specific requirements as outlined in all Planned Unit Developments. The Commission shall hold a public hearing on the proposed PUD. At least ten days in advance of such hearing, notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. The Planning Commission shall make its recommendation, indicating approval, approval with modifications, or disapproval. If the Commission recommends approving rezoning of land to a PUD District and also approves a basic development plan for the area to be rezoned, it may impose upon that plan any additional requirements or conditions deemed appropriate by the Commission to ensure that the development shall meet the standards described in Section 1171.06 and shall comply with the intention and objectives of this Zoning Ordinance.*

*If the owner chooses to submit a combined development plan, the Planning Commission shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. The detailed development plan aspects shall be reviewed in the same manner as provided herein for review of detailed development plans.*

*(Ord. 93-O-602, Passed 3-22-93)*

*1171.08 - Action by council.*

*Council shall hold a public hearing for application for rezoning and approval of the basic development plan (or combined development plan) after receiving the proposal from the Planning Commission. At least 15 days' notice of the time and place of such public hearing shall be placed in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. Council shall approve, reject or approve with modifications the rezoning and basic development plan in the same manner as other rezoning requests. If the applicant has chosen to submit a combined development plan, Council shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. If Council approves the basic development plan aspects of a combined development plan, the detailed development plan shall be deemed to be approved and no further action shall be required for the area covered by the combined development plan. If the basic development plan aspects of a combined development plan are modified, the combined development plan shall be changed in all aspects to meet that modification. The City staff in charge of plan review shall determine when the basic development plan or combined plan meets the modification required by Council.*

*(Ord. 93-O-602, Passed 3-22-93)*

*1171.11 - Changes in the basic and detailed development plans.*

*A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.*

*(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.*

*(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.*

*(Ord. 89-O-339, Passed 2-6-89)*

**Recommendation**

Staff recommends approval of the Rezoning in accordance with the conditions within the proposed Planning Commission Decision Record.

# Planning Commission Decision Record

WHEREAS, on January 22, 2021, the applicant, Campbell Berling Huber Heights, LLC, requested approval of a rezoning from R-4 (Residence) to PR (Planned Residential) for property located on Chambersburg Road, Parcel Number P70 04004 0009 of the Montgomery County, Ohio Records (ZC 21-04); and

WHEREAS, on February 9, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the request by the applicant, Campbell Berling Huber Heights, LLC, for a rezoning from R-4 (Residence) to PR (Planned Residential) for property located on Chambersburg Road, Parcel Number P70 04004 0009 of the Montgomery County, Ohio Records (ZC 21-04) in accordance with the recommendation of Staff's Memorandum dated February 3, 2021, with the following conditions:

1. The Basic Development Plan for Quail Ridge shall be the plans stamped received by the City of Huber Heights Planning Department on January 22, 2021.

2. The minimum setbacks shall be as follows: 25 foot front yard, 40 foot rear yard, 5 foot side yard.

3. A minimum of 25% of the surface area of the front façade shall be finished with masonry products.

4. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.

5. Four foot wide sidewalks shall be located at the right of way line of all fifty foot street sections.

6. The emergency access to Hialeah Park shall meet Fire Code requirements for width and construction materials.

7. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.

8. Development ground signage shall have a maximum height of six (6) feet and shall be located no closer than ten (10) feet to the right of way line.

9. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

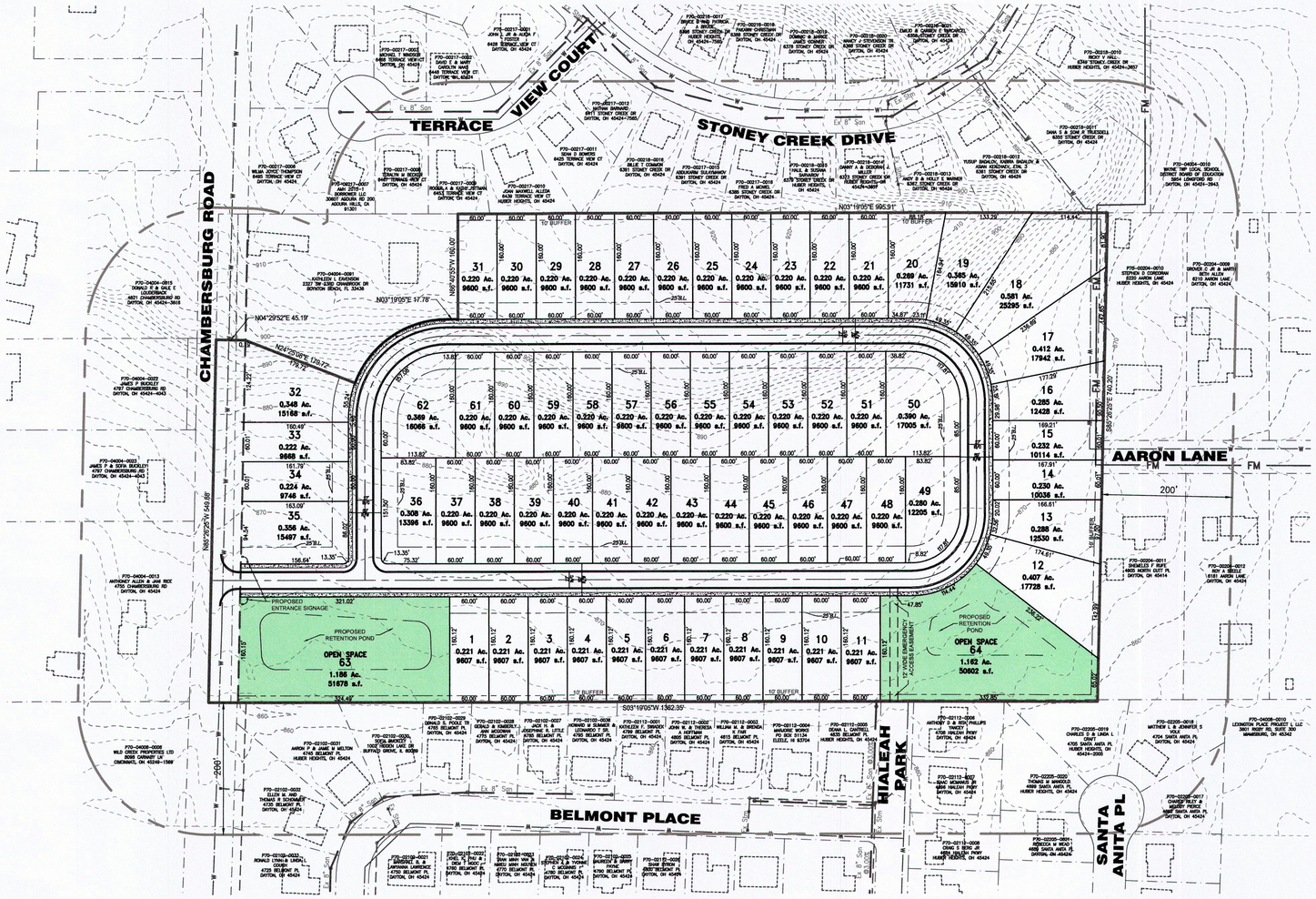
Seconded by _____. Roll call showed: YEAS: ____. NAYS: ____. Motion to recommend approval carried ____.

_____ _____
Terry Walton, Chair Date
Planning Commission

# BASIC DEVELOPMENT PLAN

# QUAIL RIDGE

## SECTION 34, TOWN 2, RANGE 8
## CITY OF HUBER HEIGHTS
## MONTGOMERY COUNTY, OHIO







## VICINITY MAP
1"=1,000'

## OWNER
Quail Ridge Land and Development LLC
2327 SW 23rd Cranbrook Drive
Boynton Beach, FL 33436
(561) 445 - 5441

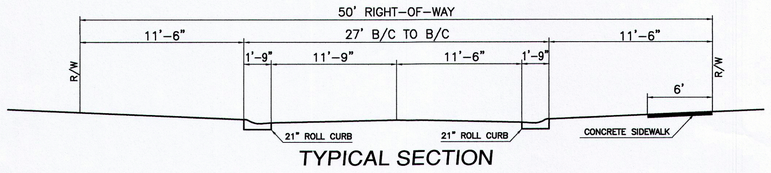
## APPLICANT
Campbell Berling Development
3333 Madison Pike, Suite C
Ft. Wright, KY 41017
(513) 252 - 4376

## ENGINEER
Bayer Becker
6900 Tylersville Road, Suite A
Mason, OH 45040
(513) 336 - 6600

## GENERAL NOTES

1. Sanitary to be tied into City of Huber Heights System.
2. Water to be installed and connected to City of Huber Heights System.
3. Electric to be supplied by Dayton Power and Light Co..
4. All proposed streets to be public streets and are to be constructed according to City of Huber Heights Standard Construction Drawings and State of Ohio Department of Transportation Specifications, latest edition.
5. Existing contours furnished from Montgomery County GIS mapping.
6. Existing utility information shown per available records.
7. Existing site drains northwest and southwest to existing storm sewers. Retention pond outlets to preserve existing drainage patterns.
8. 4' concrete walk to be installed on both sides of the street.
9. Proposed Use: Single Family Residential Development

| | | |
|---|---|---|
| 10. | Total Site Acreage: | 21.437 Acres (per GIS) |
| 11. | Existing Zoning: | R-4 |
| 12. | Proposed Zoning: | PUD |
| 13. | Number of Single Family Residential Lots: | 62 |
| 14. | Proposed Right-of-Way: | 3.19 Acres |
| 15. | Overall Density: | 2.89 D.U./Acre |
| 16. | Open Space Provided: | 2.35 Acres (11%) |



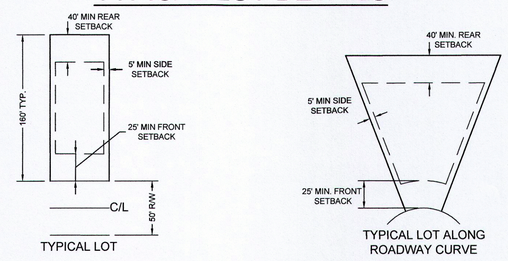

TYPICAL SECTION

## LEGEND

OPEN SPACE

CONCRETE WALK

## TYPICAL LOT DETAILS




60' MIN. LOT WIDTH MEASURED AT SETBACK LINE

Basis of Bearing: State Plane NAD83 (2011)
0 100 150
SCALE: 1" = 100'

| Item | Revision Description | Date | Drwn | Chk |
|---|---|---|---|---|

QUAIL RIDGE
SECTION 34N TOWN 2, RANGE 8
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
BASIC DEVELOPMENT PLAN

RECEIVED
JAN 22 2021
By


bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600


| | |
|---|---|
| Drawing: | 20-0257 PL |
| Drawn by: | JAB |
| Checked By: | EMR |
| Issue Date: | 01-22-21 |
| Sheet: | 1 OF 1 |


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Plot time: Jan 22, 2021 - 9:18am
Drawing name: J:\2020\20-0257\CV\DWG\20-0257 PL.dwg - Layout Tab: Pre PUD

# Huber Heights Fire Division

***Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)***

| | |
|---|---|
| Occupancy Name: | Quail Ridge |
| Occupancy Address: | Chambersburg Road |

| | |
|---|---|
| Type of Permit: | HHP&D Site Plan |
| Additional Permits: | Choose an item. |
| Additional Permits: | Choose an item. |

| | | | |
|---|---|---|---|
| MCBR BLD: | Not Yet Assigned | HH P&D: | |
| MCBR MEC: | Not Yet Assigned | HHFD Plan: | 21-019 |
| MCBR ELE: | Not Yet Assigned | HHFD Box: | |
| REVIEWER: | Susong | DATE: | 2/4/2021 |

## Fire Department Comments:

*The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices*

**Approved per Review of Ohio Fire Code and adopted Life Safety Standards based on the following:**

- **One- or two-family residential projects having more than 30 dwelling units shall be equipped with two separate and approved fire apparatus access roads in accordance with Ohio Fire Code D106.1. A secondary access is shown connecting Hialeah Park and new road. This access shall comply with the following:**
  - **Be a minimum 20 feet wide (Ohio Fire Code 503.2.1)**
  - **Constructed of materials capable of handling 75,000 pounds (Ohio Fire Code D102.1.)**
- **Site utility plan showing fire hydrants has not been provided.**

| Code Reference | Standard Requirement Comment |
|---|---|
| 2017 OFC / IFC Appendices B and C and (OAC)1301:7-7-05(G) and HH City Code 1521 | ***Fire Hydrants***: Locations and Distribution shall comply with the referenced code<br>(75' Spacing from FDC to hydrant and minimum 40'spacing from hydrant to building exterior walls)<br>(See city code for more detail) |

| Specific Code Requirement Comments<br>(In Accordance with (OAC)1301:7-7-01 to 44 Including IFC Appendices as adopted by HH City Code Part 15)<br>Go To: Ohio Fire Code Go To: HH City Code Go To: OAC/OBC | |
|---|---|
| OFC 2017 | **503.2.1 Dimensions.**<br>Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with *paragraph* (C)(6)(503.6) *of this rule,* and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).<br><br>**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.<br><br>**D107.1 One- or two-family dwelling residential developments.** Developments of one- or two-family *dwellings* where the number of *dwellings units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.<br><br>**Exception:**<br>1) Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.<br>2) The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*. |
| Huber Heights Codified Ordinance | **1521.06 FIRE HYDRANT PLACEMENT AND STANDARDS**<br><br>c) Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official.<br>(1) The Fire Code Official shall make a determination if a double STORTZ hydrant can be omitted in commercial and multi-family districts. When determining the need, the Code Official shall reference the capacity of the hydrant and fire flow requirements listed in the 2006 International Fire Code appendix B. Reductions shall be given for automatic sprinkler systems.<br>(d) The Fire Code Official shall make a determination on the location and distribution of fire hydrants. The fire official shall make this determination by referencing the location and distribution listed in the 2006 International Fire Code appendix C.<br>(Ord. 2010-0-1845. Passed 9-13-10.)<br><br>**1521.01 HYDRANT LOCATION, NUMBER AND APPROVAL.**<br>(e) A fire hydrant meeting the specifications and installed according to this standard and connected to a public water supply, shall be installed at a location designated by the Code Official that is within seventy-five feet of a suppression system Fire department connection, but no closer than forty feet to the building or structure unless otherwise approved by the Code Official. |

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

**PRD – Development Standards**

# Quail Ridge

**City of Huber Heights, Montgomery County, Ohio**

## General Information

| | |
|---|---|
| Applicant: | Campbell Berling Huber Heights, LLC<br>3333 Madison Pk Suite C<br>Ft. Wright, KY 41017 |
| Property Owner: | Quail Ridge Land & Development, LLC |
| Subject Property: | Approx. 21.437 acres<br>Address: Chambersburg Rd, Huber Heights, OH |
| Tax Parcel Number: | Parcel ID: P70040040009 |
| Project Developer: | Campbell Berling Huber Heights, LLC<br>3333 Madison Pk Suite C<br>Ft. Wright, KY 41017 |
| Existing Zoning: | Residence District R-4 |
| Proposed Zoning: | Planned Residential District PR |

## Development Standards

**General:**

1. The PRD is intended to establish a subdivision platted as Single-Family homes.

**Principal Permitted Uses:**

1. Permitted use is Single Family Homes.
2. Consists of traditional single-family homes of one individual dwelling units as defined in this standards document.
3. In the event that development is unable to proceed for any reason after the property has been rezoned, the existing use of the property shall be permitted to continue.

**Accessory Uses:**

1. Allowable accessory uses shall meet "R" uses in Chapter 1191 of the Huber Heights Zoning Code.

**Architectural Guidelines**

1. Homes shall have a minimum of 25% masonry on the front façade.
2. Any other details of design of new homes and regulations for future homes in the community shall be governed by the Declaration of Covenants, Conditions & Restrictions document.

**Maximum Number of Units, Density, and Units per Building:**

1. The maximum number of units for the PUD shall not exceed 68 dwelling units.
2. The maximum density shall not exceed 3.17 dwelling units per acre.

**Phasing:**

1. Dependent upon market conditions, the development is expected to be phased over Four (4) years from the time development commences.

**Lot Size and Minimum Setbacks:**

1. Minimums for lot size, setbacks, and more are listed in the table below.

| | **Minimum** |
|---|---|
| Lot Area | 9,000 Sq. Ft. |
| Lot Width | 60' at the setback line |
| Front Yard Setback | 25' |
| Home Size One Story | 1200 square feet |
| Home Size Two Story | 1600 |
| Side Yard Setback | 5' minimum, 10' total. |
| Rear Yard Setback | 30' |
| Structure Height (Principal) | 35' |
| Structure Height (Accessory) | 15' |
| Floor Area | 35% |
| Impervious Surface | 40% |

**Open Space:**

1. Open space shall consist of areas at the front entry around the monumentation.
2. All open space parcels shall be owned and maintained by a Homeowners Association established for the entire development.

**Perimeter Buffer:**

1. This development will consist of single-family homes which demand and gain value from the existing perimeter buffers and trees along the property boundaries. Every care and precaution will be taken to preserve as much of the trees and vegetation in these areas as much as possible.
2. A 10' Preservation Zone shall be located on the rear property line of the South, East, and West lots.

**Vehicular Access and Circulation:**

1. All streets shall be public to be maintained by the City of Huber Heights
2. Streets shall meet Huber Heights development regulations except as follows. Requirements to meet Subdivision Design Standard 1109.10 (b) shall be waived. 1109.10 (b) states *on stop streets grade shall not exceed two percent positive or three percent negative within a distance from the intersection of 100 feet plus one-half of the intersecting street right-of-way width, unless approved by the Director of Public Safety and Service, or his designee.*
3. A 12' wide emergency access easement shall connect the new subdivision street to Hialeah Park.

**Pedestrian Access and Circulation:**

1. Sidewalks (6 feet wide concrete) shall be provided along one side of the public street at the outside loop to be constructed as the homes are finished. The sidewalk shall be a minimum of 4' behind back of curb.

**Utilities Service:**

1. All utilities shall be public.
2. All new utilities shall be constructed, installed, and maintained to the standards of the City of Huber Heights engineering department
3. All new utilities shall be located underground.
4. Stormwater shall be detained onsite following the City of Huber Heights storm water guidelines.

**Signage:**

1. Free standing signage shall be either monument or temporary; not exceeding the following height limits:
    a. Entrance Monument (Ground-Mounted) - 10 feet at Chambersburg Rd entrance to neighborhood.
    b. Street Signs (Ground-Mounted) – Custom street and stop signs.
    c. Temporary (Construction/Sales) - 10 feet One sign at the entry of the neighborhood.
2. Monumentation will no closer than 5' from any curb line.
3. The copy area size and illumination of signs shall be professionally designed and shall avoid unnecessary glare onto adjacent properties.

**Homeowners Association Requirement and Responsibilities:**

1. A homeowners association consisting of all dwelling unit lot owners will be established.
2. The HOA for the neighborhood shall own and maintain all common areas, facilities, and amenities.

**Mailboxes**

1. Mailboxes shall be gang type as per USPS mandate to serve the entire community and screened as needed or allowed.

**AI-7412** **7. B.**

**Planning Commission**

Meeting Date: 02/09/2021

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, John Kopilchack, is requesting approval of a Minor Change for building modifications at the Huber Health Center located at 8701 Old Troy Pike (ZC 21-03).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Picture
Picture
Fire Assessment

# Memorandum

Staff Report for Meeting of February 9, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: February 3, 2021

Subject: ZC 21-03 (Minor Change for building modifications)

- Application dated January 20, 2021

Department of Planning and Development City of Huber Heights

**APPLICANT/OWNER:** Kettering Health Network, Applicant & Owner

**DEVELOPMENT NAME:** Huber Health Center

**ADDRESS/LOCATION:** 8701 Old Troy Pike

**ZONING/ACREAGE:** PP / 9.466 Acres

**EXISTING LAND USE:** Medical Office

**ZONING ADJACENT LAND:** PP, PC

**REQUEST:** The applicant requests approval for building modifications.

**ORIGINAL APPROVAL:**

**APPLICABLE HHCC:** 1174

**CORRESPONDENCE:** In Favor – None Received
In Opposition – None Received

**ATTACHMENTS:**

**OVERVIEW:**

The applicant requests approval of building modifications.

**STAFF ANALYSIS AND RECOMMENDATION:**

The submitted materials referred to in this analysis are those stamped received on January 20, 2021 by the Planning Department. The applicant seeks to install a new two-story entrance at the Emergency Department. This addition provides for a larger waiting area and additional stairs to the second level. The entry to the Urgent Care area will be removed. The building materials of the new addition will match that of the existing building. The signage above the Urgent Care area will also be removed. Signage will be updated at the new main entrance, reducing the overall area of signage along the frontage of the building. The letter heights will remain the same and the current logo will be removed.

The parking lot in front of the entrance is also being adjusted, which reduces the total number of spaces by 11. Staff would recommend that the ADA spaces are relocated with the new layout. Six spaces are required in this area, so only 2 would be required to be replaced.

1171.11 - Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) *Major Changes.* Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) *Minor Changes.* The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

**Recommendation:**

Staff recommends approval of the request as described in the Decision Record attached hereto.

# Planning Commission Decision Record

WHEREAS, on January 20, 2021, the applicant, Kettering Health Network, requested approval of a Minor Change for the modification of the main entrance and signage package for property located at 8701 Brandt Pike (ZC 21-02); and

WHEREAS, on February 9, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.

_____ moved to approve the request by the applicant, Kettering Health Network, in their request for approval of a Minor Change for the modification of the main entrance and signage package for property located at 8701 Brandt Pike (ZC 21-03) with the following conditions:

1. The approved plan shall be that stamped as received by the Planning Department on January 20, 2021, except as modified herein.

2. A minimum of two ADA accessible parking spaces shall be relocated in the northern parking lot.

3. All other previous PUD agreements are still in place and not considered modified unless explicitly expressed herein.

4. Applicant shall obtain all applicable building permits from the Montgomery County Building Department.

Seconded by _____. Roll call showed: YEAS: ____. NAYS: ____. Motion to approve carried ____.

_____ _____
Terry Walton, Chairman Date
Planning Commission



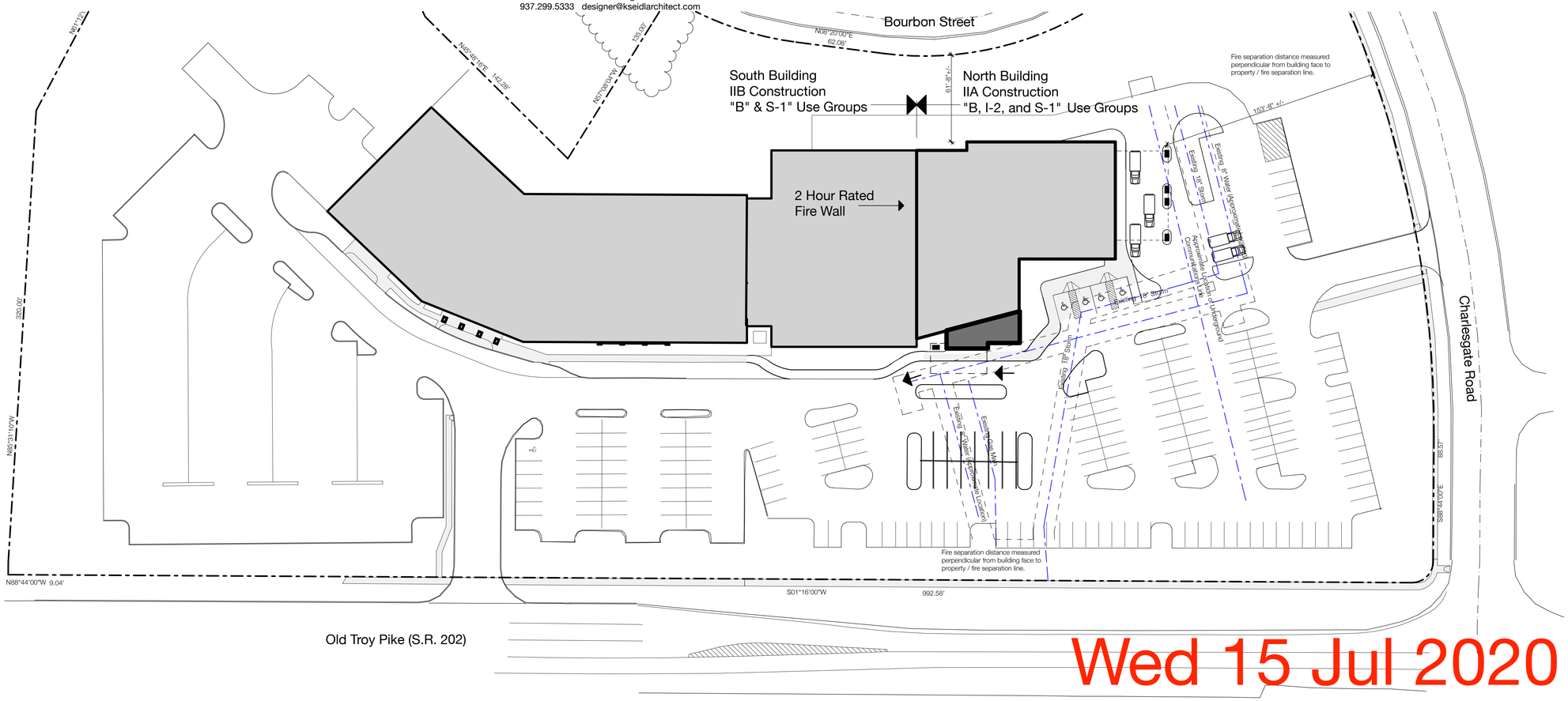

Vertical dimensions are typical of all elevations and are provided for design review purposes.

See Wall Section for additional construction dimensions and accent course elevations

## EAST ELEVATION

0 4' 8' 16'

© 2019 Kenneth J. Seidl Registered Architect
937.299.5333 designer@kseidlarchitect.com




## ARCHITECTURAL SITE PLAN

0 20' 40' 80'

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937.299.5333 designer@kseidlarchitect.com

Wed 15 Jul 2020

Kenneth J. Seidl
Registered Architect
State of Ohio No. 8565

510 East Schantz Avenue
Dayton, Ohio 45409

Telephone:
937.299.5333

E-Mail:
designer@kseidlarchitect.com

SYNERGY BUILDING SYSTEMS
3500 Pentagon Boulevard Suite 500
Beavercreek, Ohio 45431
937.429.3143 F 937.429.2055

# PROPOSED EXTERIOR & INTERIOR ALTERATIONS
# HUBER HEALTH CENTER
## KETTERING HEALTH NETWORK
8701 Troy Pike Huber Heights, Ohio 45424

COMMISSION NO: 19-036

DATE:

SHEET NUMBER:
A-0.1

STATE OF OHIO KENNETH SEIDL 8565 REGISTERED ARCHITECT

Kenneth J. Seidl, License No.8565
Expiration Date 31 December 2021

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South Building
IIB Construction
"B" & S-1" Use Groups

North Building
IIA Construction
"B, I-2, and S-1" Use Groups

Break Area

MRI Equipment

W

This wall needs to be upgraded from a smokebarrier to a fire barrier to separate the ED (Healthcare) portion of the building from the B (Business) portion. Required fire resistance rating to be verified.

ED is classified a healthcare occupancy since patient observation rooms are provided.

Two Hour Fire Barrier
NFPA 101 Table 6.1.14.4.1

OPEN TO ABOVE

## FIRST FLOOR PLAN

0 5' 10' 20'

One Inch equals Ten Feet

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937.299.5333 designer@kseidlarchitect.com

This drawing has been prepared for reference purposes only. The furniture and equipment have been illustrated for building code purposes to convey the intended use of the space in which located, and is not intended to reflect the specific selections nor placement by the Tenant / Owner.

Wed 15 Jul 2020

Kenneth J. Seidl
Registered Architect
State of Ohio No. 8565

510 East Schantz Avenue
Dayton, Ohio 45409

Telephone:
937.299.5333

E-Mail:
designer@kseidlarchitect.com

SYNERGY
BUILDING SYSTEMS
3500 Pentagon Boulevard Suite 500
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937.429.3143 F 937.429.2055

# PROPOSED EXTERIOR & INTERIOR ALTERATIONS
# HUBER HEALTH CENTER
## KETTERING HEALTH NETWORK
8701 Troy Pike Huber Heights, Ohio 45424

COMMISSION NO: 19-036
DATE:

SHEET NUMBER:
A-1.1

STATE OF OHIO
KENNETH
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## SECOND FLOOR PLAN

0 5' 10' 20'

One Inch equals Ten Feet

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Registered Architect
State of Ohio No. 8565

510 East Schantz Avenue
Dayton, Ohio 45409

Telephone:
937.299.5333

E-Mail:
designer@kseidlarchitect.com

SYNERGY
BUILDING SYSTEMS
3500 Pentagon Boulevard Suite 500
Beavercreek, Ohio 45431
937.429.3143 F 937.429.2055

# PROPOSED EXTERIOR & INTERIOR ALTERATIONS
# HUBER HEALTH CENTER
## KETTERING HEALTH NETWORK
8701 Troy Pike Huber Heights, Ohio 45424

COMMISSION NO: 19-036
DATE:

SHEET NUMBER:
A-1.2

STATE OF OHIO
KENNETH
SEIDL
8565
REGISTERED ARCHITECT

Kenneth J. Seidl, License No.8565
Expiration Date 31 December 2021

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CHARLES H HUBER
Health Center
KETTERING HEALTH NETWORK
MAIN ENTRANCE
EMERGENCY


CHARLES H HUBER
Health Center
KETTERING HEALTH NETWORK
MAIN ENTRANCE
EMERGENCY

# Huber Heights Fire Division

***Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)***

| | |
|---|---|
| Occupancy Name: | Huber Health Center – Proposed Addition |
| Occupancy Address: | 8701 Old Troy Pike |

| | |
|---|---|
| Type of Permit: | HHP&D Site Plan |
| Additional Permits: | Choose an item. |

| | | | |
|---|---|---|---|
| MCBR BLD: | | HH P&D: | |
| MCBR MEC: | | HHFD Plan: | 21-026 |
| MCBR ELE: | | HHFD Box: | 22 |
| REVIEWER: | Susong | DATE: | 2/5/2021 |

## Fire Department Comments:

*The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices*

- **Approved based on the following requirements:**

**Requirements: (Site Plan)**

- **Site plan as shown on drawing A0.1, dated July 15, 2020 appears to meet requirements for building access.**
- **Canopy clearance shall be a minimum height of 13 feet 6 inches in accordance with Ohio Fire Code 503.2.1.**
- **New drop off lane shall be labeled appropriately. (Example, "No Parking - Loading Zone".)**
- **The following General Building Requirements will be reviewed during the permit process.**

**General Building Requirements (More details with Building Permit Review)**

- **Plans shall be submitted to Montgomery County Building Regulations to obtain approvals and permits before construction commences.**
- **Separate plan review and permits shall be obtained for modifications to the existing fire alarm and sprinkler systems. (Existing fire alarm controls at entrance will need to be relocated to new entrance.)**
- **Exit egress shall be maintained during all phases of construction.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been

Administrative Office: 7008 Brandt Pike Huber Heights, Ohio 45424
Telephone: (937) 233 - 1564 Fax Number: (937) 233 - 4520

**AI-7434** **9. A.**

**Planning Commission**

Meeting Date: 02/09/2021

Minutes

Information

Agenda Title

Planning Commission January 26, 2021

Purpose and Background

Attachments

Minutes

**Planning Commission**
**January 26, 2021 Meeting**
**City of Huber Heights**

**I.** Chair Terry Walton called the meeting to order at approximately 6:01 p.m.

**II.** Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Member absent: None

Staff Present: Scott Falkowski, Assistant City Manager, and Geri Hoskins, Planning & Zoning Administrative Secretary.

**III. Opening Remarks by the Chairman and Commissioners**

None.

**IV. Citizens Comments**

None.

**V. Swearing of Witnesses**

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

**VI. Pending Business**

None.

**VII. New Business**

1. **MINOR CHANGE - The applicant, GENERATIONS CONSTRUCTION, is requesting approval of a Minor Change to reduce the 50-foot rear yard setback, property located at 6678 Travenshire Drive (ZC 21-01).**

Mr. Falkowski stated that the applicant is requesting to modify the front and rear yard setback for lot 60 of the Callamere Farms subdivision. A handful of these types of requests have been approved in this subdivision over the years. The lot in question is a corner lot which is set for frontage on Travenshire Drive. The approved front year setback is 40 feet and the rear yard setback is 35 feet. On a corner lot, a typical design is to place a house that is canted and more facing the intersection instead of one street. In those cases, you have two front yards and then a question is made of what the rear yard and side yards are. The houses being built in the Callamere Farms subdivision are larger homes with this requested home to be 1938 square feet in area. To fit this house on this lot the front yard setback would need to be encroached on by 2.7 feet on the Travenshire frontage and 2.9 feet on the Aylesbury Court frontage. An 8-foot side yard will be kept on the south property line which complies with the zoning of

the subdivision. The building will be located 33.0 feet from the east property line, 2 feet into the 35-foot rear setback line. This would not encroach into any easements or required buffer zones. The encroachments would be corners of the house, not full faces and does not pose any side distance issues at the intersection.

The following City Code covers Minor Changes to PUD's.

1171.11 - Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) *Major Changes.* Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) *Minor Changes.* The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

(Ord. 89-O-339, Passed 2-6-89)

This application does not alter the concept, uses or intent of the PUD. The requirements within Part 11, Title 7 of the Code are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.
(Case 427; Ord. 2002-O-1367, Passed 9-9-02)
Staff feels that this request meets the criteria for approval of the Minor Change.

After review of the applicant's proposal, staff recommends the approval of the Minor Change to the Detailed Development Plan for Callamere Farms, Lot 60 for encroachments into the front and rear setbacks.

Mr. Jeffries asked where it is showing that 8 ft side setback, how does that fit into the overall side setbacks that they have in the neighborhood. Distance between houses requirements?

Mr. Falkowski said the 8 ft is typical, it is 8 ft minimum and 20 ft in between houses so as long as the other house has 12 ft which it is larger than 12 ft on the next yard so there is 20 ft in between houses. That matches the rest of the subdivision.

Mr. Grisez thanked the Commission for their consideration. He feels that the street scene at the corner looks a little nicer.

**Action**

Mr. Jeffries moved to approve the request by the applicant, Generations Construction, of a Minor Change for a Front and Rear Yard Setback for lot 60 of the Callamere Farms subdivision (ZC 21-01) in accordance with the recommendation of Staff's Memorandum dated January 21, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Thomas, Ms. Vargo, Ms. Opp, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next step is to submit for their Zoning Certificate and building permits and build the house.

**2. MINOR CHANGE – The applicant, WD PARTNERS, is requesting approval of a Minor Change from the approved PUD to modify existing signage package for property located at 7680 Brandt Pike (ZC 21-02).**

Mr. Falkowski stated that the applicant requests approval of signage modifications.
The submitted materials referred to in this analysis are those stamped received on January 8, 2021 by the Planning Department. The applicant seeks to install a new parapet for anew wall sign and modify the existing sign package. The new wall sign will be ten feet, three inches tall by nine feet, one- and one-half inches wide for an area of ninety-three square feet. Signage will also be placed for Automotive numerals, 2' Automotive with arrow, 2' Automotive, 2'-6" Outdoor, 2' Home & Pharmacy, 2' Grocery and 2'-6" Walmart. The sign face on the pylon sign will also be refaced with no size modifications.
Staff recommends approval of the request as described in the Decision Record attached hereto.

Mr. Dariano said it was nice to have an in-person meeting. Overall reduction of signage. Walmart is updating their signage again, like they do every 5 – 7 years. Matching all the branding across. Overall sign package will provide a better way finding for customers.

**Action**

Ms. Thomas moved to approve the request by the applicant, WD Partners on behalf of Walmart, in their request for approval of a Minor Change for the

modification of the signage package for property located at 7680 Brandt Pike (ZC 21-02) and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Mr. Jeffries, Ms. Opp, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next step is to submit for their Zoning Certificate to start construction.

## VIII. Additional Business

### 1. Pre-Application Conference, Mixed Use Project Old Troy Pike and Taylorsville Road.

Eric Penney and Mike Castellitto from Broadreach, Doug Falor and Matt Canterbury from Homestead, and Kurt Ziessler from Burkhardt Engineerng.
They presented a development for the corner of Old Troy Pike and Taylorsville Road consisting of retail and apartments, utilizing the existing pond.
The Commission had concerns with traffic entering onto Old Troy Pike and Taylorsville Roads. Potential for shared access at Mt. Whitney.

### 2. Election of Officers

**Action**

Mr. Jeffries moved to approve Terry Walton as the 2021 Chair.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Thomas, Ms. Opp, Ms. Vargo, Mr. Jeffries, Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Mr. Walton moved to approve Jan Vargo as the 2021 Vice Chair.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Thomas, Ms. Opp, Mr. Jeffries, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

## IX. Approval of the Minutes

Without objection, the minutes of the December 15, 2020, Planning Commission meeting are approved.

## X. Reports and Calendar Review

Mr. Falkowski stated that we have an application for an expansion/modification at the Huber Health Center on Old Troy Pike where the emergency center is.
Also, Quail Ridge is on southside of Chambersburg in between Stoneycreek and Lexington Place. Rezoning to R4 from R3, new developer to purchase as PUD for residential lots. They want to match what was approved at Lexington Place.

Mr. Jeffries asked about The Oaks. Significant changes from what Planning Commission talked about. Mainly from no rentals to all single-family homes but with 55-foot-wide lots. They changed setback from 20 to 25 in the front and increased them in the back. When we talked the lots didn't fit. Curious how this all fits, I would be a no vote on where I was a yes before. Not matching The Oaks.

Mr. Falkowski said there was an initial work session where everything was presented and there were issues that were brought up and then more issues from neighbors brought up from that. The applicant postponed public hearing to see if they could respond to some issues mainly about density. Things like drainage which have been addressed. Made some concessions to make the plan work. Private streets now public streets, sidewalks on one side, stretch things where there were sidewalks. All lots that back up, will have a 40 ft rear yard. Mounding and landscaping. Some information about conservation easement and maintenance. Willing to bring density down to 41 lots. So now bigger lots. Difference is they net the same side yard requirements as the rest of The Oaks. Street scape will look similar. More space between them than The Oaks. House meets requirements of The Oaks. Still a question of density. Switching to for sale lots. HOA to maintain the detention basin.

The Oaks lot width is 85 and these are about 70. City Council will have to vote to amend because there is a recommendation from Planning Commission. They will need a super majority, 6 votes to pass something different.

Ms. Vargo asked if it then had to come back to Planning Commission?

Mr. Falkowski stated the Detailed Development Plan would come back to Planning Commission. City Council has the power to make any amendments to the proposed ordinance that they would like. If they deny it as the plan that was sent to them, the applicant could come back to Planning Commission with something different.

Ms. Thomas said seems like a lot of changes from when we started.

Mr. Jeffries said his concern is if it gets approved with the 70-foot-wide lots and they build one house and say no we're good. Anyone can walk in and build any home on this 70-foot-wide lots.

Mr. Falkowski said there are still guidelines for anybody to be able to build a house.

Ms. Opp asked about Valvoline, when it was before Planning Commission, she thought they had turned it down.

Mr. Falkowski said City Council voted to overturn the recommendation of Planning Commission. This is just a recommending board that City Council takes into consideration and then votes.

Ms. Thomas asked for an update on Chick-Fil-A.

Mr. Falkowski said they have submitted for all their permits from the City. On a spring timeline. Behind from original timeframe.

Ms. Vargo asked if Walmart put the drive thru in.

Mr. Falkowski said he hasn't heard anything from them after it got approved. Liberty Tax is in that space.

## XI. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:46 p.m.

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**Terry Walton, Chair** **Date**

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**Geri Hoskins, Administrative Secretary** **Date**