

**Planning Commission
August 24, 2021 Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Scott Falkowski, Interim 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. **FINAL PLAT - The applicant, CORRIDOR DEVELOPMENT COMPANY, LLC, is requesting approval of a Final Plat for Section 3 Phase II of Windbrooke (ZC 21-27).**

Mr. Falkowski stated that in February, 2020, the Planning Commission approved the Detailed Development Plan for Section 3 of the Windbrooke Subdivision. The current request is for the Final Plat of Section 3 Phase II of the Windbrooke Subdivision in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The twenty-five (25) proposed single-family lots meet the minimum dimensional and area requirements of the 2005 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline, and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

This is the second phase of the third Section which continues the growth to the west side of Senna Street. This is a new extension of two streets running east-west. The lots have seventy (70) foot minimum widths with a twenty-five (25) foot minimum building setback. There are five (5) foot side yards and thirty (30) foot rear yard minimums except for the lot on the northern side of Windbrooke Drive that adjoins the existing Lot 320 which shall have a side yard least width of 5 feet with total side yard of 15 feet.

Engineering has worked with the applicant and is satisfied with the Record Plan.

After review of the applicant's proposal, staff recommends approval of the Final Plat for Section 3 Phase II of the Windbrooke Subdivision in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Ken Conaway, Carriage Trails gave history of Windbrooke and update on sales.

Action

Mr. Jeffries moved to approve the request by the applicant CORRIDOR DEVELOPMENT COMPANY, LLC, for the approval of a Final Plat for Section 3, Phase II of Windbrooke Development (ZC 21-27) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, and the Planning Commission Decision Record attached thereto.

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

Next there needs to be a notation about that side yard that was discussed on the plat and then finalize all the signatures and record.

2. DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan for 7.533 acres at the Northeast corner of Old Troy Pike and Taylorsville Road (ZC 21-24).

Mr. Falkowski stated the above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM - Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings.

Access will be in multiple locations along Old Troy Pike and Taylorsville Road. Both Taylorsville Road and Old Troy Pike will be widened along the site's frontage. The plan calls for a minimum of 24 feet wide drives.

The traffic improvements included are as follows:

- Old Troy Pike is being widened to add an express lane along the frontage.

- Old Troy Pike & Access 1 is proposed to be right-in/right-out only.
- Old Troy Pike & Access 2 (across from IHOP) restricts left turns out of the development.
- Old Troy Pike & Access 3 (across from Burger King) shall have a signalized intersection installed.
- Taylorsville Road is being widened on the north side to match the widening of the existing northbound turn lane at the intersection of Old Troy Pike and Taylorsville.
- Huber Road will be vacated with this development.
- Access easements are to be granted to the public for access from the businesses to the north to access the signalized intersection.

Storm water is handled through storm sewers flowing into an existing retention pond at the eastern side of the property.

Sanitary will flow into existing public sanitary sewers which flow across the property into the Old Troy Pike right of way. A portion of the sewer will be relocated to align better with the street and lot network.

Water is being provided from the existing public main which also crosses the middle of the property and connects in the Old Troy Pike right of way and into the property to the east. A new main will be located along a portion of the water main and part will also be relocated to align better with the street and lot network.

Two hundred and eighty parking spaces are being provided, which exceeds the amount approved through the Basic Development Plan of one space per bedroom. Eleven ADA spaces are being provided, which exceeds our Code requirement of seven ADA spaces.

The Approved Architectural Styling is as follows:

The proposed three-story multifamily buildings are designed to be 100% masonry materials, which specifically includes two different color Hardie plank lap siding, Hardie shingle siding, milk grey brick, santa fe brick, and rockcast smooth stone. Asphalt shingles are being used on all buildings. The materials meet the Basic Development Plan approval requirements.

There are six multifamily buildings in addition to the clubhouse building with a total of 192 units, split into 120 one-bedroom units and 72 two-bedroom units.

There is proposed landscaping throughout the complex with a combination of evergreen, shade, and ornamental trees, shrubs and perennials, grasses, and groundcover. In Planned Mixed-Use Districts, a maximum of 75% impervious area is allowed. This proposal meets that requirement.

The proposed lighting is as follows:

- Site lighting fixtures shall be downcast finished in a dark hue.
- Lighting shall be placed throughout the development as necessary to create a safe environment for residents.
- Site lighting fixtures shall not exceed a height of 25 feet
- Pedestrian-scale fixtures may be located within open spaces or other areas requiring additional lighting. These fixtures shall have decorative posts and lamps and not exceed a height of 14 feet.
- Exterior building lighting shall also be decorative, in character with the architectural style of the buildings
- Lighting Standards - Where a site abuts a residential district or use, the following special conditions shall apply:
 - The height of light fixtures shall not exceed 25 feet;
 - All fixtures shall have a cut-off angle of 90 degrees or less;
 - No direct light source shall be visible at the property line (adjacent to residential) at ground level; and
 - Maximum illumination at the property line shall not exceed one half foot-candle

Staff's analysis of the applicant's proposal leads it to recommend approval of the Detailed Development Plan in accordance with the approval conditions detailed in the proposed legislation for Planning Commission's consideration.

Going through the Decision Record, prior to issuance of Zoning permits, the applicant will address all Fire and Engineering comments and #3 we could modify to trash enclosure area and shall have masonry.

All traffic improvements on Old Troy Pike and Taylorsville Road described in the next case shall be complete prior to the issuance of a final for any building within this development.

Mr. Jeffries asked how many garage locations included in the 280. Mr. Falkowski said the garage spaces are included in that number which is 280. There are 32 garage spaces, and the required parking is 264 and they are providing 280. Mr. Jeffries asked where is the required 264. Mr. Falkowski stated by the number of bedrooms. Mr. Jeffries said but the public hearing in June with Council chapter 1185 required 2 per dwelling. Mr. Falkowski this is what was approved through City Council, this number. Mr. Jeffries said I don't think it was. It was 2 per dwelling according to the code which is 384. Mr. Falkowski said the ordinance passed is the plans that were submitted. Mr. Jeffries asked what is the city code for a multi family dwelling. If we are taking 100 spaces of an exception compared to the code, it's the first we're hearing that's it's an exception being asked for. That would be an exception. Mr. Falkowski said this was discussed through the Basic Development Plan process and as a PUD it is able to be approved differently.

Mr. Jeffries said the only time I remember the parking being brought up was they were modeling one per bedroom but when we asked about specifics, we were told very clearly that this was conceptual at this point.

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Mr. Falkowski then stated multi family residential standard code in a straight zoned district is 2 spaces per dwelling unit. Ms. Vargo asked if this is straight zoned and Mr. Falkowski replied no, it's a PUD.

Mr. Jeffries asked about the original design, we didn't have that road coming all the way from Taylorsville into the apartments. Then when it came back, we had that road in there to help alleviate the traffic patterns. Now that road is gone, is there a reason because it looks like that is where the fire access is still going to be. Mr. Falkowski said there is to be a main drive out to Taylorsville Road. BDP is a conceptual drawing. When actual design, that area between property line and the pond is not structurally stable. This plan does show the main drive as approved. Mr. Jeffries asked if that is the same access road for the emergency route in for the fire truck. Mr. Falkowski said a drawing shows how all the turns can be made. The screen shows the north to the right and that access drive shows to the right.

Ms. Opp asked about the area on the screen. The two are side by side. Mr. Falkowski stated yes. Overall street network and there are other connections that go through. Ms. Vargo asked to have the emergency exit pointed out.

Ms. Opp questioned the two exits side by side. Mr. Falkowski said the fire department did review this and their comments were based on making sure that it can carry the weight and ok with the location.

Ms. Vargo said we won't see this again correct. Mr. Falkowski said not this portion.

Mr. Jeffries asked about final fire location. Mr. Falkowski said landscaping plan showed it a little differently. The actual discussion is from the standard site plan with the reviewer.

Mr. Matt Canterbury, Homestead Development. Parking, we have not deterred from the parking calculation from the very first time we were in front of you. Due north of the clubhouse, those spaces make up the differential for when we added garages. Parking is part of this PUD is an exception to the code, has shown consistently. A good coordination meeting with Fire and Engineering. Discussed pathway in and out and proper access in. Mr. Falkowski had it flipped, the answer to access road is shown more correctly on the landscaping plan. Fire has accepted the turning radius. Approved by fire. Ms. Opp asked so they join together? Mr. Canterbury said that is correct. Ms. Vargo asked where mailboxes would be. Mr. Canterbury said they will be in each building under the breezeways. Ms. Vargo also asked if the clubhouse can be seen from Old Troy Pike? Mr. Canterbury said yes. Ms. Vargo suggested it be a bit more fancy. Looks so plain. Mr. Canterbury said with landscape and sign building will show more regal. Ms. Opp asked if they were trying to keep any trees. Mr. Canterbury said would love to be able to but immense amount of undergrowth, dead trees because of the dense undergrowth. Asked on the perimeter. Ms. Opp asked about signage. Mr. Canterbury said noted on plan that there will be a pedestal sign at the entry. Entire development will have signage more towards the retail. Will that package come before us. Mr. Falkowski said that would come as a Minor Change. Ms. Thomas asked with the drive-up proposals, congest the traffic? Mr. Canterbury said zero-ed in or stop light.

Mr. Jeffries talked again about an exception of 104 seems excessive to have not had it mentioned before instead of proposed and recommended for approval. That's a big exception. Public Hearing it was stated it would be 2 per unit. More

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confusion. Decision Record says Staff Analysis leads it to recommend approval, what the difference in Staff recommends approval. Mr. Falkowski said nothing. Copy and pasting from old cases, means the same thing.

Mr. Canterbury said I believe it was Ms. Vargo who asked about parking when we were in front of you the first time and at that point and time, I stated it was said that we were in fact 1 per bed. That statement was made in front of this panel. That was not stated by us nor was it on the documents.

Mr. Jeffries said first it was conceptual, handle in the details. Now we are in the Details and we should have brought up a month or two ago. I personally take note of an issue with it.

Mr. Falkowski said we don't necessary talk about precedent and each case is looked at separately, but I will say that Parkview Apartment has the exact same parking requirements of one per bedroom that was approved. Only five units not rented and has not been an issue.

Ms. Vargo asked if they will have an elevator. Mr. Canterbury said no.

Action

Ms. Thomas moved to approve the request by the applicant HOMESTEAD DEVELOPMENT, for the approval of a Detailed Development Plan for property at the Northeast corner of Old Troy Pike and Taylorsville Road (ZC 21-24) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, and the Planning Commission Decision Record as amended.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, and Mr. Walton. NAYS: Mr. Jeffries, Ms. Opp, and Ms. Thomas. Motion to approve failed 3-2.

Mr. Walton asked for reasons from No voters. Mr. Jeffries said I've said no in the past at the Basic Plan all along that I had certain things that we aren't meeting what we need in there. It doesn't fit the well being of the overall area. I think it's a nice product.

Ms. Thomas, I share the same. I agree it is a beautiful project, but I have concerns of overall presentation of it.

Ms. Opp I think it's a beautiful project. It would really bring it up next to the apartments that are there. I'm concerned about the parking and the fire entrance. I'm a little confused that the last time I thought we were voting on changing the code. It was conceptual, not the final thing.

Mr. Falkowski said the last time it came through, you were making a recommendation to City Council. It was a recommendation of 4 to 1 at the time. City Council approved the plan that is the Basic Development Plan. All of this information is on it, the ordinance does have a specific set of requirements that this planned met. If there are specific items that Planning Commission has a concern with, I would rather see is stating those concerns and maybe tabling the item so they have a chance to address the concerns rather than waiting until there is an actual vote to deny and just throw it out. I hear you say this is going to be a great project but the project is dead because it was denied.

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Mr. Jeffries said we have brought up concerns and were told this is conceptual we will deal with the details at the Detailed Development Plan which is where we are now.

Mr. Falkowski said you have every right to bring up the concerns that you did, and it was discussed.

Mr. Jeffries said do we table it then? Mr. Walton said these seems to be quite a bit of confusion.

Ms. Vargo asked what are the options.

Mr. Falkowski said we have had a vote, so the project has been denied. So, options are to only bring it back up, has to be by one of the No votes. If they would like to bring it back up to have any kind of other discussion that is possible either tonight or the next meeting. After that then there is an appeal process. To be resubmitted it has to wait a year or have something significantly different.

Mr. Jeffries said or Council to vote. Mr. Falkowski said this does not go to City Council. They already voted on this.

Ms. Vargo asked if we gave them enough information and Mr. Falkowski said he did not hear enough, he only heard a concern about parking. I heard great project and a concern about fire, and the Fire Department has already made comments.

Mr. Walton asked if anyone who voted no willing to retract their no vote in order for us to have more discussion and table this zoning.

Mr. Falkowski said this process, one of the No votes would have to move to rescind the no vote. You would have to vote on that after that motion.

Mr. Jeffries asked by next meeting or tonight? Mr. Falkowski said it would have to be done by the next meeting.

Ms. Thomas asked if the no votes could go into Executive Session? Mr. Falkowski said it isn't a reason and we don't have a city attorney in the room.

Mr. Falkowski then said when a motion is made, you can have discussion before there is a vote. If the motion is approved to bring back to the table, then your discussion regarding tabling.

Mr. Jeffries said all these projects are intertwined. Mr. Falkowski said this one is stand alone. The next one can get approved without this one.

Action

Ms. Thomas moved to rescind her no vote to bring back to discussion.

Roll call showed: YEAS: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to rescind passes 5-0.

Mr. Canterbury said I hear that this has potential to be a great project. Not as contextual as it needs to be in this application, we have taken the direction of the fire department. Parking, I said before we've talked about conceptual. I do believe other precedents set in other multi family that are here in town that are newer, that this project will be successful and needed. I think it would be a shame to vote it down and not talk it through.

Ms. Opp said three different entity's but are all related. Concern about the others. My reservations are what about the other ones. Huber Road. Traffic is other aspect. Mr. Canterbury verified that saying no to this would potentially kill it. So maybe this is an aspect of order.

Mr. Jeffries said concerns are all intertwined.

Mr. Falkowski said can we table to later in this meeting, yes.

Mr. Jeffries said I have concerns about parking. My bigger concerns are the other part of tonight. Mr. Falkowski said if concerns about traffic, traffic was heavily discussed and voted on by City Council to move forward with this project. The traffic has been deemed acceptable through this rezoning process. This part of the Detailed Development Plan is following up on what City Council has approved.

Mr. Falkowski said what was being approved was the use. 192 multi family units in this area is an acceptable use. City Council said yes. Where the sewers are is part of Detailed Plan. Very specific things about the traffic, widening of Old Troy, widening of Taylorsville, right in and out, vacating Huber Road. Part of the approval. To come back now and say maybe we shouldn't, that goes against what City Council approved. Very big discussion. Huber Road is a problem.

Mr. Jeffries moved to table this discussion to later on this evening. Seconded by Ms. Opp. Roll call showed: YEAS: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo, and Mr. Walton. NAYS: None. Motion passes 5-0.

3. DETAILED DEVELOPMENT PLAN - The applicant, BROAD REACH RETAIL PARTNERS, is requesting approval of a Detailed Development Plan for 9.2 acres at the Taylorsville Road and Old Troy Pike intersection (ZC 21-25).

Mr. Falkowski said the applicant requests approval of a Detailed Development Plan for the infrastructure portion of a commercial and multi-family Mixed Use project at the above-described location.

The above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM – Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings.

Access will be in multiple locations along Old Troy Pike and Taylorsville Road. Both Taylorsville Road and Old Troy Pike will be widened along the site's frontage. The plan calls for a minimum of 24 feet wide drives. Individual Detailed Development Plans will be submitted for each user and lot.

The traffic improvements included are as follows:

- Old Troy Pike is being widened to add an express lane along the frontage.
- Old Troy Pike & Access 1 is proposed to be right-in/right-out only.
- Old Troy Pike & Access 2 (across from IHOP) restricts left turns out of the development.
- Old Troy Pike & Access 3 (across from Burger King) shall have a signalized intersection installed.

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- Taylorsville Road is being widened on the north side to match the widening of the existing northbound turn lane at the intersection of Old Troy Pike and Taylorsville.
- Huber Road will be vacated with this development.
- Access easements are be granted to the public for access from the businesses to the north to access the signalized intersection.

With the Huber Road vacation, additional property is being transferred to the adjacent property owners. With this, the QSR has room to relocate the parking area along the shared access drive that parallels Old Troy Pike to the north. Exact layout will come with the individual Detailed Development Plan.

Storm water is handled through storm sewers flowing into an existing retention pond at the eastern side of the property.

Sanitary will flow into existing public sanitary sewers which flow across the property into the Old Troy Pike right of way. A portion of the sewer will be relocated to align better with the street and lot network.

Water is being provided from the existing public main which also crosses the middle of the property and connects in the Old Troy Pike right of way and into the property to the east. A new main will be located along a portion of the water main and part will also be relocated to align better with the street and lot network.

No buildings are being approved with this application.

There is proposed landscaping throughout the interior street network and along the existing retention pond. The materials include Deciduous Trees, Ornamental Trees and Evergreen Trees. Existing trees will remain around the retention pond and along the eastern property line. A new four-foot black coated chain link fence will be installed around the retention pond for safety. In Planned Mixed-Use Districts, a maximum of 75% impervious area is allowed. This proposal meets that requirement. Landscaping will also be provided around each building through a combination of bushes, grasses, and flowers and will be part of those individual Detailed Development Plan submittals.

Lighting will be address in the individual Detailed Development Plan submittals, but will have the following guidelines:

- Site lighting fixtures shall be downcast finished in a dark hue.
- Lighting shall be placed throughout the development as necessary to create a safe environment for residents.
- Site lighting fixtures shall not exceed a height of 25 feet
- Pedestrian-scale fixtures may be located within open spaces or other areas requiring additional lighting. These fixtures shall have decorative posts and lamps and not exceed a height of 14 feet.
- Exterior building lighting shall also be decorative, in character with the architectural style of the buildings
- Lighting Standards - Where a site abuts a residential district or use, the

following special conditions shall apply:

- The height of light fixtures shall not exceed 25 feet;
- All fixtures shall have a cut-off angle of 90 degrees or less;
- No direct light source shall be visible at the property line (adjacent to residential) at ground level; and
- Maximum illumination at the property line shall not exceed one half foot-candle

One community ground sign is being proposed at the southwest corner with details to be provided at a later date. Individual lot signage will be presented at the detailed Development Plan stage for each lot. While the designs have not been submitted, the individual signs shall not exceed that of the City's standard sign code, unless specifically approved by Planning Commission.

Staff's analysis of the applicant's proposal leads it to recommend approval of the Detailed Development Plan in accordance with the approval conditions detailed in the proposed legislation for Planning Commission's consideration.

Ms. Opp asked about the widening of Old Troy Pike is from Taylorsville to I70. Mr. Falkowski said this project just goes to the end of their property, Huber Road. The city will take it from there up to I70. Ms. Opp asked Taylorsville, is it going to be widened as well. Mr. Falkowski said basically yes. Ms. Opp said with the widening of that, it is going to affect the fronts of Starbucks. Mr. Falkowski said that will be reworked. Ms. Opp asked about the tenants into these buildings. Are we approving those? Mr. Falkowski said no. This is just for the drives and utilities. The interior portions are not being approved tonight. Those will come in separate packages before Planning Commission. Ms. Opp said she would love to see it look like Tipp City. This proposal isn't type of places to walk to. Mr. Falkowski said let me remind that what was approved is Commercial use. Not an individual tenant. When individual user comes back, you will be looking at does it meet requirements for access, for lighting, for landscaping. You are not approving the user itself.

Ms. Thomas asked about widening of the roads. Where is that widening coming from? Mr. Falkowski said the city is looking at that design right now and whether any right of way needs to be purchased to make it work. There is expanded right of way along there. May need to be a retaining wall. Ms. Thomas asked timeline looking at. Mr. Falkowski said the city's goal is to work concurrently. All businesses are on board? Mr. Falkowski stated it is in the right of way. Discussions with a lot of those businesses and if we can ease traffic, they are on board.

Mr. Jeffries asked about light timing. ODOT is a challenge to let us sink up, comment made we're going to work them and add a light and get ODOT on board finally. So now we can fix it by putting a light in front of Burger King. Mr. Falkowski said ODOT is the highway itself. There has been discussions with the City Engineer and ODOT and the traffic engineer. Mr. Jeffries exit onto Taylorsville, full motion. Left turn lane added?

Mr. Falkowski said widen to a three-lane section. There is room to do that. Mr. Jeffries said my other big concern when did we notify Huntington and Starbucks.

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Vacating Huber Road, will it still be there? Mr. Falkowski said half will go to Huntington. Additional cross lane on Huntington's property.

Ms. Vargo didn't you say Huber Road will be divided. Mr. Falkowski once it gets back. Mr. Jeffries said widening Taylorsville said we aren't actually widening, extending right turn. Mr. Falkowski said widening down to intersection.

Mr. Jeffries asked how confident that this will improve the situation.

Mr. Falkowski said some lessons learned, some design changes. Yes, on the mind of any design to make sure the stacking areas where that overflow would not be Old Troy Pike.

Ms. Vargo asked the difference in the traffic when Swan Lake was there. Mr. Falkowski said less apartments than what is being proposed here. A couple of office buildings but no commercial areas. Apartments a little less than half.

Mike Castellitto, Broad Reach Retail. Complexity and ability to see it as a whole. Working on for 18 months. We asked to be tabled, actually not approved at the time. We wanted your input. The plan that you see minus, there is one thing different. That back road from apartments over to Taylorsville. In a partnership with the City, step by step. Our goal that this project is beneficial to the community. We owned Waynetowne Plaza for a number of years. The users here are gonna end up here want to be here. Retail is not a traffic generator. Coordinated with Public Works, and Fire. Traffic studies. A rating for access. We want to be a solution. We will move quickly, provide adequate traffic patterns. Leases are not signed.

Mr. Jeffries exiting development between two drive thru. Left right turn, exiting at light left or straight, right continually.

Mr. Falkowski said we can have traffic engineers look at. We can add dividers out in front of 5th/3rd, Mr. Falkowski said city will look closer at.

Mike Castellitto said Homestead is a critical part.

Ms. Vargo asked about sidewalk to clubhouse? Mike Castellitto said yes.

Ms. Kris Jackson asked about sidewalks in front of Old Troy? Mr. Falkowski said there will a sidewalk along Taylorsville and then also along Old Troy Pike. Be replaced because of widening. Exterior sidewalk. Each user as part of their plans will have sidewalks.

Ms. Kris Jackson said very disappointed. More problems for the bank and coffee shop. Should be more options to get in and out of there. We have all that stuff already. Something big.

Mike Castellitto said we've spent a lot of time on this project. I would opportunity to continue discussions before a vote. Huber Road on aspect missing. We are creating solutions.

Mr. Falkowski actually I see an opportunity, sidewalk could be placed on the north side of the main access drive. Could be a benefit. Would be a good addition.

Mr. Jeffries asked for connectivity. Old Troy Pike side there will be a new sidewalk put in. Mr. Falkowski said yes both frontages. Mr. Jeffries asked if we have a commitment to get people to quit blocking the intersections? Mr.

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Falkowski said town hall about traffic and speeding. Traffic Unit with our police, filled unfilled positions.

We can add #9 to the Decision Record that a sidewalk shall be extended from the north side of the signalized intersection to the multi-family area.

Action

Ms. Thomas moved to approve the request by the applicant, BROAD REACH RETAIL PARTNERS, LLC, for approval of a Detailed Development Plan for property at the northeast corner of Taylorsville Road and Old Troy Pike (ZC 21-25) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, and the Planning Commission Decision Record attached as amended.

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

4. FINAL PLAT - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of a Final Plat for Broad Reach Realty (ZC 21-26).

Mr. Falkowski stated in 2021, City Council approved the Rezoning of the above-described property to Planned Mixed Use. The current request is for the Final Plat to combine the existing lots and dedicate right of way for the development.

This plat takes two existing lots and reconfigures the lot lines for two new lots. Also included is dedicating a portion of Old Troy Pike for a consistent right of way along the frontage. This plat also dedicates all easements, including access, utility, waterline, and drainage. Huber Road is to be vacated and a portion is added to this plat. The final plat as presented complies with the proposed Detailed Development Plan.

Engineering has worked with the applicant and will require easement for the public utilities on Parcel 2.

After review of the applicant's proposal, staff recommends approval of the Final Plat for Broad Reach Realty in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mike Castellitto, we have talked with the City about expediting the vacating of Huber Road. Legally it might happen in two parts.

Ms. Opp vacating Huber Road, doing it in parts so still have a road. Mr. Falkowski can't remove roadway until they have a new drive.

Ms. Opp asked about timeline. Mr. Castellitto said our goal is to get started in January.

Mr. Jeffries asked about maintenance, who is responsible. Mr. Falkowski stated not part of plat.

Action

Mr. Jeffries moved to approve the request by the applicant, BROAD REACH RETAIL PARTNERS, LLC, for approval of the Final Plat for Broad Reach Realty (ZC 21-26) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, and the Planning Commission Decision Record attached as amended.

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

2. DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan for 7.533 acres at the Northeast corner of Old Troy Pike and Taylorsville Road (ZC 21-24).

Mr. Falkowski said if the only issue on the table is parking, we can figure what the number is of where it needs to get to. Fire Access, we can leave in the hands of the Fire Department.

Mr. Walton said he is good with what Fire has to say. On the parking, I'm not sure if it's the actual number of it or the difference in what was presented before vs what is presented now.

Mr. Jeffries said 104 space exception from the code and 120 of 192 units are 1 bedroom. All 120 of them be a single person not a couple. A couple would have 2 vehicles. 1 per bed and no 3-bedroom units to increase that per bed count, there all 1 and 2 bedroom. Well over half being a 1 bedroom. Where do the cars end up going.

Ms. Thomas where is company going to park. Overflow of visitors.

Ms. Opp mentioned other apartment complexes that are this way, they never came as long as I was present on this board. I never had to vote on that.

Ms. Vargo I hope we come with something to tell them. We don't want to just tell them no.

Mr. Falkowski areas of additional 1 or 2 can go in next to where they are now. Also the exterior loop that is in buffer area. You could widen that area and put parallel parking. Can't find 104 more spaces but more spaces yes. Table, to have them come back and see what that looks like or you could come up with a number that we need if you wanted to approve tonight. Be careful how the trees work, it will limit it.

Mr. Jeffries asked about Parkview and Waterstone are parked at 1 per bed. Mr. Falkowski said yes. Mr. Jeffries said 65% are 1 bedroom. Do we know if those are 1 and 2 bedroom. Mr. Falkowski said there are some 3 bedrooms. Mr.

Jeffries do you think there is 50% 1 bedroom. Mr. Falkowski said he could guess. It's close.

Mr. Matt Canterbury said a lot of single people are moving into 2 bedrooms. So, you have single parents whose kids will visit or gone to college. Strong offset, big push. I believe I could 18 – 22 spaces. Strong buffer there, north side parallel. Relocate the pool to the south would allow more parking. Behind building 1 there is space. Back to Fire Engineer, I would have no problem with a contingency that the Fire Engineer signs off on any access.

Mr. Jeffries I don't want people bumping doors. That isn't a solution. Overflow parking.

Mr. Falkowski said the number of parking spaces shall be increased at a minimum of 20 spaces but more to the satisfaction of the Planning Department.

Mr. Jeffries is 20 a realistic number. Mr. Canterbury showed drawing that it is.

Ms. Opp asked along the north and east side, is there a fence. Mr. Canterbury said yes a 6 ft. fence.

Ms. Thomas moved to approve the request by the applicant HOMESTEAD DEVELOPMENT, for the approval of a Detailed Development Plan for property at the Northeast corner of Old Troy Pike and Taylorsville Road (ZC 21-24) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, and the Planning Commission Decision Record as amended.

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

Next for the applicant some modifications and resubmittals before permits can be issued.

VIII. Additional Business

None.

IX. Approval of the Minutes

X. Reports and Calendar Review

Mr. Falkowski stated next meeting is 3 weeks away, DDP for one of these lots And DDP for Redwood Apartments

Mr. Jeffries requested an update on the Huber Center

Planning Commission Meeting

August 24, 2021

XI. Upcoming Meetings

Sept 14, 2021

Sept 28, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:35 p.m.



Terry Walton, Chair

Geri Hoskins, Administrative Secretary

Date

Date