



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
May 10, 2022
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
7. New Business
 - A. DETAILED DEVELOPMENT PLAN - The applicant, CHARLES V. SIMMS DEVELOPMENT, is requesting approval of a Detailed Development Plan to construct 74 for sale residential units within 11 buildings for The Gables of Huber Heights. Property located on Brandt Pike North of the Reserves at the Fairways (DDP 22-20).
8. Additional Business
 - A. Informal review / work session Major Change to Detailed Development Plan - Broad Reach

- B. Comprehensive Plan Discussion
9. Approval of Minutes
 - A. Planning Commission April 12, 2022, and April 28, 2022
 10. Reports and Calendar Review
 11. Upcoming Meetings
 - A. May 24, 2022
June 14, 2022
 12. Adjournment

AI-8367

7. A.

Planning Commission

Meeting Date: 05/10/2022

Detailed Development Plan

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, CHARLES V. SIMMS DEVELOPMENT, is requesting approval of a Detailed Development Plan to construct 74 for sale residential units within 11 buildings for The Gables of Huber Heights. Property located on Brandt Pike North of the Reserves at the Fairways (DDP 22-20).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Elevations

Stormwater Memo

Traffic Impact Study

Fire Assessment

Memorandum

Staff Report for Meeting of May 10, 2022

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights
Date: May 3, 2022
Subject: DDP 22-20 (Detailed Development Plan): The Gables of Huber Heights

Application dated April 15, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: Charles V. Simms Development – Applicant
Trebein Limited ADK IV, LLC - Owners

DEVELOPMENT NAME: The Gables of Huber Heights

ADDRESS/LOCATION: Brandt Pike, north of The Reserves at the Fairways and
the Aquatic Center.

ZONING/ACREAGE: Planned Mixed Use / 15.93 Acres

EXISTING LAND USE: Vacant

**ZONING
ADJACENT LAND:** Planned Mixed Use (north and south)
R-7 (west)
Agriculture (East – Carriage Hill MetroPark)

REQUEST: The applicant requests approval of the Detailed
Development Plan to construct 74 for sale residential
units within 11 buildings.

ORIGINAL APPROVAL: Planning Commission approved the basic
development plan on March 15, 2022.

APPLICABLE HHCC: Chapter 1171, 1179

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of a detailed development plan to construct 74 condominiums in 11 buildings on 15.93 acres, which yields an average density of 4.64 units/acre. Approximately 64% of the site is open space (10.20 acres).

The Planning Commission approved the basic development plan on March 15, 2022, with the following conditions:

- 1) Applicant shall comply with all fire code requirements
- 2) The minimum private street pavement width shall be 27'
- 3) The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- 4) The entrance off of Brandt Pike shall be a minimum 36' wide with one lane in and two lanes out.

Conformance with Basic Development Plan

The proposal overwhelmingly conforms to the basic development plan, commission imposed conditions and the regulations outlined in Chapter 1179, Planned Mixed Use District (PM):

Compliance with Planning Commission conditions:

The detailed development plan complies with the conditions established by the Planning Commission through their March 15, 2020, decision order.

- Compliance with fire code requirements:
 - One main entrance and one emergency access is provided.
 - The front boulevard entrance exceeds the width requested by the City Engineer and meets the turning radius requirements to accommodate fire apparatus.
 - At the request of the Fire Department, the boulevard entrance only contains low-height evergreen shrubs and landscaping.
 - Sheet C700 illustrates compliance with fire apparatus turning requirements.
- The minimum private street pavement width shall be 27'
 - The private street widths have been increased to 27' per city code
- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
 - While not included in the detailed development plan submission, the applicant and City Engineer have arranged that they will be included in the final plat prior to recording. Planning staff feels this is sufficient and appropriate.
- The entrance from Brandt Pike shall be a minimum 36' wide with one lane in and two lanes out.
 - The entrance width has been expanded to 44', which includes a 14' entrance, a 6' planted median strip, and a 24' two-lane exit.

Landscaping and Screening

The applicant has submitted an extensive landscaping and screening plan. The plan contains a mixture of shade and ornamental trees, along with a mixture of evergreen trees and shrubs.

Landscaping:

- An attractively landscaped entrance into the development is proposed.
- The plan illustrates a mixture of ornamental trees along the front of each unit.
- Shade trees are proposed throughout the greenspace and between building clusters.

Screening and buffering:

- Guest parking areas are softened with plantings of Taxus shrubs at the end of the parking stalls.
- The plan illustrates a mixture of Norway Spruce evergreen trees planted along the 6' high landscape mound, providing screening and separation between this development and the existing residential structures in The Reserve.
- The plan also illustrates a dense planting of Arborvitae evergreen trees along the north edge of Monte Carlo Way. As you may recall, residents who live along Monte Carlo Way expressed concerns about the lack of screening. This landscaping plan should address their concerns.

Standards for Approval

1171.09 Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

- (a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.*
- (b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.*

Staff Analysis

As outlined above, the applicant has made all the necessary revisions to the detailed development plan as requested by the Planning Commission and various city departments. Staff feels the submitted plan meets the standards for approval of the detailed development plan.

Recommendation

Staff recommends approval of the detailed development plan submitted on April 15, 2022, with the following condition:

- Applicant shall illustrate all existing and new utility easements in the final plat.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

- 1) Approve the detailed development plan application, with or without conditions.
- 2) Deny the detailed development plan.
- 3) Table the application in order to gather additional information.



Planning Commission Decision Record

WHEREAS, on April 15, 2022, the applicant, Charles V. Simms Development, requested approval of a Detailed Development Plan for 15.93 acres on Brandt Pike North of the Reserves at the Fairways (Case DDP 22-20), and;

WHEREAS, on May 10, 2022, 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 application by the applicant, Charles V. Simms Development, for approval of a Detailed Development Plan for 15.93 acres on Brandt Pike North of the Reserves at the Fairways Parcel Number P70 03910 0057 of the Montgomery County Auditors Map (Case DDP 22-20) in accordance with the recommendation of Staff's Memorandum dated May 3, 2022, with the following conditions:

1. Applicant shall illustrate all existing and new utility easements in the final plat.

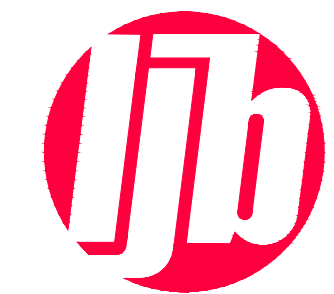
Seconded by Roll call showed: YEAS: NAYS: Motion to approve carried

 Terry Walton, Chair
 Planning Commission

 Date

EXISTING LEGEND

- 760 — Existing Grade Major
- 761 — Existing Grade Minor
- STM — Storm Sewer
- SAN — Sanitary Sewer
- WTR — Water Line
- G — Gas Line
- UE — Electrical Line
- Storm Manhole
- Catch Basins
- Curb Inlet
- Sanitary Manhole
- Cleanout
- Water Valve
- Fire Hydrant



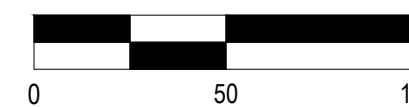
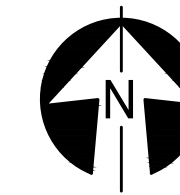
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CHARLES SIMMS DEVELOPMENT
2785 ORCHARD RUN RD
DAYTON, OH 45449



THE GABLES OF HUBER HEIGHTS
BRANDT PIKE
HUBER HEIGHTS, OH 45424

PN: P70 03910 0056
OWNER: MONTGOMERY COUNTY
PARK DISTRICT
141.140 ACRES

PN: P48-000949
OWNER: WCT DAYTON LLC
14.217 ACRES

PN: P70 03910 0057
OWNER: TREBEIN LIMITED ADK IV
10.959 ACRES
ZONED: PM

PN: P70 00320 0012
OWNER: TREBEIN LIMITED ADK IV
0.088 ACRES
ZONED: PM

PN: P70 00320 0010
OWNER: TREBEIN LIMITED ADK IV
0.064 ACRES
ZONED: PM

PN: P70 00320 0011
OWNER: TREBEIN LIMITED ADK IV
0.009 ACRES
ZONED: PM

PN: P70 00320 0020
OWNER: TREBEIN LIMITED ADK IV
1.294 ACRES
ZONED: PM

PN: P70 00320 0018
OWNER: TREBEIN LIMITED ADK IV
2.670 ACRES
ZONED: PM

PN: P70 00320 0019
OWNER: TREBEIN LIMITED ADK IV
0.757 ACRES
ZONED: PM

PN: P70 03910 0056
OWNER: CITY OF HUBER HEIGHTS
13.327 ACRES
ZONED: PM



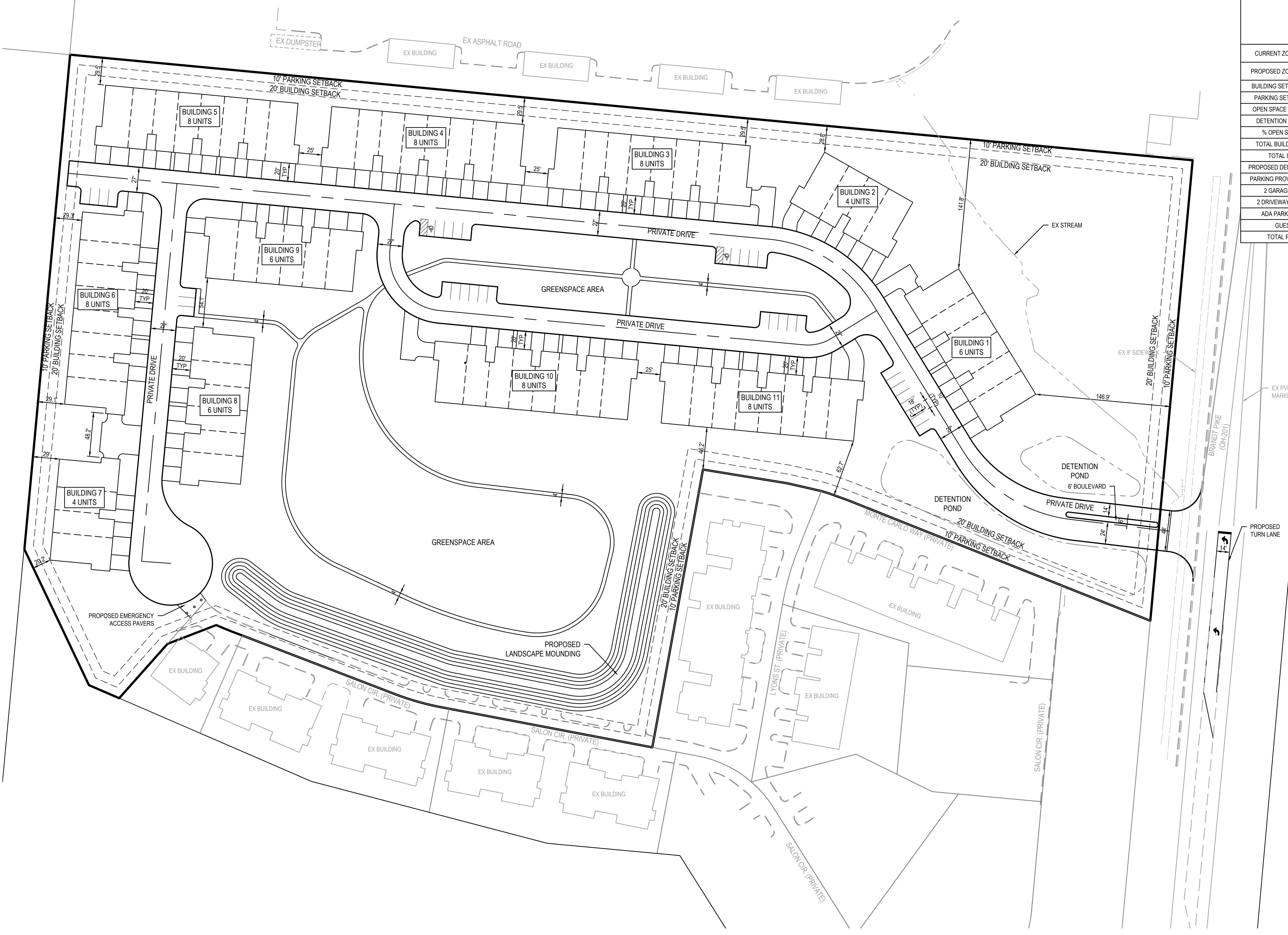
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CHECKED: PSB		

EXISTING CONDITIONS PLAN
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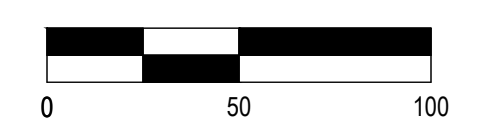
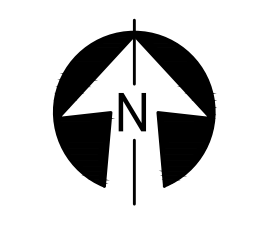
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PROPOSED ZONING =	PLANNED MIXED USE DISTRICT
BUILDING SETBACK =	20'
PARKING SETBACK =	10'
OPEN SPACE AREA =	10.20 ACRES
DETENTION AREA =	0.50 ACRES
% OPEN SPACE =	64%
TOTAL BUILDINGS =	11
TOTAL UNITS =	74
PROPOSED DENSITY =	4.64 UNITS/ACRE
PARKING PROVIDED =	2 GARAGE SPACES PER UNIT = 148 SPACES 2 DRIVEWAY SPACES PER UNIT = 148 SPACES ADA PARKING = 2 VAN ACCESSIBLE SPACES GUEST PARKING SPACES = 36 SPACES TOTAL PARKING PROVIDED = 334 SPACES



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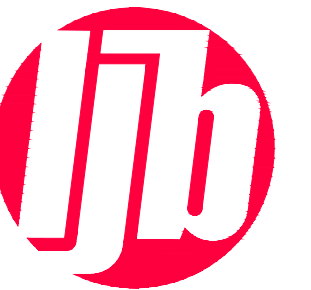
THE GABLES OF HUBER HEIGHTS
BRANDT PIKE
HUBER HEIGHTS, OH 45424

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SHEET TITLE
SITE PLAN

SHEET NUMBER
C300



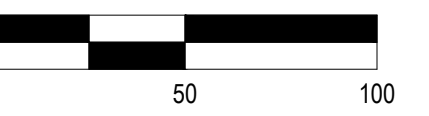
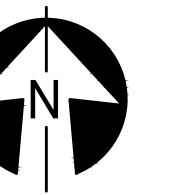
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THE GABLES OF HUBER HEIGHTS
BRANDT PIKE
HUBER HEIGHTS, OH 45424

PN: P70 03910 0056
OWNER: MONTGOMERY COUNTY
PARK DISTRICT
141.140 ACRES

- UTILITY LEGEND**
- 12" STM — Storm Sewer
 - 8" SAN — Sanitary Sewer
 - WTR — Water Line
 - G — Gas Line
 - UE — Electrical Line
 - — Storm Manhole
 - — Catch Basin
 - — Curb Inlet
 - — Sanitary Manhole
 - — Cleanout
 - ⊗ — Water Valve
 - ⊗ — Fire Hydrant
 - ⊗ — Transformer
 - ⊗ — Pullbox
 - ⊗ — Electrical Manhole
 - ⊗ — Gas Valve

PN: P48-000949
OWNER: DEF LAND CO LLC
24.679 ACRES

PN: P48-000949
OWNER: WCT DAYTON LLC
14.217 ACRES

PN: P70 03910 0010
OWNER: CITY OF HUBER HEIGHTS
10.637 ACRES

PN: P70 03910 0056
OWNER: CITY OF HUBER HEIGHTS
13.327 ACRES
ZONED: PM

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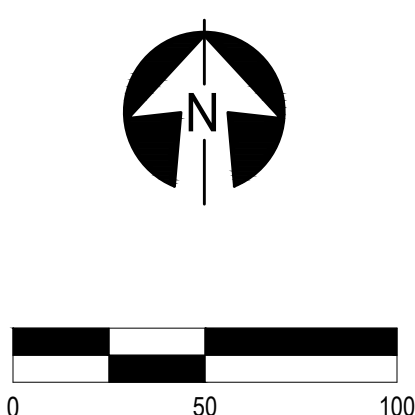
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GRADING LEGEND

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— 861 —	Finish Grade Minor
- - - 760 - - -	Existing Grade Major
- - - 761 - - -	Existing Grade Minor
- - - 12' STM - - -	Storm Sewer
●	Storm Manhole
■	Catch Basin
■	Curb Inlet



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THE GABLES OF HUBER HEIGHTS
 BRANDT PIKE
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PN: P70 03910 0056
 OWNER: MONTGOMERY COUNTY
 PARK DISTRICT
 141.140 ACRES

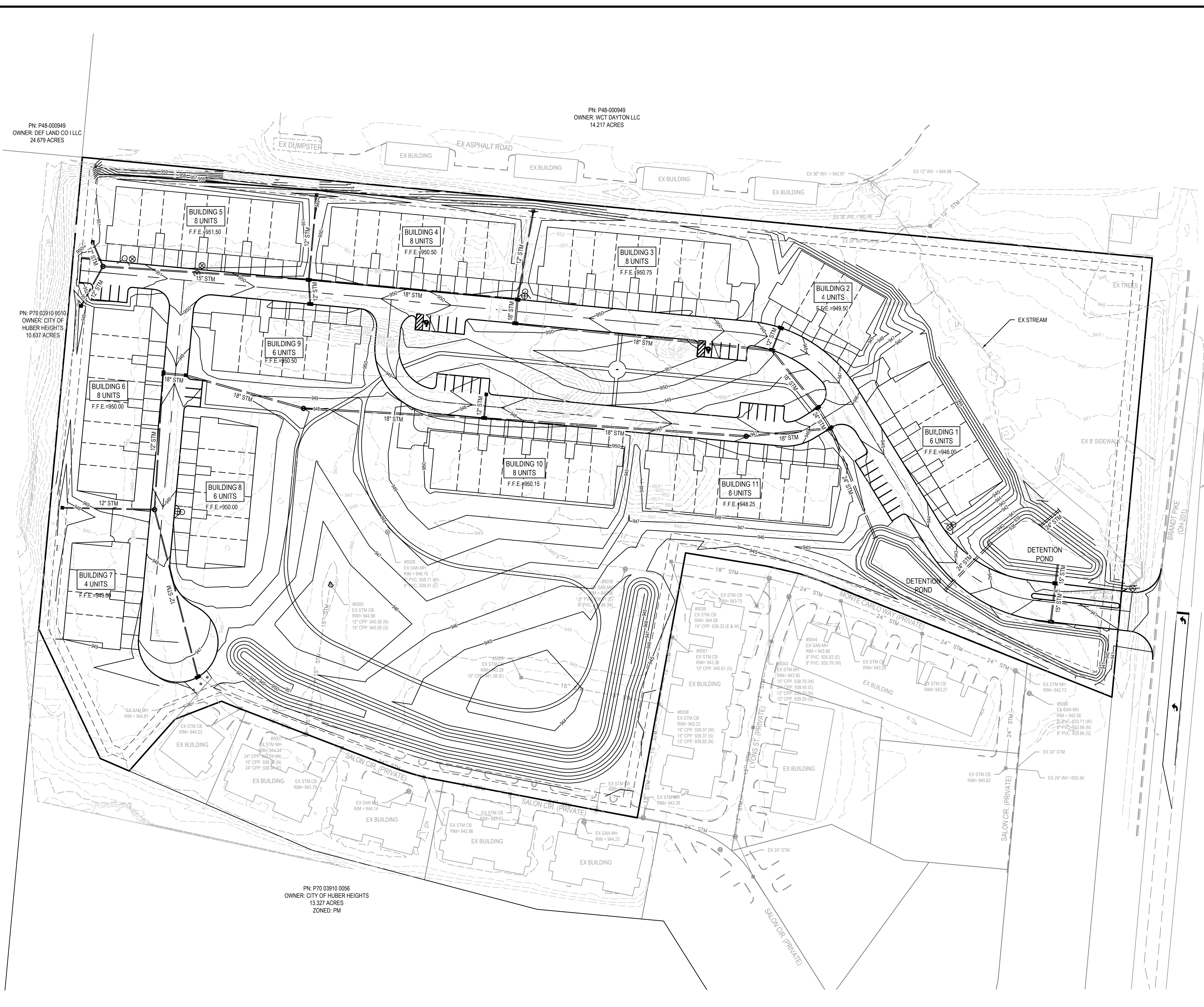
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 OWNER: WCT DAYTON LLC
 14.217 ACRES

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 OWNER: CITY OF HUBER HEIGHTS
 10.637 ACRES

PN: P70 03910 0056
 OWNER: CITY OF HUBER HEIGHTS
 13.327 ACRES
 ZONED: PM

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SHEET NUMBER			
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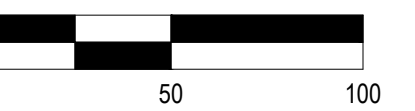
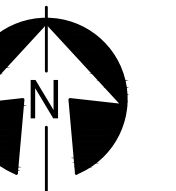
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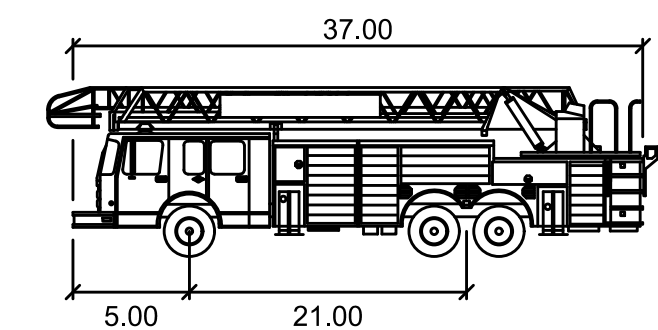
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REV	DATE	RELEASED FOR

DESIGNED	MTP	JOB NUMBER	0121637A.01
DRAWN	MTP	DATE	4-15-22
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FIRE TRUCK
TURNING PLAN

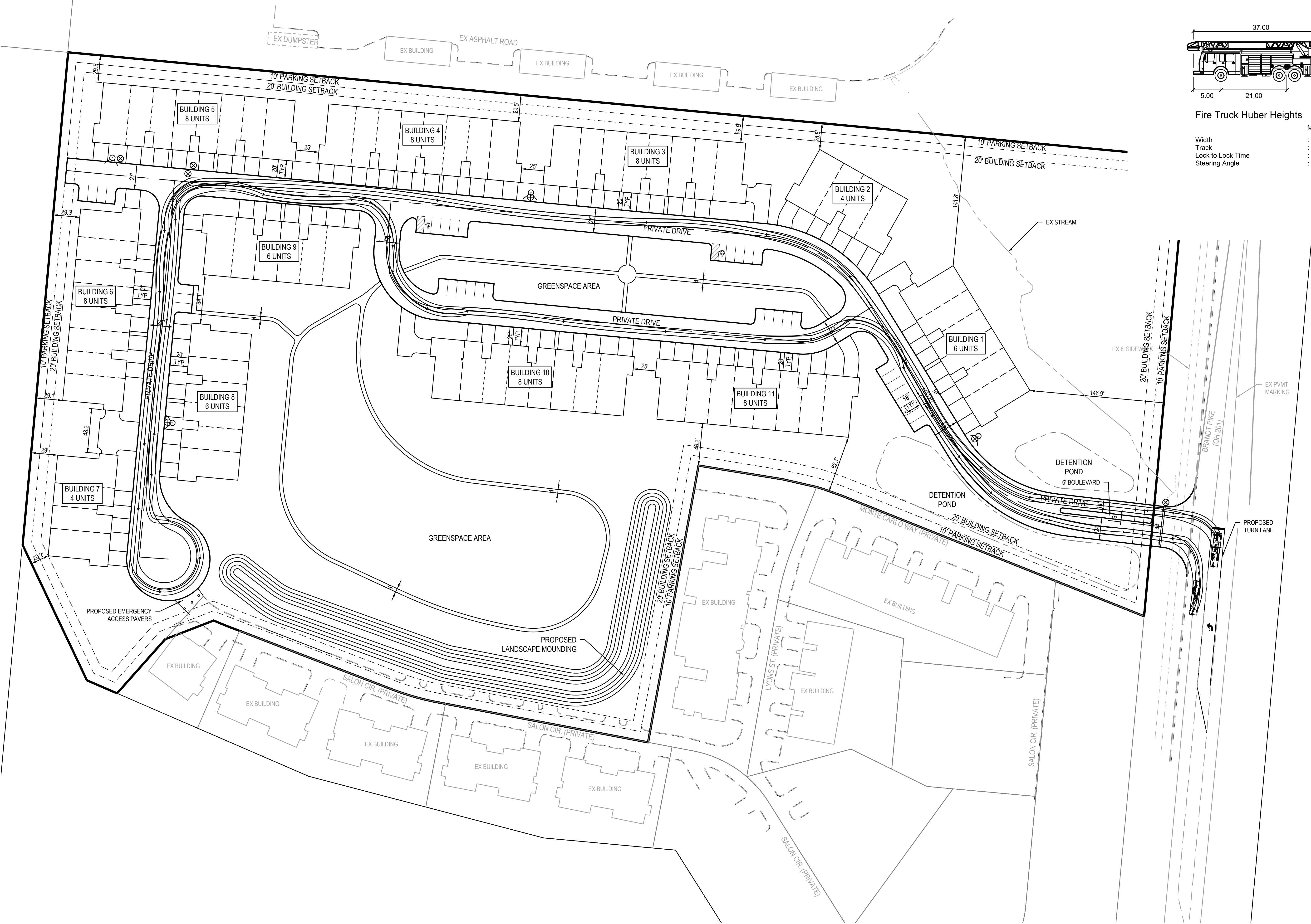
SHEET NUMBER
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Fire Truck Huber Heights

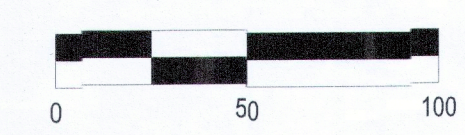
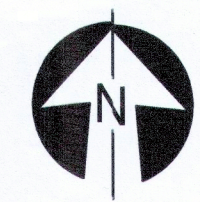
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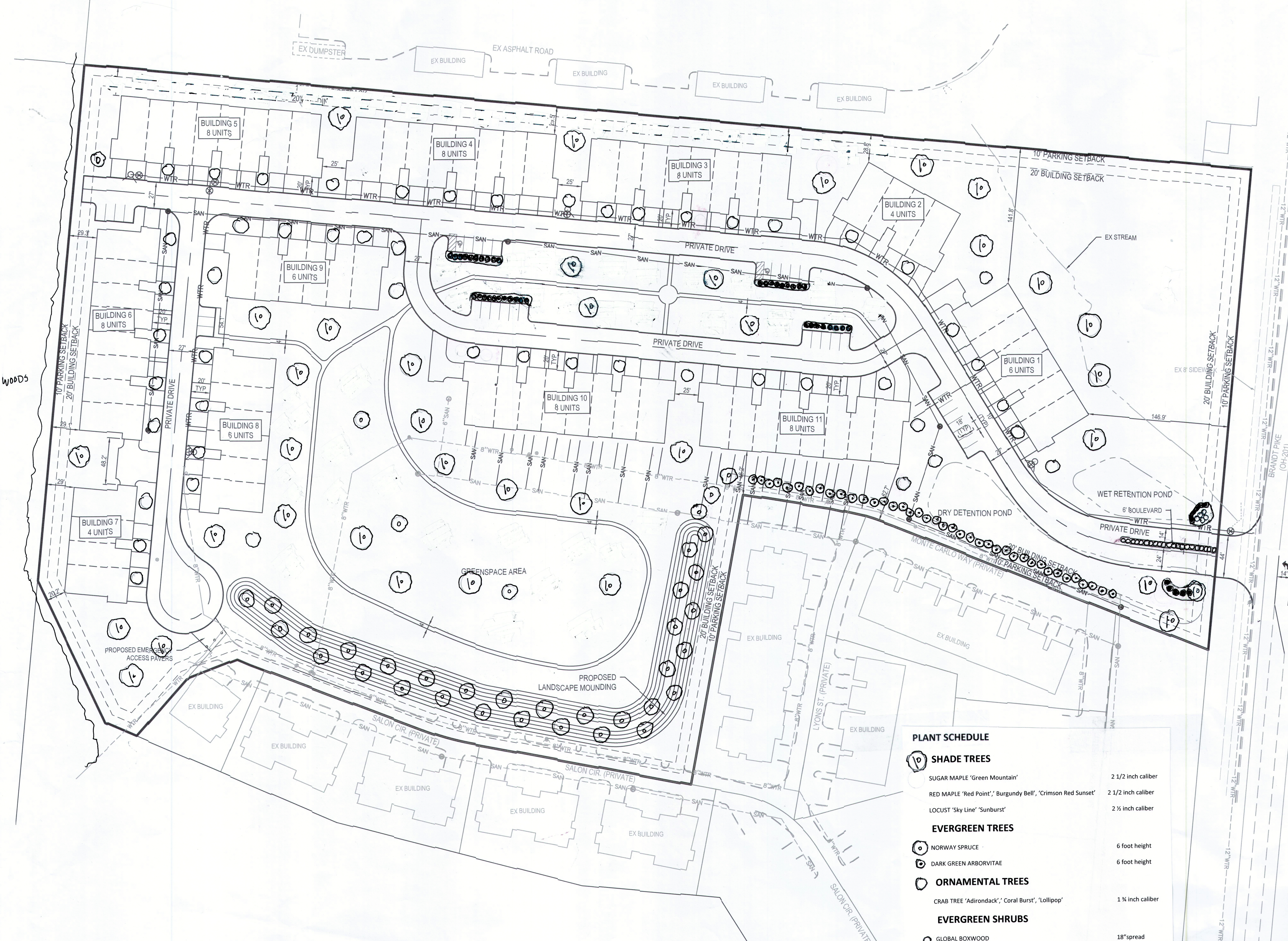


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PARKING PROVIDED =	
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2 DRIVEWAY SPACES PER UNIT = 148 SPACES	
ADA PARKING = 2 VAN ACCESSIBLE SPACES	
GUEST PARKING SPACES = 36 SPACES	
TOTAL PARKING PROVIDED = 334 SPACES	



PLANT SCHEDULE

- SHADE TREES**
 - SUGAR MAPLE 'Green Mountain' 2 1/2 inch caliber
 - RED MAPLE 'Red Point', 'Burgundy Bell', 'Crimson Red Sunset' 2 1/2 inch caliber
 - LOCUST 'Sky Line' 'Sunburst' 2 1/2 inch caliber
- EVERGREEN TREES**
 - NORWAY SPRUCE 6 foot height
 - DARK GREEN ARBORVITAE 6 foot height
- ORNAMENTAL TREES**
 - CRAB TREE 'Adirondack', 'Coral Burst', 'Lollipop' 1 1/2 inch caliber
- EVERGREEN SHRUBS**
 - GLOBAL BOXWOOD 18" spread
 - TAXUS HICKS! 24 inch height

REV	DATE	RELEASED FOR
DESIGNED	MTP	0121637A.01
DRAWN	MTP	DATE
CHECKED	PSB	3-28-22
SHEET TITLE		

DEV. LANDSCAPE

SHEET NUMBER
C300

My Lawn est. 1979
Outdoor Living Space • Pavers • Landscape • Lighting
Ed Blair
OWNER/CUSTOMER SERVICE
office 937-862-8686 • fax 937-862-8687
cell 937-673-2077
www.mylawnlandscaping.com

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 **BUILDING ELEVATIONS**





FRONT ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957

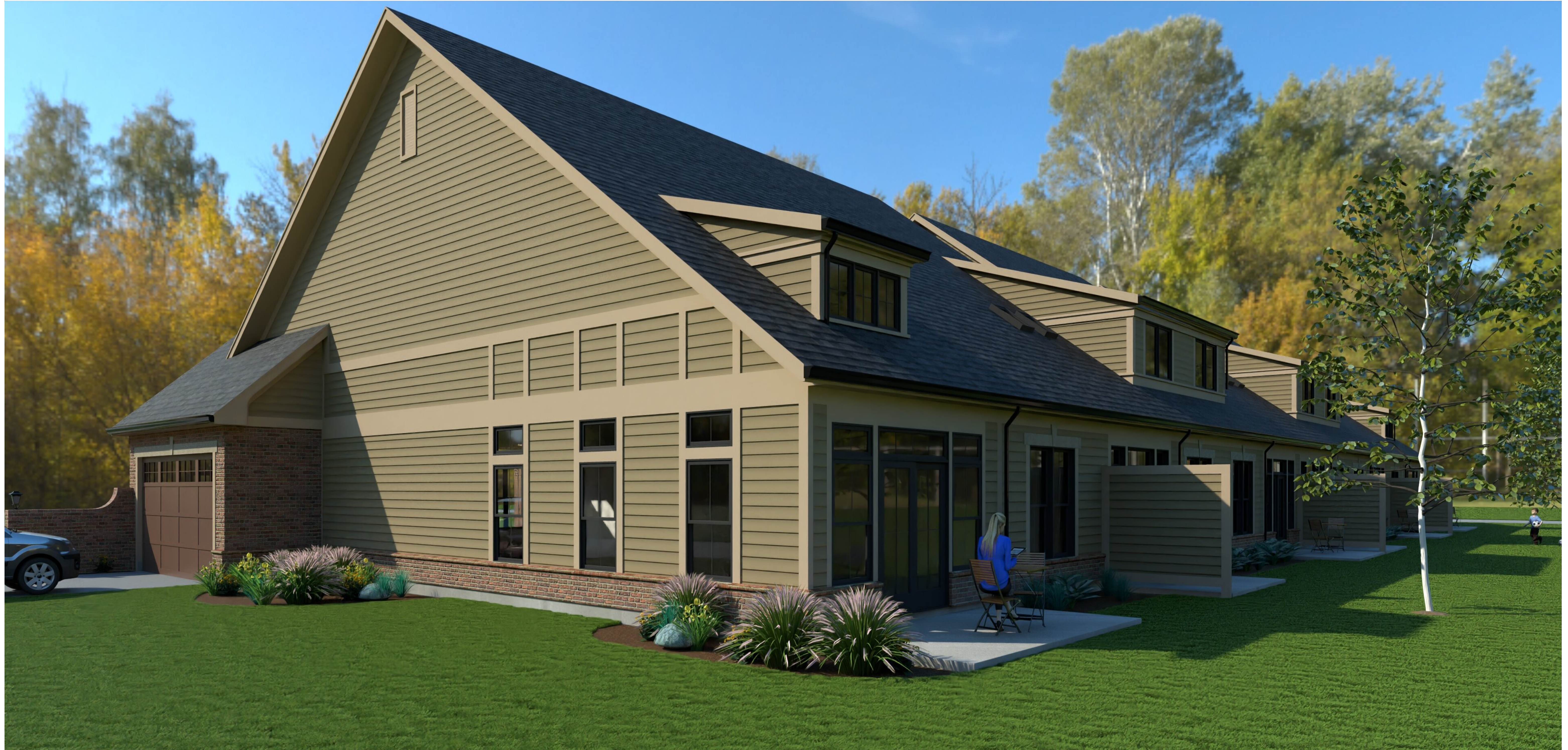


RIGHT SIDE ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957

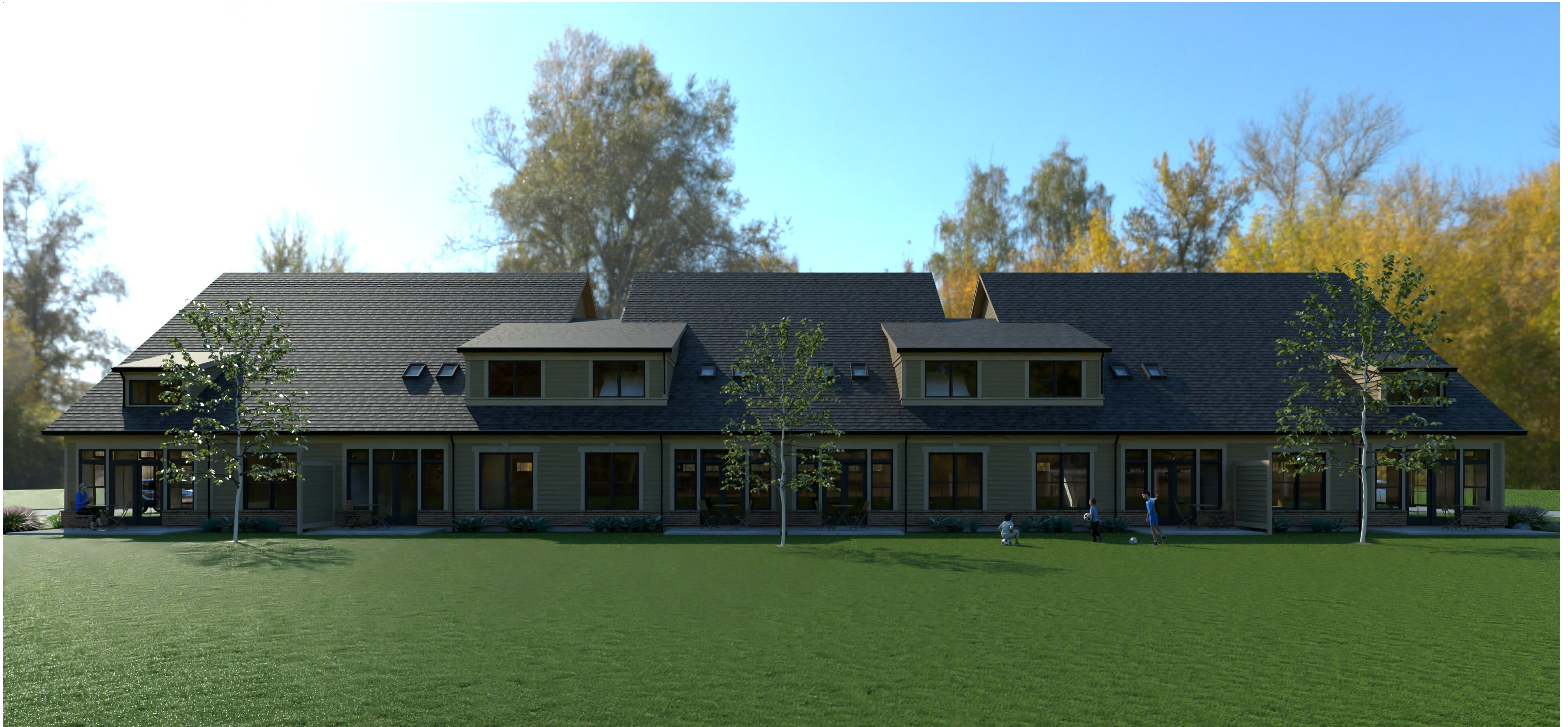


LEFT SIDE REAR ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957

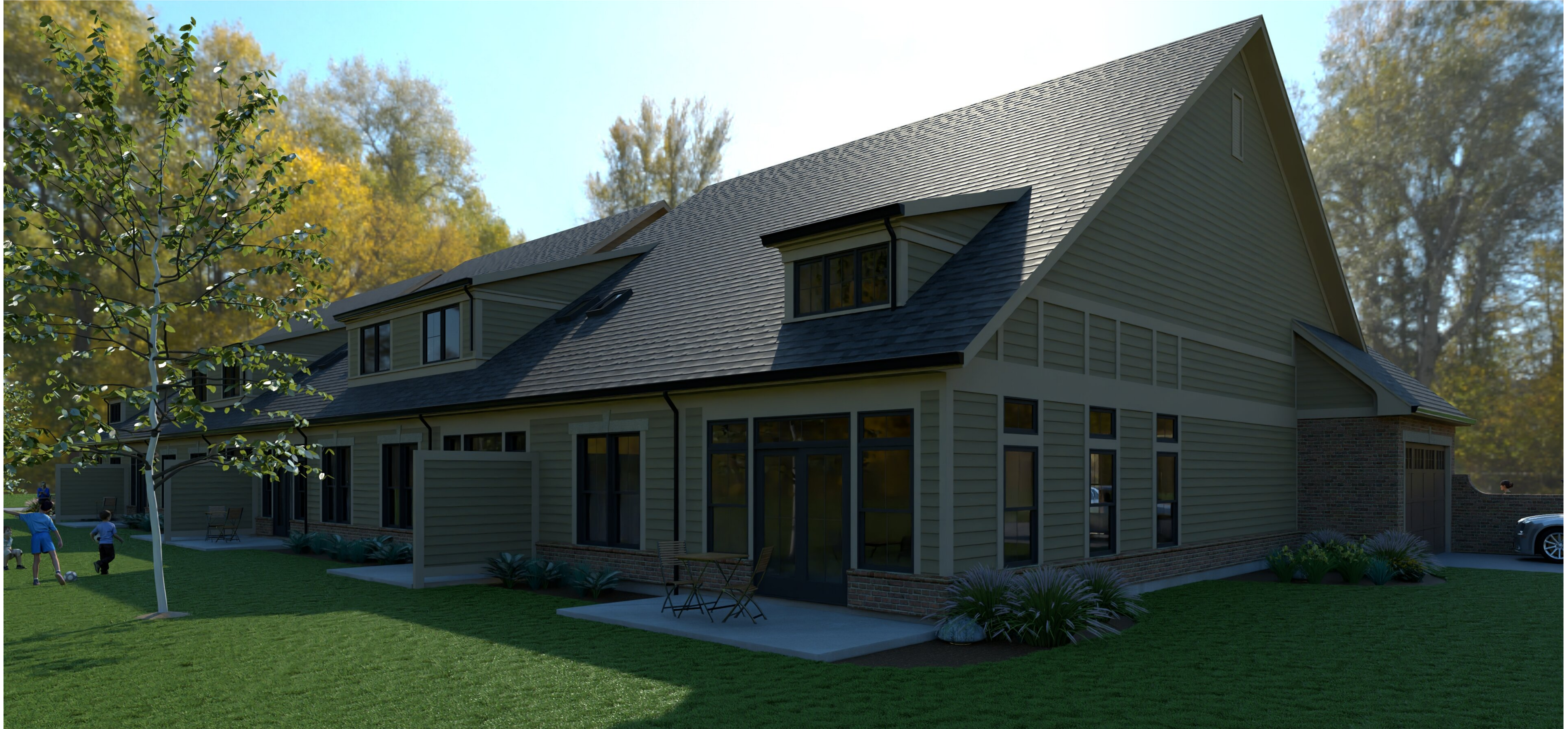


REAR ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957



RIGHT SIDE REAR ELEVATION



**THE GABLES
OF HUBER HEIGHTS**





LEFT SIDE ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES & SIMMS
DEVELOPMENT**
FOUNDED IN 1957

 **STORMWATER MEMO**





STORMWATER MEMO

To: City of Huber Heights Planning Commission
From: Max Paton, PE
Date: 01/27/2022
Subject: The Gables of Huber Heights Basic Development Plan

To Whom it May Concern:

LJB Inc. has provided a preliminary design for the proposed Gables of Huber Heights development in compliance with Montgomery County stormwater regulations.

When evaluating the stormwater management requirements for the development, only the disturbed area draining to the outlet of the development was considered. The outlet for the proposed development will be the unnamed stream that ultimately discharges to Drylick Run.

Of the total site area, 14.22 acres will be disturbed during construction. The pre-developed site contains 8.44 acres that drains to the outlet of the post-developed site. The remaining 5.78 acres drains to the existing detention pond within the Reserves at the Fairways development. The 8.44 acres draining to outlet of the proposed site consists of bare soil and brush.

The post-developed site contains 11.57 acres that will drain to the outlet of the proposed site consisting of buildings, roadways, parking, and greenspace. Approximately 2.65 disturbed acres will continue to drain to the existing detention pond within the Reserves at the Fairways development. This area will consist only of greenspace area and will represent an improvement of the pre-developed drainage condition. Detailed calculations will be provided during the engineering permitting process to ensure that the existing detention pond has sufficient capacity for the proposed changes to the drainage conditions.

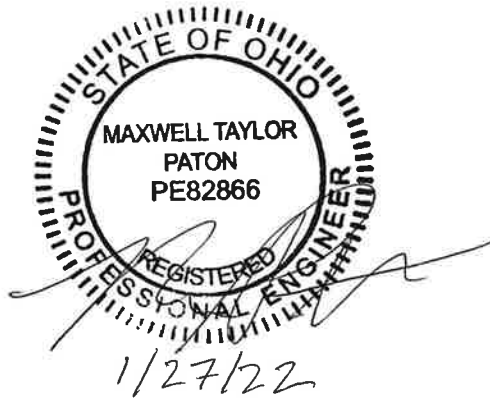
The runoff from the pre-developed and post-developed conditions were evaluated to determine the maximum allowable release rate from the proposed development. The critical storm method was used to determine the design storm for the site. The maximum allowable release rates were then used to size stormwater detention facilities for the site. The maximum allowable release rates can be seen in Table 1 below:

Table 1: Allowable Release Rates

Storm Event	Pre-Developed Runoff (cfs)	Allowable Runoff (cfs)
1 Year	13.23	13.23
2 Year	15.90	13.23
5 Year*	22.30	13.23
10 Year	26.96	26.96
25 Year	32.58	32.58
50 Year	36.34	36.34
100 Year	41.05	41.05

*-Critical Storm

Based on the allowable release rates, a 31,000 cubic foot stormwater detention facility is required. This facility must ensure that the post developed runoff at a 5-year storm water event is reduced to the pre-developed runoff of a 1-year storm event. Additionally, any storm less frequent than a 5-year storm event must not release more runoff than its pre-developed counterpart. The detention will be provided with the use of one dry detention basin and one wet retention basin to be interconnected. The proposed basins provide 43,500 cubic feet of storage, providing ample storage to meet the runoff release rate requirements. A stormwater report and detailed hydrographs will be provided during the engineering permitting stage of the development.





1 February 2022

Russell Bergman, P.E.
City Engineer
City of Huber Heights
Government Center
6131 Taylorsville Road
Huber Heights, OH 45424

Re: Traffic Impact Study: The Reserves (Simms Development) Proposed Access Point on SR 201 (625' North of Shull Rd.)

Dear Mr. Bergman,

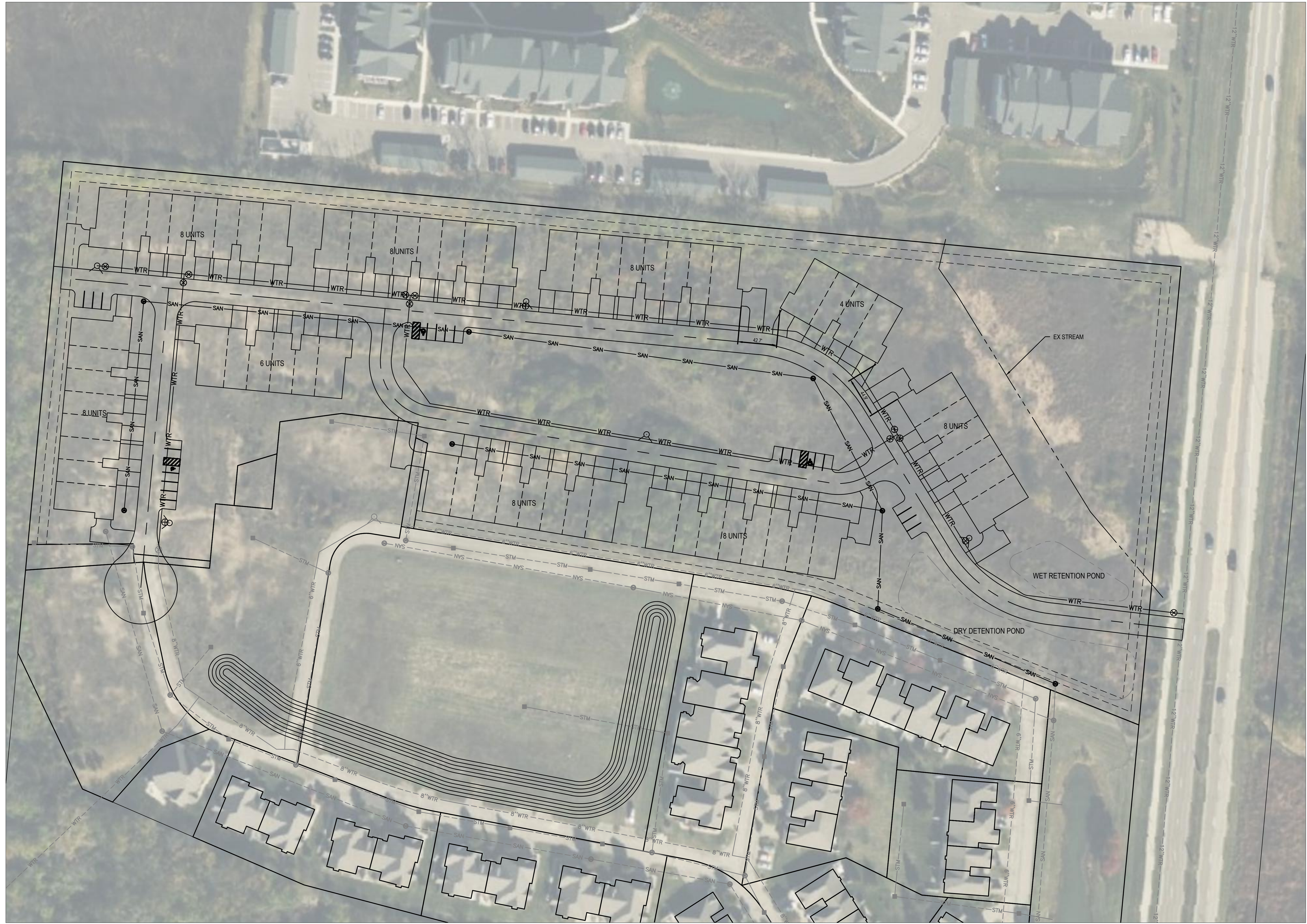
LJB has finished analysis of the subject access point on SR 201. The following is a summary of the analysis and our recommendations.

- > LJB collected 24-hour vehicular volume/speed/classification data on SR 201 in front of the proposed development 12-14 January 2022. Analysis of that data indicated that the AM and PM peak hours were at 07:00 and 16:45, respectively. Further, the recorded 85th percentile speed was 50.2 mph.
- > The proposed development is 66 multifamily housing units. Site generated trips were estimated using data and methodologies from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition for Land Use code 220 – Multifamily Housing (Low-Rise). The total expected AM peak hour trips = 21 and the total expected PM peak hour trips = 41.
- > Trips to/from the proposed development were based on the directional distribution of vehicles on SR 201 during the respective peak hour. For example: during the AM peak, 74.7% of the vehicles were going southbound and during the PM peak, 62.0% of the vehicles were going northbound.
- > To determine if turn lanes on SR 201 would be needed, LJB used ODOT turn lane warrant procedures and criteria. Based on this analysis, *a southbound right turn lane is not warranted*. However, *a northbound left turn lane is warranted*. The recommended turn lane should be 225'. (The 225' length includes the 50' taper.)
- > Traffic operation (capacity) of the proposed intersection, including the proposed northbound left turn lane, was evaluated using HCS software. The calculated delays and the associated levels of service (LOS) for the AM and PM peak hours do not indicate that there should be any appreciable delays experienced by northbound or southbound vehicles on SR 201. The LOS for both the AM and PM peak hours is an "A".

Respectfully,

Jason Oaks, P.E.
Traffic Engineer
LJB Inc.

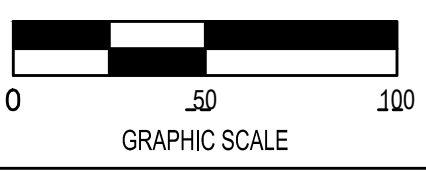
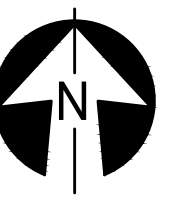
Attachments: Proposed Development Site Plan, Count Data, Trip Generation, Turn Lane Warrants, HCS Reports



DWG NAME: C:\Simms Dev\0121637A.00 - The Reserve-redesign\Drawings\Civil\Design\0121637_CZ-01.dwg SAVE DATE: 11/9/2022 3:32 PM SAVED BY: mpaalon



LJB Inc.
2500 Newmark Drive
Miamisburg, OH 45342
(937) 259-5000 tel
(937) 259-5100 fax
LJBinc.com



SIMMS DEVELOPMENT

THE RESERVES

BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV DATE RELEASED FOR
 1985-2020 LJB Inc. This drawing contains information that is proprietary to and property of LJB Inc. and shall be kept confidential. No publication or distribution of this drawing may be made without the express written consent of LJB Inc. except for the limited purposes set forth in the contract between LJB Inc. and party for whom this drawing was made.

DESIGNED	JOB NUMBER
DRAWN	DATE
CHECKED	DATE
SHEET TITLE	

CONCEPT PLAN 8

SHEET NUMBER
C-108

OAKS Engineering, LLC
and a Traffic Data Collection
 Vandavia OH

LOCATION: SR20196 NOSH
 Direction: Combined

12- an-22	0 - 22 in. P	22 - 360 in. S -30 M H	360 - 29.6 in. S-B s 36	29.6 - 7 in. S - 0	7 - 0 in. CITY-B S	0 - 0 in. P/B	0 - 6 in. WB- 0	6 - . in. P/T	. - 660 in. WB- 0	660 - 720 in. A-B S	720 - 2 in. WB-62	2 - 67.6 in. WB-67D	67.6 in.	Tota Vehi es	Tota B ses	Tota Tr s B ses
00:00														0	0	0
01:00														0	0	0
02:00														0	0	0
03:00														0	0	0
04:00														0	0	0
05:00														0	0	0
06:00														0	0	0
07:00														0	0	0
08:00														0	0	0
09:00														0	0	0
10:00														0	0	0
11:00														0	0	0
12:00	3		1	1	0	0	0	1	1	1	1	0	0	93	1	10
13:00	6	2		2	0	1	1	1	0	1	2	1	1	697		39
14:00	71	3		0	0	2	1	1	1	1	0	0	1	773		
15:00	73	1	6		0	2	1	0	0	1	0	1	1	930	6	7
16:00	93	6	3	0	0	0	2	0	0	0	0	0	0	10	3	61
17:00	97	3	3	0	0	0	0	1	1	0	0	0	0	1036	3	
18:00	7	2	2	1	0	1	0	0	0	0	1	0	1	1	2	3
19:00		23	0	1	0	0	0	0	0	0	1	0	0	13	0	2
20:00	337	1	2	1	0	0	1	0	1	0	0	0	1	361	2	2
21:00	271	17	0	0	0	0	0	0	0	0	0	0	0	2	0	17
22:00	12		1	0	0	0	0	0	0	0	0	0	0	11	1	9
23:00	70	6	1	0	0	1	1	0	0	0	0	0	0	79	1	9
Tota	632	321	32	10	0	7	7					2		673	32	01
Tota	9.1	.7	0.	0.1	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.1	100.0	0.	.9
AM Pea																
MID Pea	1:00 73	1:00 3	1:00	1:00		1:00 2	13:00 1	12:00 1	12:00 1	12:00 1	13:00 2	13:00 1	13:00 1	1:00 930	1:00	1:00
PM Pea	16:00 93	16:00 6	1:00	1:00		1:00 2	16:00 2	12:00 1	12:00 1	12:00 1	13:00 2	13:00 1	13:00 1	16:00 10	1:00	16:00 61

OAKS Engineering, LLC
and a Traffic Data Collection
 Vandavia OH

LOCATION: SR20196 NOSH
 Direction: Combined

13- an-22 Time	0-22 in. P	22 - 360 in. S -30 M H	360 - 29.6 in. S-B s36	29.6 - 7 in. S - 0	7 - 0 in. CITY- B S	0 - 0 in. P/B	0 - 6 in. WB- 0	6 - . in. P/T	. - 660 in. WB- 0	660 - 720 in. A-B S	720 - 2 in. WB-62	2 - 67.6 in. WB-67D	67.6 in.	Tota Vehi es	Tota B ses	Tota Tr s B ses
00:00	39	2	0	0	0	0	0	0	0	0	0	0	0	1	0	2
01:00	16	2	0	0	0	0	0	0	0	0	0	0	0	1	0	2
02:00	19	1	0	0	0	0	0	0	0	0	1	0	0	21	0	2
03:00	30	3	0	0	0	0	0	0	0	0	0	0	0	33	0	3
04:00	7	3	0	0	0	0	0	0	0	0	2	1	0		0	6
05:00	19	6	0	1	0	0	0	0	0	2	1	0	0	199	0	10
06:00	32	1	1	0	0	0	0	0	1	1	0	0	1	0	1	22
07:00	72	39	0	3	0	1	0	1	0	1	0	0	0	617	0	
08:00	3	32	3		0	3	0	0	0	0		0	0	29	3	6
09:00	92	22		3	0	2	2	2	1	1	2	1	1	33		1
10:00	90	39		2	1	0	0	0	0	2	3	0	0	1		1
11:00	76	31	6	0	0	0	0	1	0	1	3	0	0	61	6	2
12:00	616	3	3	3	0	1	0	1	3	2	1	1	0	666	3	0
13:00	622	0	10	2	1	0	2	0	3	0		1	0	6	11	63
14:00	72	0	7	2	1	2	1	1	3	1	2	0	2	77		62
15:00	776	1			0	0	1	1	0	2	2	0	0	2		66
16:00	926	2	3	0	1	0	0	1	0	0	0	0	0	93		7
17:00	977	1	2	1	0	2	1	0	1	0	1	0	1	1027	2	0
18:00	71	29	0	1	0	0	0	0	2	0	1	0	0	71	0	33
19:00	16	2	2	0	0	2	0	1	0	0	0	0	0		2	29
20:00	362	19	1	0	0	1	0	0	0	0	0	0	0	33	1	21
21:00	230	12	0	0	0	0	0	0	0	0	1	1	0	2	0	1
22:00	1	6	0	0	0	1	1	0	0	0	0	0	0	163		
23:00	0	6	0	0	0	0	0	0	0	0	0	0	0	6	0	6
Tota	10069	3	1	26		1		9	1	13	2			1000		731
Tota	93.2	.1	0.	0.2	0.0	0.1	0.1	0.1	0.1	0.1	0.3	0.0	0.0	100.0	0.	6.
AM Pea	11:00 76	07:00 39	11:00 6	0:00	10:00 1	0:00 3	09:00 2	09:00 2	06:00 1	0:00 2	0:00	0:00 1	06:00 1	11:00 61	11:00 6	10:00 1
MID Pea	1:00 776	1:00 1	13:00 10	1:00	10:00 1	09:00 2	09:00 2	09:00 2	12:00 3	10:00 2	13:00	09:00 1	1:00 2	1:00 2	13:00 11	1:00 66
PM Pea	17:00 977	16:00 2	13:00 10	1:00	13:00 1	1:00 2	13:00 2	12:00 1	12:00 3	12:00 2	13:00	12:00 1	1:00 2	17:00 1027	13:00 11	1:00 66

OAKS Engineering, LLC
and a Traffic Data Collection
 Vandavia OH

LOCATION: SR20196 N O SH
 Direction: Comined

1 - an-22 Time	0 - 22 in. P	22 - 360 in. S -30 M H	360 - 29.6 in. S-B s 36	29.6 - 7 in. S - 0	7 - 0 in. CITY- B S	0 - 0 in. P/B	0 - 6 in. WB- 0	6 - . in. P/T	. - 660 in. WB- 0	660 - 720 in. A-B S	720 - 2 in. WB-62	2 - 67.6 in. WB-67D	67.6 in.	Tota Vehi es	Tota B ses	Tota Tr s B ses
00:00		3	0	0	0	0	0	0	0	0	0	0	0	1	0	3
01:00	21	1	0	0	0	0	0	1	0	0	0	0	0	23	0	2
02:00	2	0	0	0	0	0	0	0	0	0	1	0	0	29	0	1
03:00	27	1	0	1	0	0	0	0	0	0	0	0	0	29	0	2
04:00		2	0	0	0	0	0	0	0	0	0	0	0	60	0	2
05:00	166	7	1	1	0	0	2	0	0	1	0	0	0	17	1	12
06:00	3	12	1	1	0	0	0	1	1	0	0	0	0	360	1	16
07:00	2	2	1	2	1	1	0	0	0	0	0	1	0	3	2	31
08:00	72	29		2	1	2	3	0	1	0	2	0	2	19	6	7
09:00		37		3	0	1	0	1	1	0	2	0	0	37		9
10:00		36		2	0	0	1	2	1	0	1	1	1	37		3
11:00														0	0	0
12:00														0	0	0
13:00														0	0	0
14:00														0	0	0
15:00														0	0	0
16:00														0	0	0
17:00														0	0	0
18:00														0	0	0
19:00														0	0	0
20:00														0	0	0
21:00														0	0	0
22:00														0	0	0
23:00														0	0	0
Tota	26	13	20	12	2	6			1	6	2	3		2906	22	21
Tota	92.	.3	0.7	0.	0.1	0.1	0.2	0.2	0.1	0.0	0.2	0.1	0.1	100.0	0.	7.
AM Pea	07:00	09:00	10:00	09:00	07:00	0:00	0:00	10:00	06:00	0:00	0:00	07:00	0:00	07:00	10:00	10:00
	2	37		3	1	2	3	2	1	1	2	1	2	3		3
MID Pea	09:00	09:00	10:00	09:00		09:00	10:00	10:00	09:00		09:00	10:00	10:00	09:00	10:00	10:00
		37		3		1	1	2	1		2	1	1	37		3
PM Pea																
Grand Tota	19139	1027	103		6	26	21	1	22	1	39	9	13	209	109	130
Grand Tota	93.	.0	0.	0.2	0.0	0.1	0.1	0.1	0.1	0.1	0.2	0.0	0.1	100.0	0.	6.6

OAKS Engineering, LLC
and a Traffic Data Collection
 Vandavia OH

LOCATION: SR20196 N O SH

Direction: Comined

12- an-22 Time	0 - 1 MPH	1 - 20 MPH	20 - 2 MPH	2 - 30 MPH	30 - 3 MPH	3 - 0 MPH	0 - MPH	- 0 MPH	0 - MPH	- 60 MPH	60 - 6 MPH	6 - 70 MPH	70 MPH	Tota
0:00														0
1:00														0
2:00														0
3:00														0
:00														0
:00														0
6:00														0
7:00														0
:00														0
9:00														0
10:00														0
11:00														0
12:00	1	0	0	0	3	13	30	29	1	2	0	0	0	93
13:00	0	0	0	2	10	13	237	20	9	21	1	0	0	697
1 :00	0	0	0		1	90	269	2	129	16		0	1	773
1 :00	0	0	0	1	1	11	310	326	13	21		1	2	930
16:00	0	0	0	3	19	107	293	19	173	27	2	1	0	10
17:00	0	0	0	3	13	13	331	397	129	23	2	3	0	1036
1 :00	0	0	0	1	19	16	311	21		12	1	1	0	1
19:00	0	0	1	1	1	96	10	17	3	7	0	1	0	13
20:00	0	0	0	0	11	6	19	100	30	7	0	0	0	361
21:00	0	0	0	1		3	116	76	29	2	3	0	0	2
22:00	0	0	0	1	2	27			1		2	0	1	11
23:00	0	0	0	0	3	12	27	20	12		0	0	1	79
Tota	1	0	1	17	136	96	230	2320	3	17	20	7		673
Tota	0.0	0.0	0.0	0.3	2.0	1.3	3.0	3.2	12.6	2.2	0.3	0.1	0.1	

OAKS Engineering, LLC
and a Traffic Data Collection
 Vandavia OH

LOCATION: SR20196 N O SH

Direction: Combined

13- an-22 Time	0 - 1 MPH	1 - 20 MPH	20 - 2 MPH	2 - 30 MPH	30 - 3 MPH	3 - 40 MPH	40 - MPH	40 - MPH	50 - MPH	50 - MPH	60 - MPH	60 - 6 MPH	6 - 70 MPH	70 MPH	Tota
0:00	0	0	0	1	2		13	10			1	1	0	0	1
1:00	0	0	0	0	0	6			1	1	1	1	0	0	1
2:00	0	0	0	0	2				2	0	0	0	0	0	21
3:00	0	0	0	0	0	10	12	9	2	0	0	0	0	0	33
:00	0	0	0	0		11	30	26	10	3	0	0	0	0	
:00	0	1	0	0	0	2	9	69	29	7	1	0	0	0	199
6:00	0	0	0	0	7	66	130	123	62	1	1	0	0	0	0
7:00	0	0	0	2	19	1	20	200		21	2	0	0	0	617
:00	0	0	1	0	11	7	16	203	91		2	0	0	0	29
9:00	0	0	0	0	3	6	17	216	67	1	1	1	0	0	33
10:00	0	0	0		3	2	201	19	72	10	3	1	0	0	1
11:00	0	0	0	0	13	7	170	27		12	6	0	0	0	61
12:00	0	0	0	1	30	9	219	210	92	1		0	0	0	666
13:00	0	0	1	0	11	70	206	2	9	3		2	3	0	6
1 :00	0	0	0	0	6	77	20	32	117	21	2	0	0	0	77
1 :00	0	0	0	0	10		273	30	13	2	6	1	0	0	2
16:00	0	0	0	0	7	6	29	16	12	3	2	2	0	0	93
17:00	0	0	0	0	7	119	31	37	120	2	2	0	0	0	1027
1 :00	0	0	0	6	27	117	333	20			1	0	0	0	71
19:00	0	0		1	17	126	176	171	3	7	0	0	0	0	
20:00	0	0	0	0	6	6	1	10	36	7	1	0	1	1	33
21:00	0	0	0	0	7	39	9	69	2		1	0	1	1	2
22:00	0	0	0	0	7	36	1	2	20		0	1	1	1	163
23:00	0	0	0	0		1	27	22	12	3	1	0	2	0	6
Tota	0	1	6	19	211	136	3619	317	116	27	3	9			1000
Tota	0.0	0.0	0.1	0.2	2.0	12.6	33.	3.3	13.1	2.7	0.	0.1	0.1		

OAKS Engineering, LLC
daily Traffic Data Collection
 Vandavia OH

LOCATION: SR20196 N O SH

Direction: Com Ined

1 - an-22 Time	0 - 1 MPH	1 - 20 MPH	20 - 2 MPH	2 - 30 MPH	30 - 3 MPH	3 - 40 MPH	40 - 50 MPH	50 - 60 MPH	60 - 6 MPH	6 - 70 MPH	70 MPH	Tota
0:00	0	0	0	0	1	10	17	19	2	1	0	1
1:00	0	0	0	0	2		7		0	1	0	23
2:00	0	0	0	0	2	10		6		2	0	29
3:00	0	0	0	0		6	13		2	0	0	29
:00	0	1	0	0	0	12	23	16		2	1	60
:00	0	0	0	1	3	22	6	6	2		0	17
6:00	0	0	0	0	3	3	117	11	1	19	1	360
7:00	0	0	0	3	12	7	197	209	76	7	3	3
:00	0	0	0	1	12	69	17	176	66	1	2	19
9:00	0	0	0	1		69	19	169	72	20	3	37
10:00	0	0	0		7	79	19	17	7	3	3	37
11:00												0
12:00												0
13:00												0
14:00												0
15:00												0
16:00												0
17:00												0
18:00												0
19:00												0
20:00												0
21:00												0
22:00												0
23:00												0
Tota	0	1	0	11		10	1003	93	37	77	13	2906
Tota	0.0	0.0	0.0	0.1	1.9	1.1	32.1	3.2	13.0	2.6	0.1	0.1
Grand Tota	1	2	7	7	01	27	2	6930	7090	26	7	209
Grand Tota	0.0	0.0	0.0	0.2	2.0	13.0	33.0	3.6	12.9	2.0	0.1	100.0
Speed				Per cent 1 th	0th	th	9 th					
				Speed	39.7	.3	0.2	3.3				
				Mean Speed Average	.2							
				10 MPH Pa e Speed	0- 9							
				N m er in Pa e	13933							
				Per cent in Pa e	6 .0							
				N m er 3 MPH	20031							
				Per cent 3 MPH	97.							

OAKS Engineering, LLC
and a Traffic Data Collection
 Vandalia OH

LOCATION: SR201 96 N O SH

1 :1	96	1 2	2	
1 :30	106	1 2	2	
1 :	3	129	212	
16:00	110	1	26	
16:1	110	1 3	263	
16:30	106	1	2 1	
16:	10	161	26	
17:00	100	169	269	
17:1	9	1 3	2 1	
17:30	101	163	26	
17:	9	12	222	
1 :00	109	12	23	
1 :1	9	121	210	
1 :30	10	113	21	
1 :	6	91	1 6	
19:00	1	3	13	
19:1	7	99	1 6	
19:30	7	69	116	
19:	1	76	117	
20:00	31			
20:1	33	63	96	
20:30	39	0	9	
20:	27	6	91	
21:00	22	6	7	
21:1	3		6	
21:30	22		66	
21:	1	3	9	
22:00	1	2	6	
22:1	11	19	30	
22:30	20	33	3	
22:		1	22	
23:00	1	12	26	
23:1	7	16	23	
23:30			12	
23:	7	11	1	
Tota	2 23	3960	67 3	
Per ent	1.6	.		
AM Pea				
Vo me				
Pea a tor				
Mid Pea	1 :1	1 :1	1 :1	
Vo me	37	1	29	
Pea a tor	0. 1	0.92	0.93	
PM Pea	16:00	16:	16:	
Vo me	30	676	1079	
Pea a tor	0.977	0.923	0.960	

OAKS Engineering, LLC
and a Traffic Data Collection
 Vandalia OH

LOCATION: SR20196 N O SH

Time	12- an-22 Wednesda	SB ane 1	NB ane 2	Com ined Tota
00:00				0
00:1				0
00:30				0
00:				0
01:00				0
01:1				0
01:30				0
01:				0
02:00				0
02:1				0
02:30				0
02:				0
03:00				0
03:1				0
03:30				0
03:				0
0 :00				0
0 :1				0
0 :30				0
0 :				0
0 :00				0
0 :1				0
0 :30				0
0 :				0
06:00				0
06:1				0
06:30				0
06:				0
07:00				0
07:1				0
07:30				0
07:				0
0 :00				0
0 :1				0
0 :30				0
0 :				0
09:00				0
09:1				0
09:30				0
09:				0
10:00				0
10:1				0
10:30				0
10:				0
11:00				0
11:1				0
11:30				0
11:				0
12:00		0	0	0
12:1		0	0	0
12:30		0	0	0
12:		2	1	93
13:00		9	7	169
13:1			11	199
13:30		77	73	1 0
13:		2	97	179
1 :00		7	92	166
1 :1		7	109	1 7
1 :30		111	10	216
1 :		2	122	20
1 :00		107	11	222




































OAKS Engineering, LLC
and a Traffic Data Collection
 Vandalia OH

LOCATION: SR20196 N O SH

Time	13- an-22 Th rsda	SB ane 1	NB ane 2	Com ined Tota
00:00			10	1
00:1				12
00:30		6		10
00:			0	
01:00		1	3	
01:1		2	3	
01:30		3	3	6
01:		2	1	3
02:00		0	3	3
02:1		1	1	2
02:30			6	10
02:		2		6
03:00		1	2	3
03:1				9
03:30			3	
03:				13
0 :00		12	2	1
0 :1		6	7	13
0 :30		12		17
0 :		30	10	0
0 :00		2		36
0 :1		33	1	
0 :30		3	11	
0 :		0	21	61
06:00		7	20	77
06:1		66	16	2
06:30			27	111
06:		10	30	13
07:00		11	31	16
07:1		99	3	137
07:30		12	3	162
07:		119	3	172
0 :00		9		10
0 :1		90	3	133
0 :30		3	0	133
0 :		69		123
09:00		92	9	11
09:1		93	7	10
09:30		7	1	11
09:		77	0	127
10:00				139
10:1		3		13
10:30		73	7	1
10:		70	6	116
11:00		6		122
11:1		93		177
11:30			67	1
11:		9	7	16
12:00		9	2	176
12:1		9	79	173
12:30		73	7	11
12:		90	76	166
13:00			91	176
13:1		77	10	12
13:30		1	7	19
13:		76	92	16
1 :00		9	96	1
1 :1		77	99	176
1 :30		10	107	21
1 :		91	120	211
1 :00		96	9	1

OAKS Engineering, LLC
d a Traffic Data Collection
 Vandavia OH

LOCATION: SR20196 N O SH

1 :1	60	11	17	
1 :30	110	13	23	
1 :	6	13	229	
16:00	90	13	22	
16:1	9	11	26	
16:30	9	13	229	
16:	103	177	20	
17:00	102	170	272	
17:1	107	173	20	
17:30	92	13	230	
17:	92	13	2	
1 :00	2	121	203	
1 :1	7	117	20	
1 :30		7	17	
1 :	69	100	169	
19:00		6	13	
19:1	9	107	166	
19:30	1	71	122	
19:	0	73	123	
20:00	36	69	10	
20:1	2	67	9	
20:30	3	61	99	
20:	2	6		
21:00	1	39	7	
21:1	31	2	73	
21:30	19	32	1	
21:	22	1	63	
22:00	12	32		
22:1	1	27	2	
22:30	20	2		
22:	13	20	33	
23:00	11	1	26	
23:1	6	16	22	
23:30	3	1	1	
23:	9	11	20	
Tota	39	1	1000	
Per cent	9.	0.		
AM Pea	07:00	10:30	07:00	
Vo me	61	263	617	
Pea a tor	0.900	0.73	0.97	
Mid Pea	1 :1	1 :00	1 :00	
Vo me	372	22	77	
Pea a tor	0.61	0.79	0.91	
PM Pea	16:30	16:	16:	
Vo me	07	6	1062	
Pea a tor	0.91	0.929	0.9	

OAKS Engineering, LLC
and a Traffic Data Collection
 Vandalia OH

LOCATION: SR20196 N/O SH

Time	1 - an-22 rida	SB lane 1	NB lane 2	Com ined Tota	
00:00		7	12	19	
00:1			9	17	
00:30		1	7		
00:		1	6	7	
01:00		2	2		
01:1		2		7	
01:30			2	6	
01:		3	3	6	
02:00				9	
02:1		3		7	
02:30		2	6		
02:		2	3		
03:00			1	6	
03:1		2	3		
03:30		7		11	
03:			2	7	
0 :00		3	6	9	
0 :1			9	17	
0 :30		9	3	12	
0 :		16	6	22	
0 :00		2	10	3	
0 :1		30	10	0	
0 :30		2	11	3	
0 :		3	13	1	
06:00			16	61	
06:1		6	20	66	
06:30		7	23	110	
06:		9	2	123	
07:00		7	37	12	
07:1		106	3	19	
07:30		11		19	
07:		93		11	
0 :00		2	3	12	
0 :1		0	3	11	
0 :30			2	130	
0 :		9		19	
09:00		0	6	126	
09:1		3		12	
09:30		9	6	1	
09:		76	9	12	
10:00		72	61	133	
10:1			66	1	
10:30			69	17	
10:		0	3	93	
11:00				0	
11:1				0	
11:30				0	
11:				0	
12:00				0	
12:1				0	
12:30				0	
12:				0	
13:00				0	
13:1				0	
13:30				0	
13:				0	
1 :00				0	
1 :1				0	
1 :30				0	
1 :				0	
1 :00				0	

OAKS Engineering, LLC
d a Traffic Data Collection
 Vandavia OH

LOCATION: SR20196 N O SH

1 :1			0
1 :30			0
1 :			0
16:00			0
16:1			0
16:30			0
16:			0
17:00			0
17:1			0
17:30			0
17:			0
1 :00			0
1 :1			0
1 :30			0
1 :			0
19:00			0
19:1			0
19:30			0
19:			0
20:00			0
20:1			0
20:30			0
20:			0
21:00			0
21:1			0
21:30			0
21:			0
22:00			0
22:1			0
22:30			0
22:			0
23:00			0
23:1			0
23:30			0
23:			0
Tota	17	102	2906
Per ent	6.6	3.3	
AM Pea	06:	09:	07:1
Vo me	03	2	
Pea a tor	0.76	0.	0.91
Mid Pea	09:00	09:	09:30
Vo me	333	2	70
Pea a tor	0.6	0.	0.902
PM Pea			
Vo me			
Pea a tor			
Grand Tota	100.0	10.39	20.9
Per entage	9.1	0.9	

OAKS Engineering, LLC
dba Traffic Data Collection
 Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Time	13-Jan-22		Combined		Total	SB PEAK HR	NB PEAK HR	TOT PEAK HR	SB, %-Dir	NB, %-Dir
	Thursday	SB, Lane 1	NB, Lane 2	Total						
00:00		4	10	14						
00:15		4	8	12						
00:30		6	4	10						
00:45		5	0	5						
01:00		1	3	4						
01:15		2	3	5						
01:30		3	3	6						
01:45		2	1	3						
02:00		0	3	3						
02:15		1	1	2						
02:30		4	6	10						
02:45		2	4	6						
03:00		1	2	3						
03:15		4	5	9						
03:30		5	3	8						
03:45		5	8	13						
04:00		12	2	14						
04:15		6	7	13						
04:30		12	5	17						
04:45		30	10	40						
05:00		28	8	36						
05:15		33	15	48						
05:30		43	11	54						
05:45		40	21	61						
06:00		57	20	77						
06:15		66	16	82						
06:30		84	27	111						
06:45		104	30	134						
07:00		115	31	146						
07:15		99	38	137						
07:30		128	34	162						
07:45		119	53	172	461	156	617	74.7%	25.3%	
08:00		95	45	140	480	160	630	<< 2023 Vol's (2% Growth)		
08:15		90	43	133						
08:30		83	50	133						
08:45		69	54	123						
09:00		92	49	141						
09:15		93	57	150						
09:30		74	41	115						
09:45		77	50	127						
10:00		85	54	139						
10:15		83	55	138						
10:30		73	75	148						
10:45		70	46	116						
11:00		64	58	122						
11:15		93	84	177						
11:30		88	67	155						
11:45		89	75	164						

12:00	94	82	176						
12:15	94	79	173						
12:30	73	78	151						
12:45	90	76	166						
13:00	85	91	176						
13:15	77	105	182						
13:30	81	78	159						
13:45	76	92	168						
14:00	89	96	185						
14:15	77	99	176						
14:30	108	107	215						
14:45	91	120	211						
15:00	96	89	185						
15:15	60	115	175						
15:30	110	143	253						
15:45	86	143	229						
16:00	90	138	228						
16:15	95	151	246						
16:30	95	134	229						
					SB PEAK	NB PEAK	TOT		
					HR	HR	PEAK HR	SB, %-Dir	NB, %-Dir
16:45	103	177	280						
17:00	102	170	272						
17:15	107	173	280						
17:30	92	138	230		404	658	1062	38.0%	62.0%
17:45	92	153	245		420	680	1090	<< 2023 Vol's (2% Growth)	
18:00	82	121	203						
18:15	87	117	204						
18:30	88	87	175						
18:45	69	100	169						
19:00	48	86	134						
19:15	59	107	166						
19:30	51	71	122						
19:45	50	73	123						
20:00	36	69	105						
20:15	28	67	95						
20:30	38	61	99						
20:45	28	56	84						
21:00	18	39	57						
21:15	31	42	73						
21:30	19	32	51						
21:45	22	41	63						
22:00	12	32	44						
22:15	15	27	42						
22:30	20	24	44						
22:45	13	20	33						
23:00	11	15	26						
23:15	6	16	22						
23:30	3	15	18						
23:45	9	11	20						
Total	5349	5451	10800						
Percent	49.5%	50.5%							
AM Peak	07:00	10:30	07:00						
Volume	461	263	617						
Peak Factor	0.900	0.783	0.897						
Mid Peak	14:15	14:00	14:00						
Volume	372	422	787						
Peak Factor	0.861	0.879	0.915						
PM Peak	16:30	16:45	16:45						
Volume	407	658	1062						
Peak Factor	0.951	0.929	0.948						

Multifamily Housing (Low-Rise) (220)

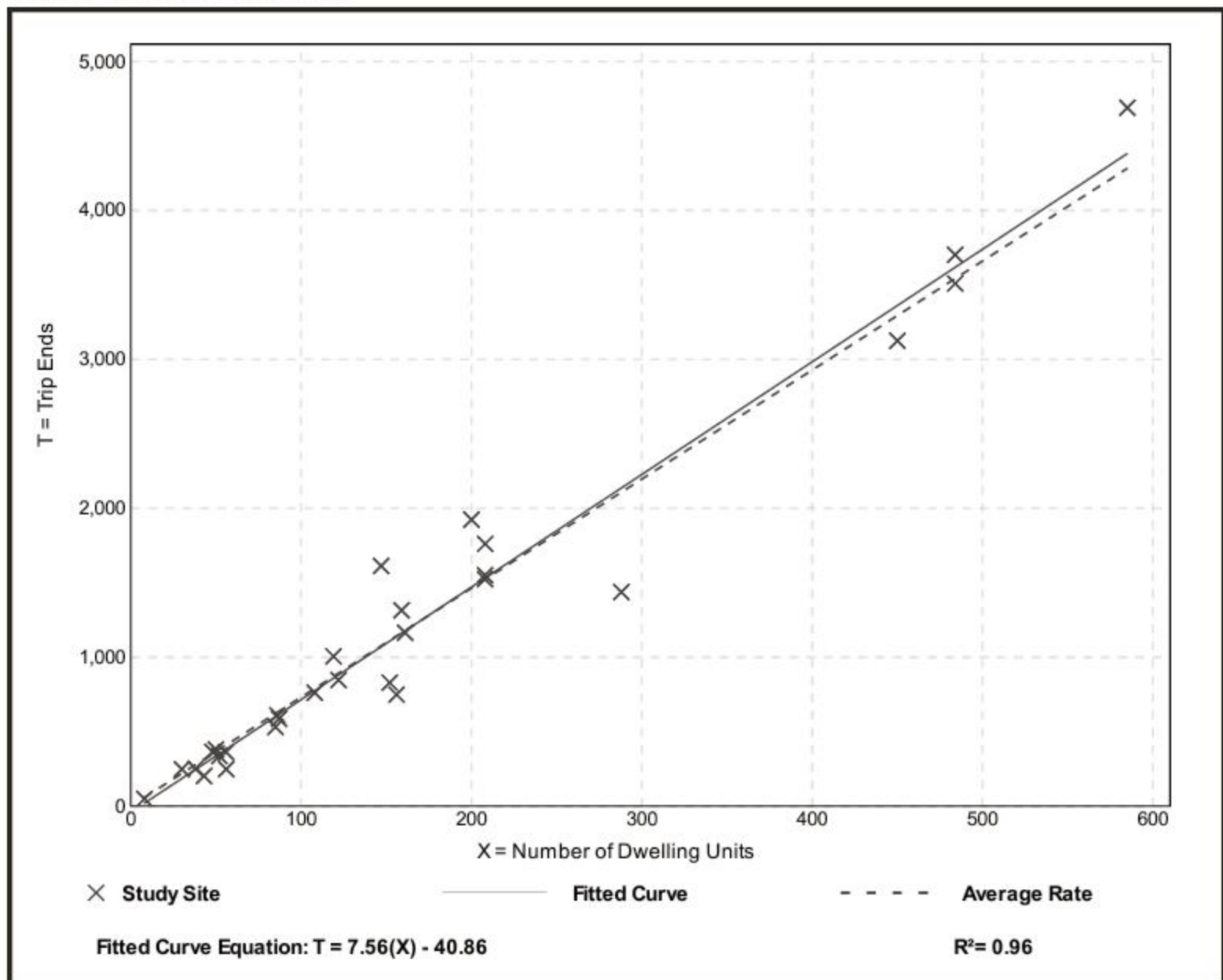
Vehicle Trip Ends vs: Dwelling Units = 66
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units = 66

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

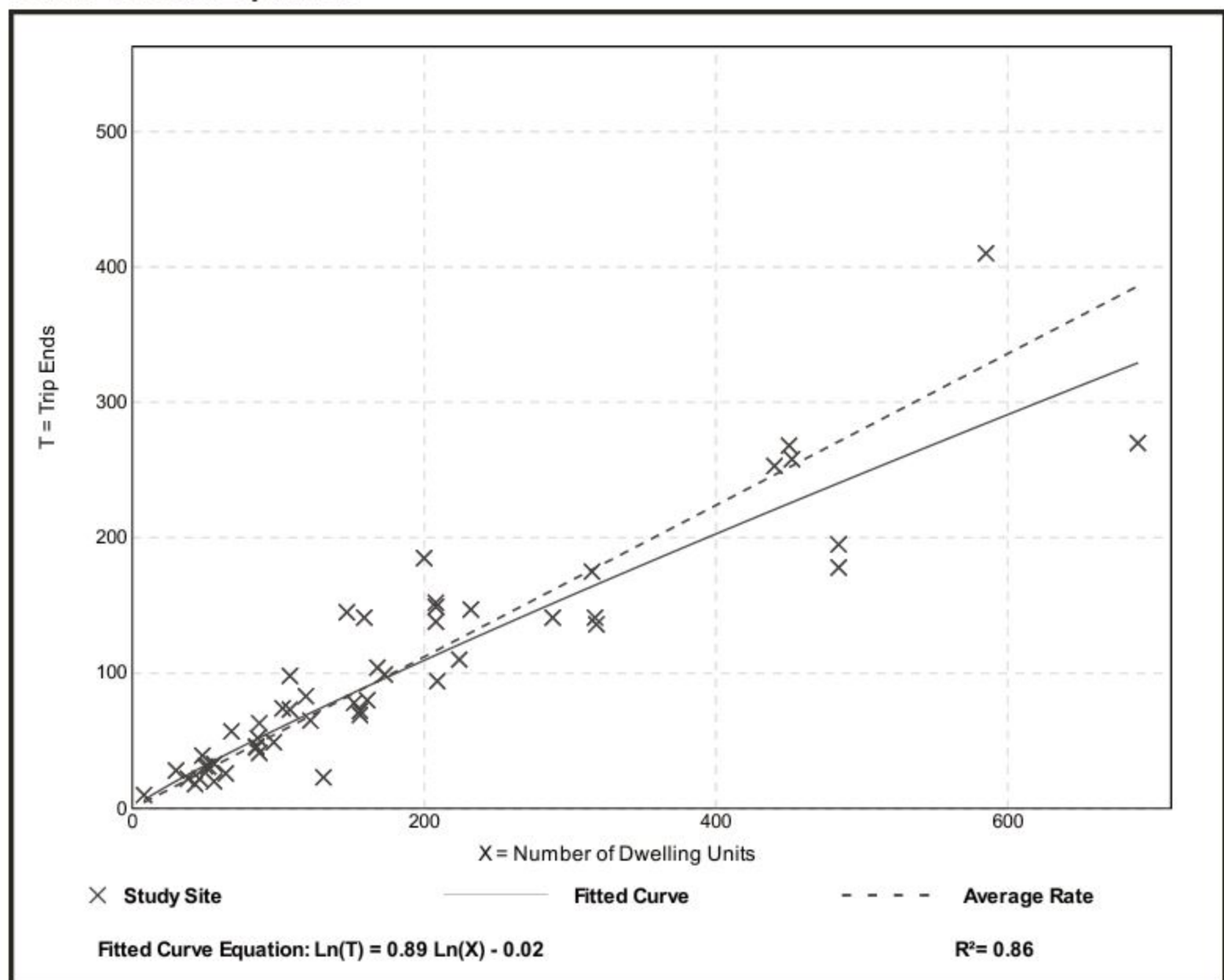
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units = 66

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

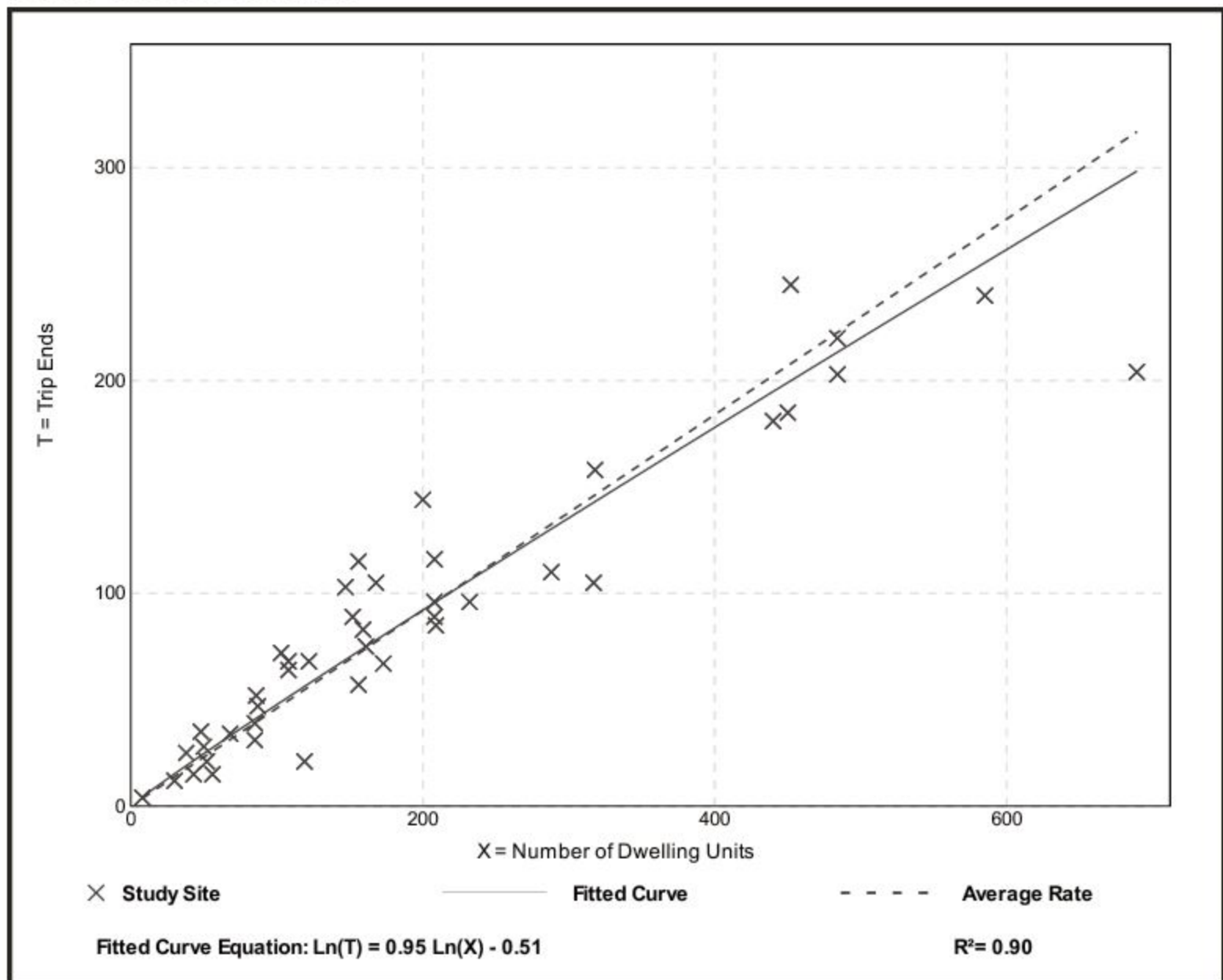
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS, OHIO

Traffic Impact Study

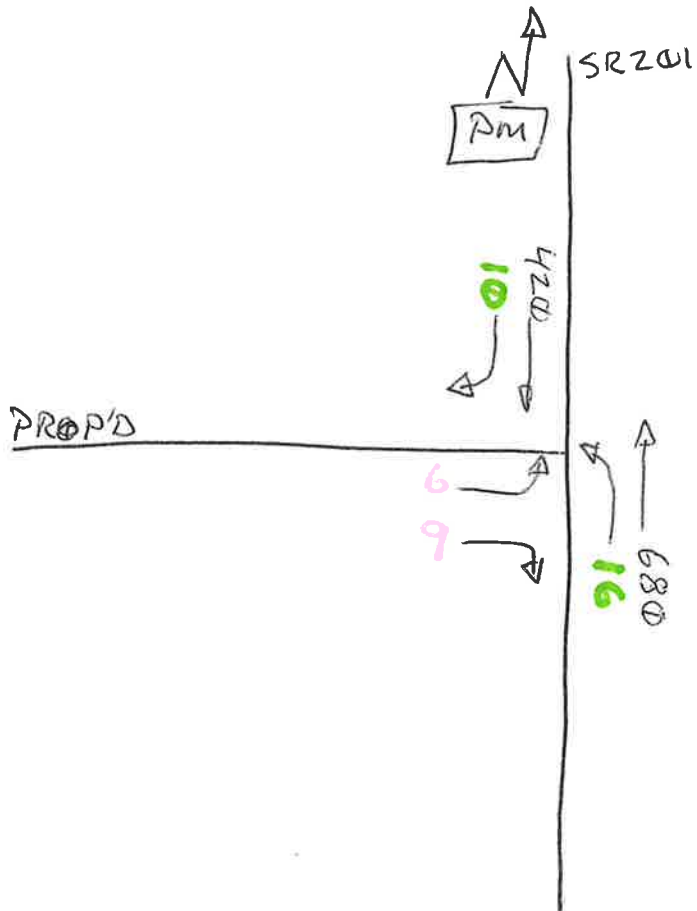
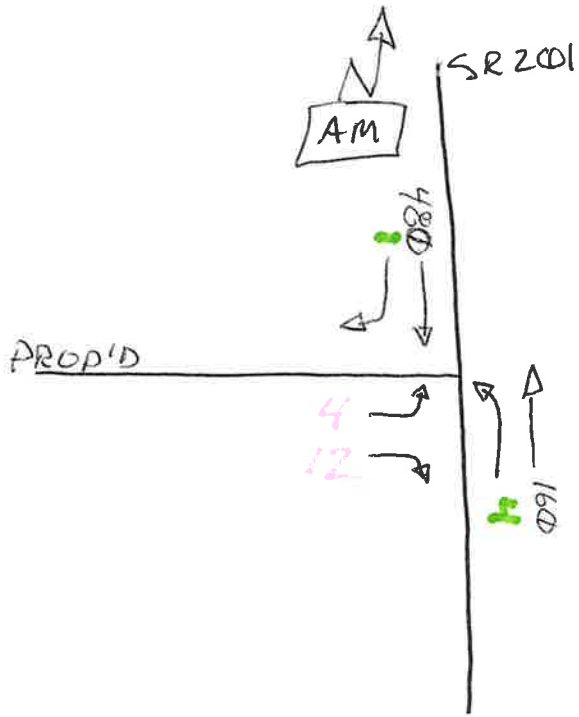
Trip Generation Rates

Institute of Transportation Engineer, 10th Edition

Land Use	Variable	Time Period	ITE LUC	ITE Formula	Total Trips	% Trips Entering	% Trips Exiting	Trips Entering	Trips Exiting
Multifamily Housing	66	ADT	220	$T=7.56(X)-40.86$	460	50%	50%	230	230
(Low-Rise)	Units	AM Peak	220	$\ln(T)=0.95\ln(X)-0.51$	21	23%	77%	5	16
Peak Hour of Adjacent Street Traffic		PM Peak	220	$\ln(T)=0.89\ln(X)-0.02$	41	63%	37%	26	15
TOTAL				ADT	460			230	230
				AM TOTAL	21			5	16
				PM TOTAL	41			26	15

Directional Distribution	Time Period	% NB	% SB	NbL Entering	SbR Entering	EbL Exiting	EbR Exiting
	ADT	50%	50%	115	115	115	115
	AM Peak	25%	75%	4	<i>1</i>	4	12
	PM Peak	62%	38%	16	10	6	9

Note: Italics indicate volumes assumed to come/go mostly from the south.



Project: THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS, OH
Location: SR 201 AT "THE RESERVES" PROP'D ACCESS (~625' N OF SHULL)
Scenario: 2023 OPENING DAY
Analyst: JDO
Date: 31 JAN. 2022



Direction
 Northbound

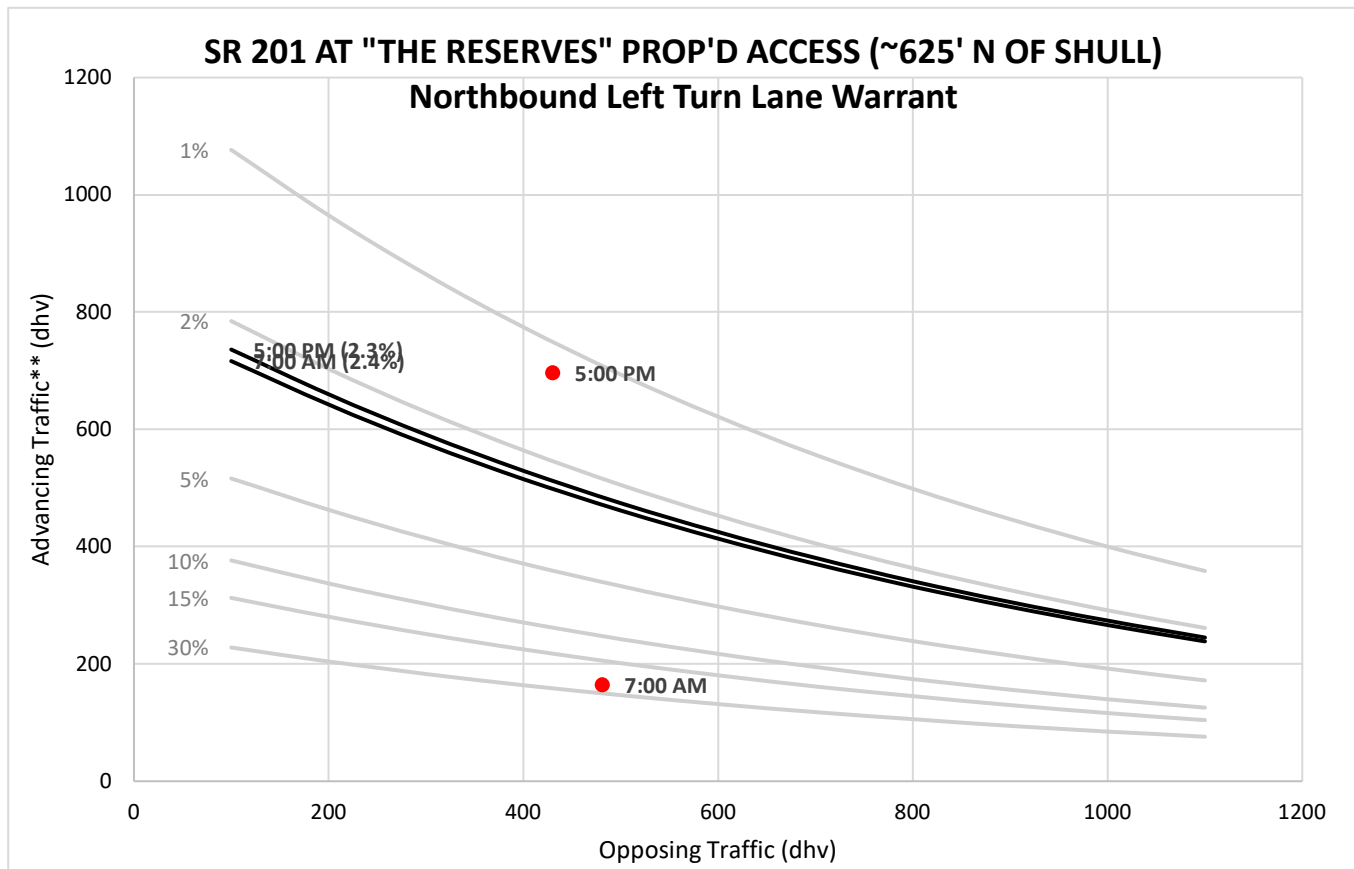
Left/Right Turn
 Left Turn

Posted Speed
 > 40 mph

Number of Lanes
 2

Median Type
 Divided*

Start Time	Advancing Traffic**	Turning Volume	Percent Turning	Opposing Volume	Warrant Met?
6:00 AM					
7:00 AM	164	4	2.4	481	NO
8:00 AM					
9:00 AM					
10:00 AM					
11:00 AM					
12:00 PM					
1:00 PM					
2:00 PM					
3:00 PM					
4:00 PM					
5:00 PM	696	16	2.3	430	YES
6:00 PM					
7:00 PM					
8:00 PM					



Points plotted above the corresponding decision line indicate that the warrant is met

*A highway is considered divided as long as median width is adequate for full storage of a left turn vehicle

**Includes Left Turns

Project: THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS, OH
Location: SR 201 AT "THE RESERVES" PROP'D ACCESS (~625' N OF SHULL)
Scenario: 2023 OPENING DAY
Analyst: JDO
Date: 31 JAN. 2022



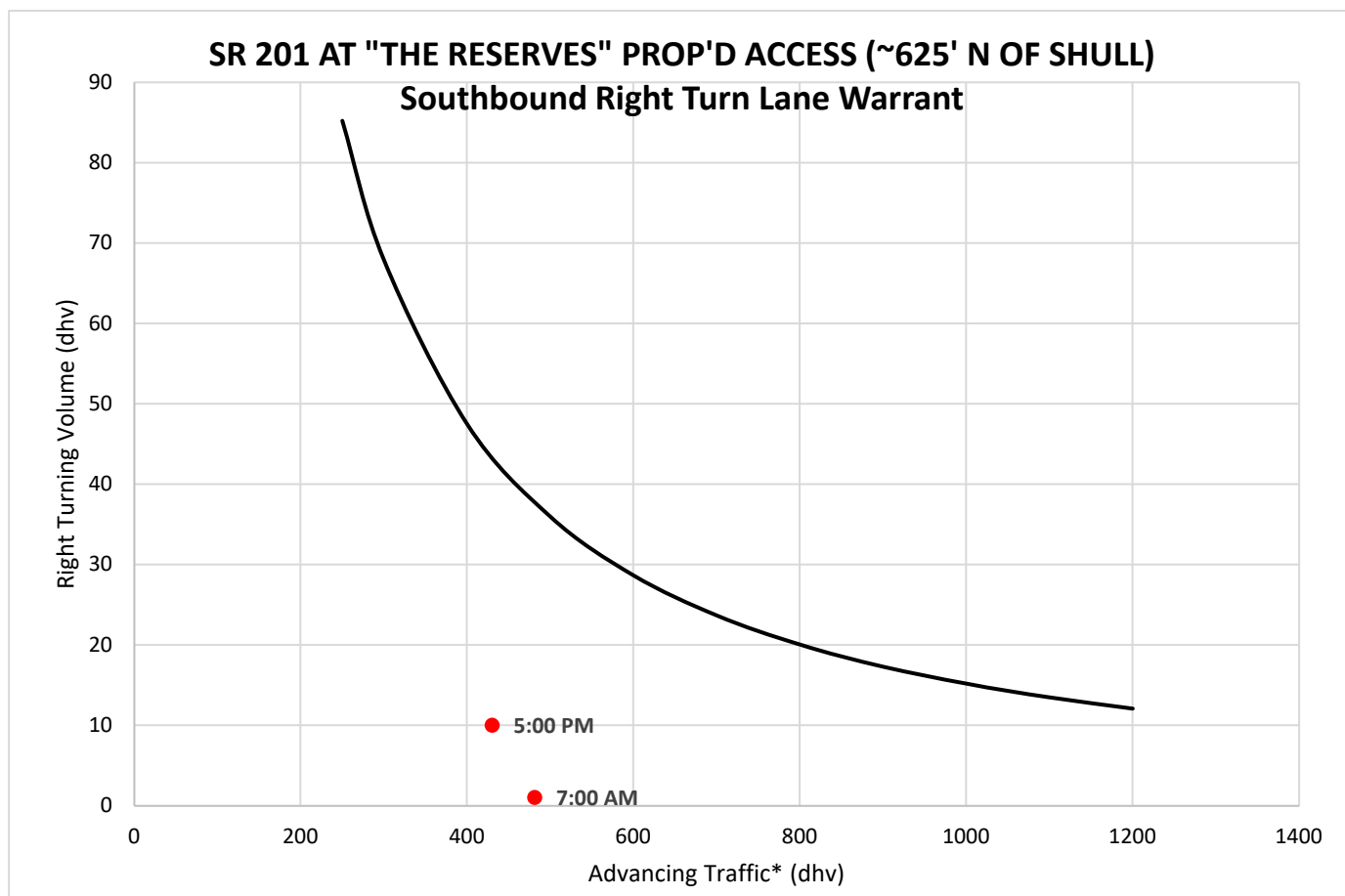
Direction
 Southbound

Left/Right Turn
 Right Turn

Posted Speed
 > 40 mph

Number of Lanes
 2

Start Time	Advancing Volume	Turning Volume	Warrant Met?
6:00 AM			
7:00 AM	481	1	NO
8:00 AM			
9:00 AM			
10:00 AM			
11:00 AM			
12:00 PM			
1:00 PM			
2:00 PM			
3:00 PM			
4:00 PM			
5:00 PM	430	10	NO
6:00 PM			
7:00 PM			
8:00 PM			



Points plotted above the corresponding decision line indicate that the warrant is met

THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS, OH
Turn Lane Length Calculations
SR 201 AT "THE RESERVES" PROP'D ACCESS (~625' N OF SHULL)

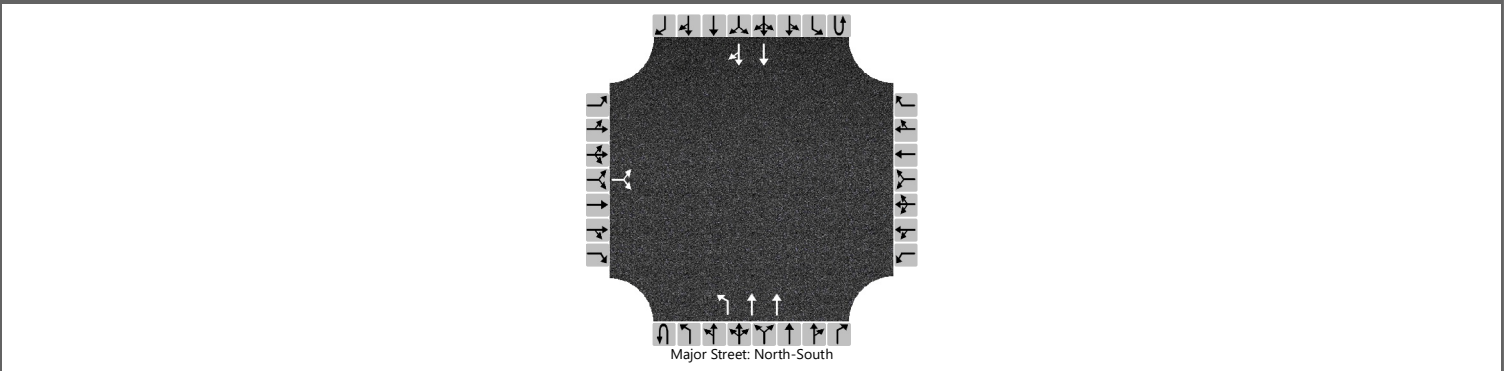
MOVEMENT:NB Left Turn AM Peak hour volumes		
Movement	NBLT	
Design Speed	50	mph
Cycle Length	60	seconds
Control (Stop or Signal)	Stop	
Through Volume	680	vph
Number of Through Lanes	2	
Turning Volume	16	vph
Number of Turning Lanes	1	
Design Condition	B	A, B, or C
Turning Percentage	2%	
Vehicles Per Cycle	0.3	
Storage Length	50	feet
Deceleration/Taper	225	feet
Calculated Turn Lane Length	225	feet
No Block Distance	N.A.	feet
No Block Turn Lane Length	N.A.	feet

* - No Block Turn Lane Length adds a 50' taper to No Block Distance

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	JDO			Intersection	SR 201 AT THE RESERVES		
Agency/Co.	LJB INC			Jurisdiction	HUBER HEIGHTS, OH		
Date Performed	31-Jan-22			East/West Street	Prop'd Access		
Analysis Year	2023			North/South Street	SR201		
Time Analyzed	AM PEAK			Peak Hour Factor	0.90		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		4		12					0	4	160				480	1
Percent Heavy Vehicles (%)		2		2					0	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.84		6.94						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

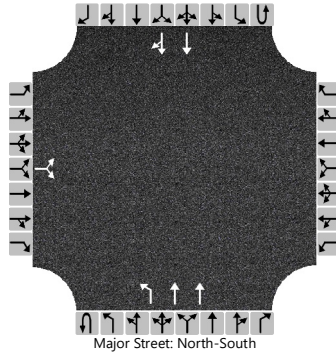
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			18							4						
Capacity, c (veh/h)			612							1030						
v/c Ratio			0.03							0.00						
95% Queue Length, Q ₉₅ (veh)			0.1							0.0						
Control Delay (s/veh)			11.1							8.5						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	11.1								0.2							
Approach LOS	B															

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	JDO			Intersection	SR 201 AT THE RESERVES		
Agency/Co.	LJB INC			Jurisdiction	HUBER HEIGHTS, OH		
Date Performed	31-Jan-22			East/West Street	Prop'd Access		
Analysis Year	2023			North/South Street	SR201		
Time Analyzed	PM PEAK			Peak Hour Factor	0.90		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	2	0	
Configuration			LR							L	T				T	TR	
Volume (veh/h)		6		9					0	16	680				420	10	
Percent Heavy Vehicles (%)		2		2					0	2							
Proportion Time Blocked																	
Percent Grade (%)	0																
Right Turn Channelized																	
Median Type Storage	Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1							
Critical Headway (sec)		6.84		6.94						4.14							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.52		3.32						2.22							

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17							18							
Capacity, c (veh/h)			451							1081							
v/c Ratio			0.04							0.02							
95% Queue Length, Q ₉₅ (veh)			0.1							0.1							
Control Delay (s/veh)			13.3							8.4							
Level of Service (LOS)			B							A							
Approach Delay (s/veh)	13.3								0.2								
Approach LOS	B																



Huber Heights Fire Division

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

Occupancy Name:	The Gables of Huber Heights – Revision 1		
Occupancy Address:	Brandt Pike		
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:		HHFD Plan:	22-032/22-071
MCBR ELE:		HHFD Box:	55
REVIEWER:	Susong	DATE:	5/2/2022

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements:

- 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. Huber Heights Codified Ordinance 1521.06(c). (Hydrant spacing exceeds the above requirements. Additional hydrants shall be provided. No hydrants are shown for Buildings 10 and 11.)

- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. (See below.)
- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) Ohio Fire Code 507.5.5.
- The water supply shall be capable of providing required fire flows for fire protection. Ohio Fire Code 507.1 & 507.3. Calculations and findings will need to be determined and provided. (Refer to Ohio Fire Code Appendix B for required flows.)
- Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1.
- Fire department access roads with fire hydrants shall be a minimum of 26 feet in width exclusive of shoulders. Refer to Ohio Fire Code Appendix D103.1. (Roads have been increased to 27 feet.)
- Multi-family residential developments with more than 100 dwelling units shall be equipped throughout with two separate and approved fire access roads. Refer to OFC Appendix D106.1. (Current drawing indicates 74 units and a secondary emergency access off cul de sac.)

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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-8394

9. A.

Planning Commission

Meeting Date: 05/10/2022

Minutes

Information

Agenda Title

Planning Commission April 12, 2022, and April 28, 2022

Purpose and Background

Attachments

Minutes

Minutes

**Planning Commission
April 12, 2022, 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. Thomas, Ms. Vargo and Mr. Walton.

Members absent: Ms. Opp.

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

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. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, HARTMAN I, LLC, is requesting approval of a Rezoning to Planned Office (PO) and a Basic Development Plan for property located at 7611 Old Troy Pike for a new Medical Facility. (RZ BDP 22-13).**

Mr. Sorrell stated that the applicant requests approval of a basic development plan and rezoning from Planned Commercial to Planned Office to construct a 10,800 square foot healthcare facility for outpatient and emergency services. The applicant anticipates an initial volume of 30 – 40 patients per day, with a maximum of 50 – 60 day once the facility is established.

The site is approximately 1.1 acres and is currently used as an area for outdoor display and storage for the Rural King.

The applicable zoning chapters include: 1171 General Provisions, 1173 Planned Office District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading.

The proposed use is principally permitted in the PO district.

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This medical facility is being proposed within an area that is currently underutilized parking and outdoor storage area for Rural King. However, staff requested the applicant minimally disrupt and to the greatest extent possible, maintain the current parking isle orientations. Additionally, since there is an abundance of existing parking, staff requested the applicant share parking with Rural King to the extent possible.

Therefore, the basic development plan cannot fully comply with the buffer yard requirements of the Planned Office District. The current plan indicates a 30-foot perimeter buffer yard along the east property line, and a 10-foot buffer yard to the south which aligns with the current parking travel lanes. A quasi-15-foot buffer area to the north separates the emergency entrance from a travel lane. Parking is shared on the west property line, though landscape islands have been added to break up the parking area and delineate the new medical facility.

The proposal meets the requirements of Chapter 1181, with the exception of the following items are not in compliance or not illustrated on the Basic Development Plan:

- Street trees shall be placed every 40-feet along the public street.
- No exterior lighting plan was submitted. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.
- Mechanical, waste, and service screening is not illustrated with great detail, but shall comply with the zoning code.

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

The proposal generally meets the requirements of Chapter 1185. The applicant is illustrating areas for parking island landscaping. The maximum required number of parking spaces required is unknown at this time because the interior program has not been finalized. The plan indicates 41 proposed spaces that are either on-site or immediately adjacent to the facility. If significantly more parking spaces are required and joint parking agreement may be required.

The applicant is requesting a mixture of signage including one ground mounted sign, three corporate wall signs, three "Emergency" wall signs and one "Ambulance" canopy sign.

The proposed ground mounted sign is 8-feet tall with a sign area of 80 square feet. The code suggests a height limit of 6-feet and not exceed 75 square feet in sign area.

The two "Emergency" wall signs are 75 square feet each, and the three corporate wall signs are 50 square feet each, totaling 300 square feet. The code suggests single wall signs shall not exceed 75 square feet each, and a cumulative total of no more than 150 square feet. If the commission considers the "emergency" signs to be exempt, the wall signs are compliant.

The "Ambulance" canopy sign is 35 square feet and mounted above the canopy. The code suggests canopy signs are only permitted along street frontage and

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may not project above the canopy. While not along a street frontage, the canopy covers the ambulance entrance and a variance from the code requirements seems reasonable.

Fire: See Attached.

City Engineer:

- Construct the right-in / right-out as large as possible and install “No Left Turn” sign and curb delineators

Staff feels the standards of approval outlined in 1171.06 can be met and therefore staff recommends approval of the rezoning from Planned Commercial to Planned Office and approval of the basic development plan with the following conditions:

- Street trees shall be placed every 40-feet along Taylorsville Road.
- The applicant shall comply with Chapter 1181.18 Screening of Service Structures.
- The applicant shall comply with Chapter 1181.21 Lighting Standards.
- General Landscaping and Screening.
- The applicant shall comply with Chapter 1182 Landscaping and Screening.
- Applicant shall comply will all fire code requirements.

Planning Commission may take the following actions with a motion to:

- 1) Approve the rezoning and basic development plan application, with or without conditions.
- 2) Deny the basic development plan.
- 3) Table the application in order to gather additional information.

Jerry Royce
Brian Dean
Dianna Conboy

Discussion on building placement with easement, parking, entrance, and signage.

Action

Ms. Thomas moved to approve the request by the applicant Hartman I, LLC, for approval of a Rezoning to Planned Office (PO) and a Basic Development Plan for property located at 7611 Old Troy Pike, Parcel Number P70 04005 0140 of the Montgomery County, Ohio Recorder’s Office (RZ BDP 22-13) in accordance with the recommendation of Staff’s Memorandum dated April 6, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Mr. Jeffries, Ms. Thomas, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

Moves on to City Council.

2. MAJOR CHANE TO THE BASIC DEVELOPMENT PLAN AND APPROVAL OF A DETAILED DEVELOPMENT PLAN - The applicant, PARVEEN WADHWA, is requesting approval of a Major Change to the Basic Development Plan and Approval of a Detailed Development Plan for a Commercial Lot located at 6025 Taylorsville Road (MJC DDP 22-14).

Mr. Sorrell stated that on November 9, 20 21 the Planning Commission approved a rezoning and basic development plan for a 7,200 square foot multi-tenant building housing a convenience store and laundromat. The applicant is requesting a major change to the detailed development plan to add a service bay and increase the size of the building to 7,680 square feet.

The Planning Commission approved the basic development plan with the following development standards:

Setbacks:

Front: 75' building and 25' parking setback
Side: 50' building setback when adjoining an 'R' district
15' landscaping buffer
Rear: 32' building setback and 19' landscape buffer

Parking:

1 space for 200 sq. ft. for the first 2,000 sq ft. then 1 space for every 250 sq. ft.
Required: 31 spaces / 2 handicap spaces
Provided: 31 spaces / 2 handicap spaces

Screening:

6' tall screening alongside and rear yards abutting a residential district.

The detailed development plan proposal meets all of the basic development plan standards approved by the planning commission. Additionally, the detailed development plan generally meets or exceeds the following zoning requirements:

1181 General Provisions:

Street Trees: The detailed development plan exceeds the one tree per 40 feet of frontage requirement. Trees are spaced approximately every 30 feet.

Utility Screening: All utilities and service structures are appropriately screened per the zoning code.

Lighting Standards: The lighting plan indicates light fixtures are to be mounted approximately 23 feet high (25 feet is the maximum permitted). Light trespass does not exceed the 0.5 footcandle maximum at the property lines abutting the residential areas.

Commercial Building Design Standards: While not technically required in the Planned Commercial District, the building is clad in all brick, with the exception of doors, windows and sign areas.

1182 Landscaping and Screening:

The site plan and lot coverage is consistent with the basic development plan approved by Planning Commission. Screening is provided through a significant amount of dense evergreen plantings along the side and rear yards abutting the residential areas.

Additionally, the detailed development plan meets all parking lot landscaping requirements outlined in 1182.04.

1185 Parking and Loading:

The detailed development plan illustrates the 31 spaces required in the basic development plan. Additionally, all spaces are designed appropriately.

1189 Signage:

The detailed development plan indicates a signage plan will be submitted separately. Therefore, staff recommends that conformance with Chapter 1189 be a condition of approval of the major change to the basic development plan and the detailed development plan.

The applicant seeks a major change to the basic development plan to broaden the approved uses to commercial, retail and office uses. Staff feels the broader spectrum of permitted uses (retail, commercial, office) are appropriate for the building design that was approved by through the rezoning and basic development plan review process.

Additionally, the applicant is requesting approval of the detailed development plan. The detailed development plan meets all requirements outlined in the basic development plan. Additionally, the detailed development plan meets or exceeds all other relevant sections of the zoning code.

Fire: See Attached.

City Engineer:

- Entrances to the site to be constructed according to the City's Commercial Drive Detail. The entrance from Taylorsville Road is to be 36' wide.
- Connect all building downspouts to catch basins
- Show the existing 10' easement on the property to the north (behind Right-of-Way) for water service.
- Sanitary service connection on property to the east (Hilltop Condominiums) requires a new easement.
- Provide location and detail (City Standard) for the 2" water meter pit. The pit shall be located behind the sidewalk within the building lot (not inside the building).
- Maintain existing sidewalk across the drive approach areas until the new drive approach is constructed.

Staff feels the general standards for approval are met and recommends approval of the major change basic development plan and approval of the detailed development plan subject to review and approval of the City Engineer.

The planning commission may approve, approve with conditions or deny the major change to the basic development plan.

The planning commission may approve or deny the detailed development plan.

Parveen Wadhwa

Discussion on uses, restricted hours, sweepstakes cafés not permitted, state liquor licenses, and 7,200 square feet.

Action

Ms. Thomas moved to approve the request by the applicant Parveen Wadhwa, for approval of a Major Change to the Basic Development Plan and Approval of a Detailed Development Plan at 6025 Taylorsville Road, Parcel Number P70 04005-0006 of the Montgomery County Ohio Records (MJC DDP 22-14) in accordance with the recommendation of Staff's Memorandum dated April 6, 2022, and the amended Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

Moves on to City Council.

3. MAJOR CHANE TO THE DETAILED DEVELOPMENT PLAN - The applicant, HALLE PROPERTIES, LLC, is requesting approval of a Major Change to an Approved Detailed Development Plan for Discount Tire (MJC 22-15).

Mr. Sorrell stated that on September 28, 2021, the Planning Commission approved the detailed development plan for a 7,020 square foot Discount Tire retail store. The applicant is requesting a major change to the detailed development plan to add a service bay and increase the size of the building to 7,680 square feet.

The revised proposal is very similar to the concept originally approved by the Planning Commission. In addition to the larger building, parking has been reduced from 39 spaces to 30 spaces. Only nine spaces are required under the zoning code.

The proposed landscaping plan is very similar to the originally approved plans and meet the landscaping requirements.

It does not appear that signs were included in the original review and approval by the Zoning Commission. Three internally illuminated wall signs are proposed. The largest, facing Old Troy Pike is approximately 85 square feet and the two

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smaller wall signs are approximately 66 square feet each, which is a total of 217 square feet of wall sign area.

The zoning code gives the Planning Commission great flexibility in approving signage in planned development districts. The code guidance for wall signs in commercial districts is a total of 150 square feet and no sign should exceed 75 square feet. The two recent sign approvals (Popeyes and Dunkin Donuts) met these standards. However, those buildings are significantly smaller (3,200 SF and 2,030 SF) than what is proposed in this application. Given the larger building size, larger wall signs may be warranted.

The applicant seeks a major change to increase the building size of a previously approved detailed development plan and approval of the sign package. Aside from the change of building size, the plans are very similar to the previous approval and meet the requirements of the Basic Development Plan.

Fire: None received

City Engineer:

- Provide location of closest fire hydrant – distance needs to be checked by the Fire Department.
- Connect all building downspouts to catch basins.
- Provide location and details of the water meter pit.
- Provide detail for Right in/Right out island unless that is part of a different contract.

Staff recommends approval of the major change to the detailed development plan as submitted.

The planning commission may approve, approve with conditions or deny the major change to the detailed development plan.

Steven McCleary

Discussion on parking, what was approved and what is now required, moving of handicap spaces.

Action

Mr. Jeffries moved to approve the request by the applicant Halle Properties, LLC, for approval of a Major Change to an Approved Detailed Development Plan for Property at 7578 Old Troy Pike, Parcel Numbers P70 04005-0015 and P70 04005 0043 of the Montgomery County Ohio Records (MJC DDP 22-15) in accordance with the recommendation of Staff's Memorandum dated April 4, 2022, and the amended Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 3-1.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the March 29, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning and Lot Split, 9416 Taylorsville Road
Detailed Development Plan, The Gables
Detailed Development Plan, The Hamptons

XI. Upcoming Meetings

April 26, 2022
May 10, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:45 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date

**Planning Commission
April 28, 2022, Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 6:07 p.m.

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

Members absent: Mr. Jeffries, and Ms. Opp.

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

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

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**

1. **COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, CAMPBELL BERLING HUBER HEIGHTS, LLC, is requesting approval of a Rezoning to Planned Residential (PR) and a Combined Basic and Detailed Development Plan for property located on the East side of Bellefontaine Road and South of Chambersburg Road (ZC CBDP 22-11).**

Mr. Sorrell explained that for the Addington Development. The developer brought to his attention that his recommendation and the decision order prohibits vinyl siding on the single-story buildings. That was never the intent, that was an error. Vinyl siding was never a conversation that Planning Commission had. I'm asking for the Decision Record to be amended to say that all dwellings shall have an average of 50% of the surface area of the front façade finished with brick. This is similar and consistent with every planned development subdivision that we have passed since 2008. City Council will be revising the ordinance that is in front of them. I also anticipate that they will only be approving the Basic Development Plan for Addington and sending back here for Detailed Development approval.

Cindy Smith spoke to her disagreements with this development.

Single story full brick wrap

No three-story homes

Lessening of standards

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Percentages of brick in the ordinance
Transition zone
Doesn't follow the Comprehensive Plan
Lot size
Backyards
Fencing
Stream and livestock
Decision Record very basic
Fire allowing verses best practice
Frontage measurements

Tracy Harmon
Transition

Mr. Sorrell stated that on a cul-de-sac it is measured at the building line.
Ms. Vargo asked for explanation of Ms. Smith's percentages.
Mr. Sorrell stated a different development than what is across the street.
Different product, Comprehensive Plan is a guide, not a binding document.
Waterways that have caused flooding, taking a larger look at stormwater management in that area. Fencing is a new issue. Perhaps perimeter fencing.
Garage be excluded from percentage. You can modify to 40% if you like.
Desire to create a boulevard entrance. Cul-de-sac meets city standards. Fire is not impeded by this.
Ms. Vargo would be in favor of past practices of 40% and not to include the garage.
Not to put the boulevard into the decision record because it wasn't in any plans that were reviewed.

Action

Ms. Thomas moved to approve the request by the applicant Campbell Berling Huber Heights, LLC, for approval of a Rezoning to Planned Residential (PR) and a Combined Basic and Detailed Development Plan for property located on the East side Bellefontaine Road and South of Chambersburg Road, further identified as Parcel Number P70 03908 0126 of the Montgomery County Ohio Records Office (ZC CBDP 22-11) in accordance with the recommendation of Staff's Memorandum dated March 22, 2022, and the amended Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 3-0.

VII. New Business

None.

Planning Commission Meeting

April 12, 2022

VIII. Additional Business

None.

IX. Approval of the Minutes

None.

X. Reports and Calendar Review

XI. Upcoming Meetings

May 10, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:45 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date