

**Planning Commission
July 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. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

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. None

VII. New Business

1. **DETAILED DEVELOPMENT PLAN - The applicant, CAMPBELL BERLING HUBER HEIGHTS, LLC, is requesting a Detailed Development Plan to create 97 units on 22.38 acres. Property is located on the East side of Bellefontaine Road and South of Chambersburg Road (DDP 22-28).**

Ms. Sorrell stated that the Planning Commission recommended approval of a rezoning from Agriculture to Planned Residential, and a Combined Basic and Detailed Development Plan for the Addington Subdivision on March 29, 2022, by a vote of 5-0. The subdivision contains 97 units, comprised of 29 single-family lots and 34 two-family townhomes. The average density is approximately 4.33/units per acre.

After much discussion, on May 23, 2022, the City Council voted 5-3 to approve the rezoning to Planned Residential and the basic development plan only, with the following conditions:

1. Dwelling shall average 40 percent of the surface area of the front façade finished with brick or stone masonry products.

Planning Commission Meeting
 July 12, 2022

2. The applicant will comply with all stormwater requirements, per the City Engineer.
3. The applicant will comply with all Fire Code requirements, per the Huber Heights Fire Department.
4. The applicant shall restripe Bellefontaine Road to provide a center turn lane for traffic turning northwest on to Oak Ridge Drive and southeast onto proposed "Road 1" from Bellefontaine Road.
5. The applicant shall leave the existing tree line along the project's north boundary as a natural buffer, adding additional coniferous trees and shrubs from Lots 2-12 every 15-feet on center to increase buffer screening.
6. The applicant shall provide a Boulevard entry at the intersection of Bellefontaine Road and "Road 1" as approved by the City Engineer and Fire Department.

The applicant has subsequently revised the plans and is seeking approval of the Detailed Development Plan.

Staff Analysis:

The Detailed Development Plan PUD Development Standards substantially conform to the approved Basic Development Plan (BDP) and the additional conditions imposed by the City Council.

Specifically:

- Lot sizes and unit counts conform to the approved BDP.
- Turning lane striping on Bellefontaine Road is indicated in the drawings.
- A boulevard entrance is provided at Bellefontaine Road and Waverly Way.
- A 20-foot-wide landscape screen (preservation easement) is illustrated on the drawings and articulated in the PUD standards.
- All streets shall be public and built to city standards.
- The sidewalk along Bellefontaine Road shall five-feet wide, and the neighborhood sidewalks are four-feet wide, which meets city code.
- The development standards limit the entry signage to six-feet high and 12-feet in length.

Masonry Requirements:

The ordinance states that the front façade of the dwellings will average 40% of their surface area finished with brick or stone masonry products.

Paired Structures

Each of the paired structures, the Wembly and the Paired Townhouse have two exterior options. If the façade with the least amount of masonry is chosen for each building, the average masonry will be 41%, which meets the ordinance requirements.

Model/Type	Number	Each Front Building Façade		Total Front Building Façade		% Masonry	Average Masonry
		Masonry	Surface Area	Masonry	Surface Area		
Wembly -	15	194.16	317.28	2912.4	4759.2	61.2%	

Planning Commission Meeting

July 12, 2022

Ranch

Paired townhome	19	113.96	399.64	2165.24	7593.16	28.5%	
				5077.64	12352.36		41%

Single-Family Structures

Fischer Homes will be the single-family home builder featuring their “Maple Street Collection”. There are eleven models, each with three to five exterior options. The amount of brick / masonry façade varies in the collection from as little as 31% to approximately 86%. Thirty-one of the 41 options exceed the 40% brick / masonry requirement, and therefore staff feels compliance is very achievable.

Screening and Buffering:

The rezoning and BDP ordinance states: “the applicant shall leave the existing tree line along the project’s north boundary as a natural buffer, adding additional coniferous trees and shrubs from Lots 2-12 every 15-feet on center to increase buffer screening.”

The landscape architect suggests that instead of planting additional trees or bushes along the rear of lots 9 – 12; that the plantings be concentrated along the rear of lots 5 – 8 because grading requirements will impact the existing trees on lots 6 – 8. Additionally, he felt planting new vegetation under the existing vegetation will not yield healthy plants. Staff is comfortable with this alternative, with the understanding that additional plantings may be necessary by the developer if the onsite grading results in the removal of more mature trees than anticipated and significantly lessens the buffering effects.

STAFF RECOMMENDATION

It is the staff’s opinion that the application, PUD Development Standards and restrictive covenants conforms to the approved Basic Development Plan. Staff recommends approval of the Detailed Development Plan with the following conditions:

1. The attached PUD Development Standards shall be incorporated into the Detailed Development Plan.
2. Applicant shall install additional plantings along lots 9-12 at the direction of city staff to achieve appropriate buffering.
3. The applicant will comply with all stormwater requirements, per the City Engineer.
4. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Discussion on masonry percentage, restriping of Bellefontaine Road, 6 ft. buffer, and wood chip path.

Greg Berling said he preferred paved path but up to the pipeline company, paved path around the lake.

Planning Commission Meeting

July 12, 2022

Cindy Smith asked about the restriping of Bellefontaine and the berm on Fishburg.

Action

Ms. Thomas moved to approve the request by the applicant CAMPBELL BERLING HUBER HEIGHTS, LLC, for approval of a Detailed Development Plan to create 97 units on 22.38 acres. Property is located on the East side of Bellefontaine Road and South of Chambersburg Road (DDP 22-28) in accordance with the recommendation of Staff's Memorandum dated July 6, 2022, and the amended Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the May 24, 2022, and June 28, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

DDP – Medical Facility

XI. Upcoming Meetings

July 26, 2022
August 09, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:30 p.m.



Terry Walton, Chair



Geri Hoskins, Administrative Secretary



Date

8/9/22

Date