CITY OF HUBER HEIGHTS
STATE OF OHIO

City Council Work Session

April 19, 2022
6:00 P.M.
City Hall – Council Chambers – 6131 Taylorsville Road

1. **Call Meeting To Order/Roll Call**

2. **Approval of Minutes**

   A. April 5, 2022

   B. April 7, 2022

   C. April 13, 2022

3. **Work Session Topics Of Discussion**

   A. City Manager Report/Water Infrastructure Update

   B. City Liquor Permits - 2022 Annual Objections

   C. Supplemental Appropriations

   D. County Assessments Authorization

E. Establishment Of New Budgetary Fund - Opioid Settlement Disbursement

F. Fire Division Staffing Levels Presentation

G. Alcore/The Landings of Huber Heights - Land Use Restriction Agreement Termination

H. CRA Agreement - Flyer Red Properties II, LLC Operated As Warped Wing - 6602 Executive Boulevard

I. ZC BDP 22-08 - Amarjit Takhar - Rezoning/Basic Development Plan - State Route 235

J. ZC CBDP 22-11 - Campbell Berling Huber Heights, LLC - Rezoning/Combined Basic And Detailed Development Plan - Bellefontaine Road

K. ZC BDP 22-12 - Horizon Line Development - Rezoning/Basic Development Plan - 7125 Executive Boulevard

L. Brandt Pike Revitalization Project

M. Liquor Permit #0055605 - Action Palace - 5605 Old Troy Pike

N. Board and Commission Appointments

* Culture and Diversity Citizen Action Commission

4. **Adjournment**

AI-8305 **Topics of Discussion** **B.**

Council Work Session

Meeting Date: 04/19/2022

City Liquor Permits - 2022 Annual Objections

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/05/2022 and 04/19/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.: N/A

Agenda Item Description or Legislation Title

City Liquor Permits - 2022 Annual Objections

Purpose and Background

Each year, the City Has the opportunity to object to the renewal of any liquor licenses in the City (see attached). The deadline for filing an objection is May 2, 2022.

City Staff, the Police Division, and the Fire Division have not identified any liquor permit objections in the City at this time.

The Montgomery County Prevention Coalition (MCPC) will be present at the Council Work Session to address concerns about the renewal of the liquor permit for the Marathon Gas Station at 7851 Old Troy Pike in Huber Heights (see attached information).

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

2022 Annual Liquor Permit Renewal Objections

Information - Marathon Gas Station

Department of Commerce

Division of Liquor Control

Mike DeWine, Governor
Sheryl Maxfield, Director

NOTICE TO LEGISLATIVE AUTHORITIES
Objections to Renewal of a Liquor Permit

57-083 MARCH 16, 2022

CLERK OF HUBER HGTS CITY COUNCIL
6131 TAYLORSVILLE RD
HUBER HGTS OHIO 45424

Dear Clerk of Legislative Authority:

All Class C and D permits to sell alcoholic beverages at retail in your political subdivision will expire on **June 1, 2022.** In order to maintain permit privileges, every permit holder must file a renewal application with the Division.

Ohio Revised Code Section 4303.271(B) provides the legislative authority with the right to object to the renewal of a permit and to request a hearing. The hearing may be held in the county seat of the county in which the permit premises is located if that request is made in writing. This will be your only opportunity to object to the renewal of a liquor permit premises which might be a problem in your community.

In order to register a valid objection with the Division of Liquor Control and request a hearing, the legislative authority must pass a resolution **that specifies the problems at the liquor permit premises and the legal grounds for the objection as set forth in Ohio Revised Code Section 4303.292(A). It is suggested that a separate resolution be passed for each permit premises.** The Chief Legal Officer of your political subdivision must also submit a statement with the resolution that, in the Chief Legal Officer's opinion, the objection is based upon substantial legal grounds within the meaning and intent of Ohio Revised Code Section 4303.292(A). **The resolution and Chief Legal Officer's statement must be addressed to the Division of Liquor Control, Attn: Legal Section, 6606 Tussing Road, P.O. Box 4005, Reynoldsburg, Ohio 43068-9005 and postmarked no later than May 2, 2022.**

For your convenience, our website, www.com.ohio.gov/liqr, under "Local Government Resources" contains information on the objection process and other tools for dealing with problem permit locations.

You may wish to contact the law enforcement agency for your jurisdiction to determine if it has any information which will aid in your decision whether or not to object and request a hearing. For your convenience you may obtain a list of issued permit holders in your jurisdiction from our website under "What are you looking for" and clicking on "Searchable Liquor Control Information" Click on "find information on Liquor Permit Holders". Select type and statuses and enter the search criteria for your county / city / township to bring up the issued permits in your location.

If you determine that there are no permit premises within your jurisdiction that you wish to object to, you do not need to take any action. The renewal applications for those premises will be submitted by the permit holders and will be processed by the Division and issued as appropriate.

If you have any questions, please contact the Legal Section at liquorlegal@com.state.oh.us.

Sincerely,

Licensing Section

Licensing Renewal Section
6606 Tussing Road
PO Box 4005
Reynoldsburg, OH 43068-9005 U.S.A.

An Equal Opportunity Employer and Service Provider

614 | 644 3162
Fax 614 | 644 6968
TTY/TDD 800 | 750 0750
www.com.ohio.gov/liqr

From:	Colleen Oakes
To:	Rodgers, Anthony
Cc:	Karen Via
Subject:	Letter for Huber Heights City Council Meeting Tonight
Date:	Monday, April 11, 2022 2:25:05 PM
Attachments:	image001.png Marathon Gas & Tavern Letter for Huber Heights City Council .docx

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Good afternoon Anthony,

My name is Colleen Oakes and I am the Manager of the Montgomery County Prevention Coalition (MCPC). Myself and a Coalition representative, Karen Via, plan to attend tonight's Huber Heights City Council meeting to discuss the D5 liquor license issued to the Marathon Gas Station located at 7851 Old Troy Pike in Huber Heights. Several representatives of the MCPC have signed a letter that we plan to present to City Council this evening. We do cite some online resources – including a social media video – so the letter is most easily viewed in a digital format. I've attached that letter to this email and will also have physical copies for distribution this evening.

We look forward to seeing you this evening and discussing this important initiative. If you have questions or need anything else from me, please don't hesitate to reach out.

Thanks,
Colleen

Colleen Oakes (she, her, hers)
Senior Program Coordinator
Montgomery County Prevention Coalition
Montgomery County ADAMHS Board
409 E Monument Avenue, Suite 102 | Dayton, OH 45402
937.443.0416 x121

ADAMHS Mission: Transforming innovative behavioral health leadership and partnerships to promote a

healthy region.

ADAMHS Vision: An inclusive world where optimal brain health equity ensures no one suffers in silence.

This transmission, including any attachments, is intended for the sole use of the named recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution of confidential information is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email, fax, or phone and destroy any and all copies of the original.

Montgomery County Prevention Coalition

Educate | Advocate | Empower

April 11, 2022

Huber Heights City Council
6131 Taylorsville Rd.
Huber Heights, OH 45424

Dear Huber Heights City Council members,

In late March 2022, the Alcohol Prevention Committee of the Montgomery County Prevention Coalition (MCPC) was made aware of this video, posted to Twitter on February 22, 2022, which shows the Marathon Gas station at 7851 Old Troy Pike, Huber Heights, OH 45424 serving an open container of alcohol over the counter to a guest. Upon further review, we have learned that the Marathon station, which is labeled as "Marathon Gas & Tavern" online, obtained a D5 liquor license which allows for hard alcohol to be served on site. This license (#3536468) was initially administered to Hai Radhe LLC dba 7851 Marathon on 7/2/2019 and was then transferred to R&R Takhar Operations Inc (license #87822150135), also on 7/2/2019.

As a committee, we are concerned with the level of youth alcohol use we see in our community. The Ohio Healthy Youth Environments Survey (2020) found that 29% of Montgomery County students in grades 7-12 had consumed alcohol in their lifetime, and 26% of those students drank alcohol before the age of 10. We know that adults play a large role in our youth use, as 38% of students who drink alcohol report getting alcohol from a parent, and 19.5% of Ohio adults report binge drinking. Ohio has one of the highest number of drinks consumed on one occasion in the country (Binge Drinking Among US Adults, 2015).

The MCPC's Alcohol Prevention Committee works on a variety of alcohol-related topic areas, such as delaying the first sip of alcohol for children in Montgomery County, enhancing barriers to alcohol for youth, and providing alcohol education for all residents. All of these initiatives are evidence based strategies to minimize the harmful impacts alcohol can have on our community. With this in mind, several concerns with Marathon Gas being able to serve hard liquor over the counter are listed below:

1. This gas station has obtained a D5 liquor license (license #87822150135) - the same license restaurants, bars and taverns receive to provide alcohol for their consumers. The business in question does not operate as a restaurant or bar, though they are allowed to sell over-the-counter, open container liquor as though they are one. The gas station goes by "Marathon Gas and Tavern" on the internet - though there is no evidence of this being the official name from licensing documentation (listed as R&R Takar Operations, Inc.).
2. To our knowledge, there is no restaurant-style seating area for patrons of the gas station. An environmental scan in March 2022 completed by a Huber Heights resident noted four chairs and no tables inside the gas station. Guests can purchase liquor shots (advertised here, found from an online search of the Marathon gas station, as a variety of hard alcohol for $3.99) and most likely will get in their cars and drive away. We are concerned that this approach will encourage drinking and driving.

3. Marathon Gas is located within less than a mile of the closest hospital and 1½ miles of the closest school. Local businesses, additional hospitals and schools are also close by, which allows for some of our most vulnerable community members to be within easy distance and access to hard alcohol.
4. Marathon Gas is located on a busy intersection and close to I-70, increasing the likelihood of alcohol-related crashes when drinking behind the wheel. This is concerning with schools and hospital locations close by.
5. If we continue with this precedent, there is potential for other gas stations to apply for and obtain D5 licensure, increasing alcohol access to all Montgomery County residents.
6. The social media linked above has over 50,000 likes, 7,500 retweets and almost 4,000 quote tweets. The caption on the video refers to the City of Dayton as a whole, and several derogatory comments were made about our community as a result of this video, resulting in a negative perception of not only this gas station and Huber Heights, but of the entire Dayton community.

Members of the Huber Heights City Council are able to file an objection to the renewal of this liquor license with the state of Ohio Liquor Division by May 2, 2022 (post-mark date) to raise concerns related to this business.

In addition, the Montgomery County Prevention Coalition is proud to partner with local businesses through our Retailers Care program. This program provides incentives to business owners that work to provide protections that keep their stores and communities safe, and implement best practices related to alcohol, tobacco and gambling protections. If the owners of the Marathon Gas Station mentioned above are interested, the MCPC can work with them to provide incentives, including monetary incentives, to increase protections in their store.

For any questions or additional information related to this topic, please contact Colleen Oakes, Manager of the Montgomery County Prevention Coalition at coakes@mcadamhs.org or 937-443-0416 x 121.

Sincerely,
Colleen Oakes, Manager, Montgomery County Prevention Coalition
Matt Tepper, President, Montgomery County Prevention Coalition
Karen Via, Alcohol Prevention Co-Chair, Montgomery County Prevention Coalition
Kyle Fowler, Alcohol Prevention Co-Chair, Montgomery County Prevention Coalition
Kery Gray, Policy & Advocacy Co-Chair, Montgomery County Prevention Coalition
Taniayah O'Quinn-Sims, Program Coordinator for Retailers Care Program, Montgomery County Prevention Coalition

AI-8350 **Topics of Discussion** **C.**

Council Work Session

Meeting Date: 04/19/2022

Supplemental Appropriations

Submitted By: Jim Bell

Department: Finance **Division:** Accounting

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/19/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Supplemental Appropriations

Purpose and Background

The supplemental appropriations are for the following purposes:

- $24,326.04 transfer from Law Enforcement Assistance Grant Fund to Police Fund to reimburse salaries for time at training (grant requirement so moving monies from training line item to transfer expense).
- $534,900 transfer from Water R & I Fund to Water Fund for debt payments (2022 Budget approved listed this amount under operations portion of budget).
- $4,800 in Motor Vehicle Fund moved from personnel expense to operations.
- $17,208.13 to cover final invoices for construction of the Veterans Memorial.

Fiscal Impact

Source of Funds: Various Funds

Cost: $17,208.13

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Three of the budget changes involve moving funds from one section of that Fund's budget to another section.

Attachments

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

AUTHORIZING ADVANCES AND TRANSFERS BETWEEN VAROUS FUNDS OF THE CITY OF HUBER HEIGHTS, OHIO AND AMENDING ORDINANCE NO. 2021-O-2511 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.

WHEREAS, supplemental appropriations for expenses of the City of Huber Heights must be made for appropriations of funds for various 2022 operating and project funding.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Authorization is hereby given to advance and transfer certain monies up to amounts not exceeding those shown and for the purposes cited in Exhibit A, and such authorization applies to any and all such advances and transfers necessary and effected after January 1, 2022.

Section 2. Ordinance No. 2021-O-2511 is hereby amended as shown in Exhibit B of this Ordinance.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

EXHIBIT A

Advance:

Amount	*Fund From*	*Fund To*	*Purpose*
$24,326.04	242 Law Enf Asst Grant	209 Police	Reimburse police salaries
$534,900.00	503 Water R & I	501 Water	Budget correction

EXHIBIT B

AMENDING ORDINANCE NO. 2021-O-2511 BY MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.

1) Section 2 of Ordinance No. 2021-O-2511 is hereby amended to reflect changes in the appropriations of the 202 Motor Vehicle Fund, as follows:

   a. Subsection a) Streets, Personnel decrease of $4,800.00

   b. Subsection a) Streets, Operations and Capital increase of $4,800.00.

2) Section 18 of Ordinance No. 2021-O-2511 is hereby amended to reflect changes in the appropriations of the 242 Law Enforcement Assistance Grant Fund, as follows:
   a. Operations and Capital decrease of $24,326.04

   b. Transfers increase of $24,326.04.

3) Section 30 of Ordinance No. 2021-O-2511 is hereby amended to reflect an increase in the appropriations of the 406 Capital Improvement Fund, as follows:

   a. Subsection c) Capital, Operations and Capital of $17,208.13.

4) Section 41 of Ordinance No. 2021-O-2511 is hereby amended to reflect changes in the appropriations of the 503 Water Renewal & Improvement Fund, as follows:
   a. Operations and Capital decrease of $534,900.00

   b. Transfers increase of $534,900.

Motor Vehicle Fund	$0.00
Law Enforcement Assist. Grant Fund	$0.00
Capital Improvements Fund	$17,208.13
Water Renewal & Improvement Fund	$0.00

AI-8328 **Topics of Discussion** **D.**

Council Work Session

Meeting Date: 04/19/2022

County Assessments Authorization

Submitted By: Jim Bell

Department:	Finance	**Division:**	Accounting
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/19/2022
Audio-Visual Needs:	None	**Emergency Legislation?:**	Yes
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

County Assessments Authorization

Purpose and Background

Montgomery County requires all communities to pass separate legislation for assessments that are to be added to the tax duplicate. Before the City can assess property for such things as grass/weed charges, property maintenance abatement, unpaid water and sewer, etc., the City must pass legislation specifically identifying the property and the amount of the assessment. Details of each assessment can be found in Exhibit A, which is attached to this legislation. The assessments requested in this legislation are only for delinquent water, sewer and storm water accounts. Assessments are based on collection for City services previously provided; therefore, City Staff are asking that this item be passed as emergency legislation.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Ordinance

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

APPROVING INDIVIDUAL ASSESSMENTS AMOUNTS AND DIRECTING THE DIRECTOR OF FINANCE OR HIS/HER DESIGNEE TO CERTIFY THE AMOUNTS TO THE APPLICABLE COUNTY AUDITOR FOR COLLECTION, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Section 6, Article XVIII of the Ohio Constitution the General Assembly has enacted general laws stating purposes for which municipalities may assess specially benefited property; and

WHEREAS, these laws include Ohio Revised Code Sections 727.01, 727.011, 727.012, 727.013, 729.06, 729.11, 1710.01(h) and others, which authorize the City to levy and collect special assessments upon the abutting, adjacent, and contiguous, or other specially benefited, lots or lands in the municipal corporation, for among other things, any part of the cost connected with the improvement of any street, public road, place, boulevard, parkway, or park entrance or an easement of the municipal corporation; sidewalk construction; sewers; sewage disposal works and treatment plants, sewage pumping stations, water treatment plants, water pumping stations, reservoirs, and water storage tanks or standpipes, together with the facilities and appurtenances necessary and proper therefore; drains, storm-water retention basins, watercourses, water mains, or laying of water pipe; lighting; any part of the cost and expense of planting, maintaining, and removing shade trees thereupon; any part of the cost and expense of constructing, maintaining, repairing, cleaning, and enclosing ditches; and

WHEREAS, for such approved assessments, the County Auditor is to act at the direction, or on behalf, of a municipality with respect to collection of such assessments R.C. 727.30; (R.C. 727.33); and

WHEREAS, the General Assembly has also enacted laws that require a County Auditor to act at the direction, or on behalf, of a municipality with respect to collection of certain costs assessed to properties including but not limited to R.C 743.04, 715.261 and 731.51-54; and

WHEREAS, as a result of the foregoing, the City of Huber Heights has passed, and will in the future pass, laws to assess real property for all or part of the cost of a public improvement and/or certain permitted costs of abatement or collection, including but not limited to Ordinance No. 97-O-997 codified as Huber Heights Code Section 175.04 Assessments for Capital Improvement Projects (for sanitary sewer, water, sidewalks and drive aprons, roadways and storm sewers); Ordinance No. 90-O-419 codified as Huber Heights Code Section 919.01 (street lighting); Ordinance No. 2009-O-1771 codified as Huber Heights Code Section 929.16 (unpaid water service); Ordinance No. 1996-O-856 codified as Huber Heights Code Section 923.08 (unpaid sanitary sewer); Ordinance No. 2002-O-1325 codified as Huber Heights Code Section 922.32 (stormwater); Ordinance No. 2014-0-2096 codified as Huber Heights Code Section 521.11 (nuisance in the right of way); Huber Heights Code Section 911.02 (sidewalk repair); Ordinance No. 2002-O-1324 and No. 2011-O-1897 (weed cutting assessment); Huber Heights Code Sections 925.05 (lower Rip Rap Road sewer district assessment), 952.04 (nuisance abatement for false alarms), 521.081, (littering and deposit of garbage) and such other ordinances or resolution that may be passed from time to time pursuant to these codified laws; and

WHEREAS, in order to better track and account for authorized legal assessments and the amounts due to the City, City Council has determined it is in the best interest of the citizens to pass this Ordinance setting forward the applicable properties and assessment amounts to be certified to the County for collection; and

WHEREAS, the assessments set forth in Exhibit A have been authorized by the City Council of the City of Huber Heights and are required by law to be assessed and collected by the County on behalf of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The properties set forth on the attached Exhibit A, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit A unless payment is made within the time frame set forth in the applicable section of Exhibit A.

Section 2. In the event a payment for the amount or any portion of the amount set forth in Exhibit A is received by the City prior to final assessment date set forth in Exhibit A, which is the same date set forth in the notice sent to such property owner, the Director of Finance, or his/her designee is authorized to remove or revise such assessment from Exhibit A prior to certification to the County Auditor.

Section 3. The Director of Finance or his/her designee is instructed to certify this Ordinance, including the final assessed properties in Exhibit A, to the applicable County Auditor for collection.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, welfare and safety of the City, and for the further reasons that finalizing and certifying assessment at the earliest time is necessary to timely establish a lien and protect the City's interest in payment of amounts owed to the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage

Passed by Council on the _____ day of _____ , 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

EXHIBIT A

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31102	Delq. Water	P70 00601 0027	8458 Schoolgate Dr	$43.62	2022	February 2023
31102	Delq. Water	P70 00619 0063	8278 Sun Prairie Pl	$50.13	2022	February 2023
31102	Delq. Water	P70 01006 0026	4691 Powell Rd	$50.42	2022	February 2023
31102	Delq. Water	P70 01515 0013	4877 Fishburg Rd	$46.51	2022	February 2023
31102	Delq. Water	P70 01616 0007	6001 Corsica Dr	$48.59	2022	February 2023
31102	Delq. Water	P70 01709 0051	6336 Kingsbury Dr	$10.41	2022	February 2023
31102	Delq. Water	P70 01714 0009	7035 Hubbard Dr	$4.27	2022	February 2023
31102	Delq. Water	P70 01801 0019	7613 Harshmanville	$43.41	2022	February 2023
31102	Delq. Water	P70 01905 0024	5068 Nebraska Ave	$0.76	2022	February 2023
31102	Delq. Water	P70 01923 0002	5836 Old Troy Pk	$1.20	2022	February 2023
31102	Delq. Water	P70 50217 0047	5801 Troy Villa Blvd	$73.63	2022	February 2023
			TOTAL DELQ. WATER	**$372.95**		

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31103	Delq. Storm Water	P70 00202 0712	6352 Apache St	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 00409 0009	4864 Trailside Ct	$37.80	2022	February 2023
31103	Delq. Storm Water	P70 00512 0037	5919 Timbergate Tr	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 00601 0027	8458 Schoolgate Dr	$6.37	2022	February 2023
31103	Delq. Storm Water	P70 00603 0034	6372 Rolling Glen Dr	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 00619 0063	8278 Sun Prairie Pl	$6.20	2022	February 2023
31103	Delq. Storm Water	P70 00705 0002	6750 Brandt Pk	$86.76	2022	February 2023
31103	Delq. Storm Water	P70 00801 0019	7209 Summerdale Dr	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 00908 0008	5230 Monitor Dr	$37.80	2022	February 2023
31103	Delq. Storm Water	P70 00911 0007	4351 Kitridge Rd	$21.53	2022	February 2023
31103	Delq. Storm Water	P70 00913 0010	4457 Kitridge Rd	$35.70	2022	February 2023
31103	Delq. Storm Water	P70 00914 0030	4541 Kapp Dr	$21.53	2022	February 2023
31103	Delq. Storm Water	P70 01005 0040	4773 Rittenhouse Dr	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 01006 0026	4691 Powell Rd	$7.33	2022	February 2023
31103	Delq. Storm Water	P70 01012 0005	5759 Resik Dr	$19.30	2022	February 2023
31103	Delq. Storm Water	P70 01013 0052	5724 Rousseau Dr	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 01106 0005	7350 Brandt Pk	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 01114 0034	7129 Troy Manor Rd	$15.43	2022	February 2023
31103	Delq. Storm Water	P70 01206 0027	6771 Pablo Dr	$24.63	2022	February 2023
31103	Delq. Storm Water	P70 01404 0012	4842 Nebraska Ave	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 01408 0042	5701 Belmar Dr	$14.70	2022	February 2023
31103	Delq. Storm Water	P70 01515 0013	4877 Fishburg Rd	$6.40	2022	February 2023
31103	Delq. Storm Water	P70 01610 0033	7017 Harshmanville	$25.06	2022	February 2023
31103	Delq. Storm Water	P70 01616 0007	6001 Corsica Dr	$7.07	2022	February 2023
31103	Delq. Storm Water	P70 01616 0028	5956 Corsica Dr	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 01702 0019	6905 Morley La	$37.80	2022	February 2023
31103	Delq. Storm Water	P70 01709 0051	6336 Kingsbury Dr	$3.17	2022	February 2023
31103	Delq. Storm Water	P70 01709 0059	7031 Klyemore Dr	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 01712 0021	6420 Luton Ct	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 01714 0009	7035 Hubbard Dr	$35.00	2022	February 2023
31103	Delq. Storm Water	P70 01801 0019	7613 Harshmanville	$6.60	2022	February 2023
31103	Delq. Storm Water	P70 01801 0034	5901 Lancer Ct	$37.80	2022	February 2023
31103	Delq. Storm Water	P70 01905 0024	5068 Nebraska Ave	$15.70	2022	February 2023
31103	Delq. Storm Water	P70 01917 0022	7272 Charlesworth Dr	$21.53	2022	February 2023
31103	Delq. Storm Water	P70 01923 0002	5836 Old Troy Pk	$29.73	2022	February 2023
31103	Delq. Storm Water	P70 02006 0032	8935 Emeraldgate Dr	$31.50	2022	February 2023
31103	Delq. Storm Water	P70 02021 0009	5985 Fox Trace Ct	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 03903 0095	8040 Center Point 70 Blvd	$257.99	2022	February 2023
31103	Delq. Storm Water	P70 03904 0085	8701 Adams Rd	$19.90	2022	February 2023
31103	Delq. Storm Water	P70 03911 0038	5730 Brandt Pk	$25.20	2022	February 2023
31103	Delq. Storm Water	P70 03912 0079	5363 Tilbury Rd	$176.34	2022	February 2023
31103	Delq. Storm Water	P70 04005 0100	7650 Waynetowne Blvd	$640.50	2022	February 2023
31103	Delq. Storm Water	P70 04006 0071	8169 Old Troy Pk	$158.04	2022	February 2023
31103	Delq. Storm Water	P70 50217 0047	5801 Troy Villa Blvd	$25.47	2022	February 2023
			TOTAL DELQ. STORM WATER	**$2,198.28**		

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31324	Delq. Sewer	P70 00601 0027	8458 Schoolgate Dr	$36.90	2022	February 2023
31324	Delq. Sewer	P70 00619 0063	8278 Sun Prairie Pl	$34.48	2022	February 2023
31324	Delq. Sewer	P70 01006 0026	4691 Powell Rd	$35.06	2022	February 2023
31324	Delq. Sewer	P70 01515 0013	4877 Fishburg Rd	$32.22	2022	February 2023
31324	Delq. Sewer	P70 01616 0007	6001 Corsica Dr	$33.78	2022	February 2023
31324	Delq. Sewer	P70 01709 0051	6336 Kingsbury Dr	$19.90	2022	February 2023
31324	Delq. Sewer	P70 01801 0019	7613 Harshmanville	$31.55	2022	February 2023
31324	Delq. Sewer	P70 50217 0047	5801 Troy Villa Blvd	$37.29	2022	February 2023

			TOTAL DELQ. SEWER	**$261.18**		

Parcell ID	Address	Amount
P70 00601 0027	8458 Schoolgate Dr	$43.62
P70 00619 0063	8278 Sun Prairie Pl	$50.13
P70 01006 0026	4691 Powell Rd	$50.42
P70 01515 0013	4877 Fishburg Rd	$46.51
P70 01616 0007	6001 Corsica Dr	$48.59
P70 01709 0051	6336 Kingsbury Dr	$10.41
P70 01714 0009	7035 Hubbard Dr	$4.27
P70 01801 0019	7613 Harshmanville	$43.41
P70 01905 0024	5068 Nebraska Ave	$0.76
P70 01923 0002	5836 Old Troy Pk	$1.20
P70 50217 0047	5801 Troy Villa Blvd	$73.63
		$372.95

Parcel ID	Address	Amount
P70 00202 0712	6352 Apache St	$25.20
P70 00409 0009	4864 Trailside Ct	$37.80
P70 00512 0037	5919 Timbergate Tr	$25.20
P70 00601 0027	8458 Schoolgate Dr	$6.37
P70 00603 0034	6372 Rolling Glen Dr	$25.20
P70 00619 0063	8278 Sun Prairie Pl	$6.20
P70 00705 0002	6750 Brandt Pk	$86.76
P70 00801 0019	7209 Summerdale Dr	$25.20
P70 00908 0008	5230 Monitor Dr	$37.80
P70 00911 0007	4351 Kitridge Rd	$21.53
P70 00913 0010	4457 Kitridge Rd	$35.70
P70 00914 0030	4541 Kapp Dr	$21.53
P70 01005 0040	4773 Rittenhouse Dr	$25.20
P70 01006 0026	4691 Powell Rd	$7.33
P70 01012 0005	5759 Resik Dr	$19.30
P70 01013 0052	5724 Rousseau Dr	$25.20
P70 01106 0005	7350 Brandt Pk	$25.20
P70 01114 0034	7129 Troy Manor Rd	$15.43
P70 01206 0027	6771 Pablo Dr	$24.63
P70 01404 0012	4842 Nebraska Ave	$25.20
P70 01408 0042	5701 Belmar Dr	$14.70
P70 01515 0013	4877 Fishburg Rd	$6.40
P70 01610 0033	7017 Harshmanville	$25.06
P70 01616 0007	6001 Corsica Dr	$7.07
P70 01616 0028	5956 Corsica Dr	$25.20
P70 01702 0019	6905 Morley La	$37.80
P70 01709 0051	6336 Kingsbury Dr	$3.17
P70 01709 0059	7031 Klyemore Dr	$25.20
P70 01712 0021	6420 Luton Ct	$25.20
P70 01714 0009	7035 Hubbard Dr	$35.00
P70 01801 0019	7613 Harshmanville	$6.60
P70 01801 0034	5901 Lancer Ct	$37.80
P70 01905 0024	5068 Nebraska Ave	$15.70
P70 01917 0022	7272 Charlesworth Dr	$21.53
P70 01923 0002	5836 Old Troy Pk	$29.73
P70 02006 0032	8935 Emeraldgate Dr	$31.50
P70 02021 0009	5985 Fox Trace Ct	$25.20
P70 03903 0095	8040 Center Point 70 Blvd	$257.99
P70 03904 0085	8701 Adams Rd	$19.90
P70 03911 0038	5730 Brandt Pk	$25.20
P70 03912 0079	5363 Tilbury Rd	$176.34
P70 04005 0100	7650 Waynetowne Blvd	$640.50
P70 04006 0071	8169 Old Troy Pk	$158.04
P70 50217 0047	5801 Troy Villa Blvd	$25.47
		$2,198.28

Parcel ID	Address	Amount
P70 00601 0027	8458 Schoolgate Dr	$36.90
P70 00619 0063	8278 Sun Prairie Pl	$34.48
P70 01006 0026	4691 Powell Rd	$35.06
P70 01515 0013	4877 Fishburg Rd	$32.22
P70 01616 0007	6001 Corsica Dr	$33.78
P70 01709 0051	6336 Kingsbury Dr	$19.90
P70 01801 0019	7613 Harshmanville	$31.55
P70 50217 0047	5801 Troy Villa Blvd	$37.29
		$261.18

AI-8352 **Topics of Discussion** **E.**

Council Work Session

Meeting Date: 04/19/2022

Establishment Of New Budgetary Fund - Opioid Settlement Disbursement

Submitted By: Jim Bell

Department:	Finance	**Division:**	Accounting
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/19/2022
Audio-Visual Needs:	None	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

Establishment Of New Budgetary Fund - Opioid Settlement Disbursement

Purpose and Background

This legislation will authorize the acceptance of state funding and also establish the OneOhio Opioid Settlement Fund to track all revenue and expenditures for approved purposes as stated in the OneOhio memorandum of understanding (MOU). The City of Huber Heights is expected to receive funding in the next month.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

AUTHORIZING THE ACCEPTANCE OF STATE OF OHIO FUNDING AND ESTABLISHING THE ONEOHIO OPIOID SETTLEMENT FUND.

WHEREAS**,** Auditor of State Bulletin 2022-003, issued on March 10, 2022, and Ohio Revised Code Section 5705.09(F) require that the City's share of the OneOhio Funds shall be placed in a separate special revenue fund and used only for the approved purposes as required by the OneOhio memorandum of understanding (MOU); and

WHEREAS, Auditor of State Bulletin 2022-003 requires the local government to pass an ordinance or resolution to identify any expenditures previously made that are eligible for reimbursement with monies from the OneOhio Funds which identifies the prior expenditures and explains the determination that such expenditures are for approved purposes consistent with the OneOhio MOU; and

WHEREAS**,** the people of the State of Ohio and the City of Huber Heights have been harmed by misfeasance, nonfeasance and malfeasance committed by certain entities within the Opioid Pharmaceutical Supply Chain; and

WHEREAS**,** the City Council of Huber Heights, Ohio understands that any OneOhio Funds received by the City will be used to promote an effective and meaningful method in abating the opioid epidemic effects in the City of Huber Heights, Ohio.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. There is hereby created and established the new OneOhio Opioid Settlement Fund which shall be maintained separately from all other City funds to account for the revenue and expenditures as described in Section 2.

Section 2. Expenditures in this new fund can only be used for the approved purposes as required by the OneOhio MOU.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the ____ day of _____ , 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8347 **Topics of Discussion** G.

Council Work Session

Meeting Date: 04/19/2022

Alcore/The Landings of Huber Heights - Land Use Restriction Agreement Termination

Submitted By: Bryan Chodkowski

Department: Economic Development

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/19/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Alcore/The Landings of Huber Heights - Land Use Restriction Agreement Termination

Purpose and Background

In support of Alcore/The Landings of Huber Heights, the City issued bonds to fund construction on behalf of the owner in 2012. As a condition of that bond issuance, the City was partner to a Land Use Restriction Agreement to guarantee the bond proceeds would be used for the intended purpose. The bonds in question were paid off in 2018 and the facility is under new ownership. The new owners would like the Land Use Restriction Agreement terminated in an effort to clean up the title for the property.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

AUTHORIZING THE EXECUTION OF A TERMINATION OF THE LAND USE RESTRICTION AGREEMENT IN CONNECTION WITH THE CITY'S MULTIFAMILY HOUSING MORTGAGE REVENUE BONDS (ALCORE HUBER LLC PROJECT) SERIES 2012A.

WHEREAS, the City issued its Multifamily Housing Mortgage Revenue Bonds (Alcore Huber LLC Project) Series 2012A, on October 31, 2012 (the "2012 Bonds") for the purpose of funding a loan to Alcore Huber LLC, an Ohio limited liability company, for the purpose of acquiring a multifamily housing facility (the "Project"); and

WHEREAS, in connection with the issuance of the 2012 Bonds, the City entered into a Land Use Restriction Agreement (the " Land Use Restriction Agreement"), dated as of October 1, 2012, together with other parties; and

WHEREAS, the current owner of the Project has acknowledged to the City that all conditions necessary for the termination of the Land Use Restriction Agreement pursuant to Section 14(c) thereof have occurred or will occur upon the execution of the hereinafter described Termination of Land Use Restriction Agreement; and

WHEREAS, the current owner of the Project has also acknowledged that the 2012 Bonds have been satisfied and paid in full.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The Termination of Land Use Restriction Agreement, in the form presently on file with the Clerk of Council, providing for, among other things, the termination of certain land use restrictions related to the 2012 Bonds, is hereby approved and authorized with changes therein not inconsistent with this Resolution and not substantially adverse to this City and which shall be approved by the City Manager and Director of Finance. The City Manager and the Director of Finance, for and in the name of this City, are hereby authorized to execute that Termination of Land Use Restriction Agreement, provided further that the approval of changes thereto by those officials, and their character as not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

CERTIFICATE

The undersigned, Clerk of Council of the City of Huber Heights, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution No. 2022-R-_____ adopted by the City Council of the City of Huber Heights, on _____, 2022.

_____
Clerk of Council

AI-8353 **Topics of Discussion** **H.**

Council Work Session

Meeting Date: 04/19/2022

CRA Agreement - Flyer Red Properties II, LLC Operated As Warped Wing - 6602 Executive Boulevard

Submitted By: Bryan Chodkowski

Department: Economic Development

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/19/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

CRA Agreement - Flyer Red Properties II, LLC Operated As Warped Wing - 6602 Executive Boulevard

Purpose and Background

Flyer Red Properties II, LLC would like to acquire the property at 6602 Executive Boulevard and reconstruct the existing TruckPro facility into a restaurant/taproom/smokery to be operated by Warped Wing Brewing Company, similar to existing facilities in Springboro and Mason. Additional improvements are planned, including a biergarten, pilot brewing system, and warehouse space for storing raw materials, food, and beer. The project involves a total investment of $1,000,000 (plus or minus) and will create and sustain 42 full-time equivalent jobs resulting in approximately $1,200,000 in new payroll.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Resolution

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH FLYER RED PROPERTIES II, LLC UNDER CERTAIN TERMS AND CONDITIONS.

WHEREAS, the City of Huber Heights (the "City") created Community Reinvestment Area Number 7 ("CRA #7") by Resolution No. 94-R-1453 on June 20, 1994 for the purpose of encouraging economic development activity; and

WHEREAS, 6602 Executive Boulevard (the "Property"), currently known as TruckPro, is located within CRA #7; and

WHEREAS, Flyer Red Properties II, LLC has a desire to acquire the Property for the purposes of establishing a restaurant/taproom/smokery (the "Project"); and

WHEREAS, the Project will require an initial investment of $1,000,000.00, creating 42 full-time equivalent jobs with a total payroll of approximately $1,200,000.00; and

WHEREAS, Flyer Red Properties II, LLC seeks to enter into an agreement with the City to ensure the full tax incentive available in CRA #7 is provided in support of the Project prior to its acquisition of the Property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized and directed to execute an agreement with Flyer Red Properties II, LLC, attached hereto as Exhibit A, to provide tax incentives for the purposes noted above and detailed therein; approved as to final form and content by the Law Director.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

EXHIBIT A
SYNERGY & MILLS DEVELOPMENT
PRE JULY 1994
COMMUNITY REINVESTMENT AREA
AND DEVELOPMENT AGREEMENT

This Agreement made and entered into by and between the CITY OF HUBER HEIGHTS, OHIO, Charter City, with its main offices located at 6131 Taylorsville Road, Huber Heights, Ohio ("City"); and FLYER RED PROPERTIES II, LLC an Ohio limited liability company, or its assignee with its main offices located at 3500 Pentagon Blvd, Suite 500, Beavercreek, Ohio ("Property Owner").

WHEREAS, the City has encouraged the development of real property located in the area designated as a Community Reinvestment Area; and

WHEREAS, on June 20,1994 the City Council of Huber Heights, Ohio by Resolution No. 94-R-1453, designated the Area known as "Community Reinvestment Area Number 7" pursuant Chapter 3735 of the Ohio Revised Code and the Charter of Huber Heights; and

WHEREAS, the Property Owner intends to constructed certain improvements within the boundaries of the Community Reinvestment Area Number 7 in the City of Huber Heights, provided that the appropriate development incentives are available to support the economic viability of the Project; and

WHEREAS, the City, having the appropriate authority pursuant to the Ohio Constitution, Charter of the City of Huber Heights and laws of the State of Ohio, desires to provide the Property Owner with incentives available for the development of the Project in said Community Reinvestment Area; and

NOW, Therefore, in consideration of the mutual covenants contained in this agreement, and of the benefit to be derived by the parties from the execution of it, the parties herein agree as follow:

1. The Property Owner shall, at 6602 Executive Blvd. ("Project Site) in Huber Heights Community Reinvestment Area Number 7 shall reconstruct the existing TruckPro facility into a restaurant/taproom/smokery to be operated by Warped Wing Brewing Company similar to their existing facilities in Springboro and Mason. Additional improvements are planned; including a biergarten, pilot brewing system, and warehouse space for storing raw materials, food, and beer("Project") The Project involves a total investment by the Property Owner of $1,000,000.00, plus or minus, at the Project Site.

2. The Project will create and sustain 42 full-time equivalent jobs resulting in approximately $1,200,000.00 in new payroll.

3. The Property Owner shall provide to the proper Tax Incentive Review Council any information reasonably required by the Tax Incentive Review Council to evaluate the Property Owner compliance with this Agreement.

4. Upon conclusion of the Project the City shall grant the Property Owner a tax exemption for real property improvements made to the Project Site pursuant to applicable law; and shall be in the following amounts: One Hundred Percent (100%) for Fifteen (15) years. The exemption commences the first year for which real property would first be taxable were that property not exempted from taxation. Property Owner must file the appropriate tax forms with the Montgomery County Auditor to effect and maintain the exemptions covered in this Agreement.

5. This Agreement is transferable and/or assignable without the express written approval of the City.

6. The Property Owner shall pay such real estate taxes as are not exempted under this Agreement, and are charged against such property, and shall file all tax reports and returns as required by law. If Property Owner fails to pay such taxes or file such returns and reports, all incentives granted under this Agreement are rescinded, beginning with the year for which such taxes are charged or such reports returns are required to be filed, and thereafter.

7. The City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

8. If for any reason the Community Reinvestment Area designation expires or the Director of the Ohio Department of Development revokes certification of the Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement; provided however, if Property Owner materially fails to fulfill its obligation under this Agreement the City may terminate or modify the exemptions from taxation granted under this Agreement.

9. If the Property Owner materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement is fraudulent, the City may unilaterally terminate or modify the exemptions from taxation granted under this Agreement; and may require that the Property Owner pay to the City the amount of taxes that were exempted under this Agreement, (i.e. the taxes that would have been payable had the property not been exempted from taxation under this Agreement). The City is authorized to record the necessary documentation to perfect its lien rights set forth herein including but not limited to this Agreement. Any lien created herein shall run with the land.

10. The Property Owner covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or political subdivision of the State; or (2) any other monies to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

11. The Property Owner and the City acknowledge that this Agreement must be approved by formal action of the City Council of Huber Heights, Ohio, as a condition for the Agreement to take effect.

12. By executing this Agreement, the Property Owner is committing to following non-discriminatory hiring practices, acknowledging that no individual may be denied employment solely on the basis of race, religion, gender, disability, color, national origin, or ancestry.

13. The Property Owner agrees to construct the Project in a manner similar to the existing facility and in accordance with the requirements of Huber Heights Codified Ordinances.

14. The failure by any party to exercise any of its rights hereunder or to enforce any of the terms or conditions of this Agreement on any occasion shall not constitute or be deemed a waiver of that party's rights thereafter to exercise any rights hereunder or to enforce each and every term and condition of this Agreement. This Agreement may not be modified except by a writing specifically referring to this Agreement, and executed by duly authorized representatives of both parties. The parties have had the opportunity to have this Agreement reviewed by legal counsel of their choosing. This Agreement was the product of negotiations between the parties and the parties agree that no provision or provisions herein shall be construed against any one party by virtue of the authorship of such provision.

15. The Parties agree to execute and deliver such additional documents and to perform such additional acts as may become reasonably necessary to effectuate the transfers contemplated by this Agreement.

16. A determination that any portion of this Agreement is unenforceable or invalid shall not affect the enforceability or validity of any of the remaining portions of this Agreement as a whole. In the event that any part of any of the covenants, Sections, or provisions herein may be determined by a court of law or equity to be invalid or unenforceable, the parties shall attempt to reach agreement with respect to valid and enforceable substitutes for deleted provision(s), which shall be as close in intent and effect as possible to the deleted portions.

17. The Property Owner hereby consents to the Huber Heights Tax Division providing to, the Huber Heights City Manager, or his designee, any and all tax information if necessary to evaluate Property Owner's compliance with this Agreement and such disclosure shall not be a violation of any federal state or local confidentiality laws or requirements associated with tax and payroll returns. To the fullest extent permitted by law, the City Manager, or his designee, will treat any such information as confidential.

IN WITNESS WHEREOF, the parties execute this Agreement

OWNER	PROPERTY OWNER
THE CITY OF HUBER HEIGHTS	FLYER RED PROPERTIES II, LLC
_____	_____
Its: City Manager	Its:
Date: _____	Date: _____

STATE OF OHIO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, City Manager of Huber Heights, Ohio, on behalf of the City of Huber Heights, Ohio.

_____
Printed Name:_____
Notary

STATE OF OHIO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, _____ of _____, an Ohio _____, on behalf of the company

_____
Printed Name:_____
Notary

AI-8321 **Topics of Discussion** I.

Council Work Session

Meeting Date: 04/19/2022

ZC BDP 22-08 - Amarjit Takhar - Rezoning/Basic Development Plan - State Route 235

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/19/2022
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

ZC BDP 22-08 - Amarjit Takhar - Rezoning/Basic Development Plan - State Route 235

Purpose and Background

The applicant, Amarjit Takhar, is requesting approval of a Basic Development Plan and a Rezoning to Planned Commercial (PC).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Drawings
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance

TRUCK STOP, DIESEL REPAIR SHOP, & C-STORE

ST RT 235, HUBER HEIGHTS, OH
BASIC DEVELOPMENT PLAN

	BASIC DEVELOPMENT PLAN SUBMITTAL CHECKLIST	SHEET
1)	Basic Development site plans shall be scaled at 1" to 20', 1" to 40', or other scale acceptable to the City. Plans must show the following:	--
☐	Property lines, right-of-way lines, and all easements of record	02,05
☐	Location of all abutting properties within 200' and a list of owners and addresses	03
☐	Location of all public and private utilities including local services on or adjacent to site	04
☐	Existing physical features, including structures, drives, adjacent roads and number of lanes, ditches, trees, wells, sanitary fields, etc.	09
☐	Sizes, grades, and type of material for all existing gravity sewers, force mains, and appurtenances	N/A
☐	Existing elevations at property corners and other key locations (USGS datum)	09
☐	Location of proposed structures, out buildings and/or other improvements, setback dimensions, landscaping or buffer strips, parking spaces, handicapped parking, type of ground surface, freestanding signs or lighting, underground tanks, detention ponds and approximate sizes of all facilities	06-08
☐	One (1) foot contour lines, swales, and other natural or man-made drainage facilities either on the property or in the streets and easements adjacent to the property	10
☐	Direction of on-site overload flow and any changes in flow after proposed development	10
☐	Direction of drainage flow for all abutting properties together with location and direction of concentrated water volumes (downspouts, field tiles, etc.)	10
☐	Proposed finished grades of all structures, ground elevations at all structure corners and tentative grades for all proposed driveways, swales, pipes, etc.	10
☐	Traffic impact study prepared by a third-party professional	I/P
☐	Dedication of street to adopted right-of-way limits when required by thoroughfare plan	C/P
☐	Widening of roadways and inclusion of sidewalks when required by thoroughfare plan	C/P
☐	Storm water management plan and preliminary hydraulic calculations in accordance with Montgomery County, Ohio Standards.	C/P
2)	Listing of proposed uses	01
3)	Conceptual building elevations of proposed buildings indicating true colors and materials	11-14
4)	Other information as requested by the City	--
5)	Upon receipt of final review comments from the Planning Department, applicant shall submit eight (8) copies of the revised plans required in this check list, any other revised or amended documents, and a pdf of all drawings to ghoskins@hhoh.org at least one week prior to the date of the Planning Commission meeting.	--
6)	Traffic impact studies	--

N/A NOT APPLICABLE
I/P IN PROCESS
C/P TO BE PERFORMED AND/OR PROVIDED BY CONTRACTOR OR OTHER PARTY PENDING RESULT OF REZONING AND ZONING APPROVAL STATUS

LOCATION / VICINITY MAP

PROPOSED USES

SERVICE STATION
CONVENIENCE STORE
DRIVE-THRU STORE
RESTAURANT

PROPOSED REZONING

FROM I-1 (LIGHT INDUSTRIAL USE)
TO PI (PLANNED INDUSTRIAL DISTRICT)

RENDERING OF PROPOSED DEVELOPMENT

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:
PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
COVER SHEET

SCALE:

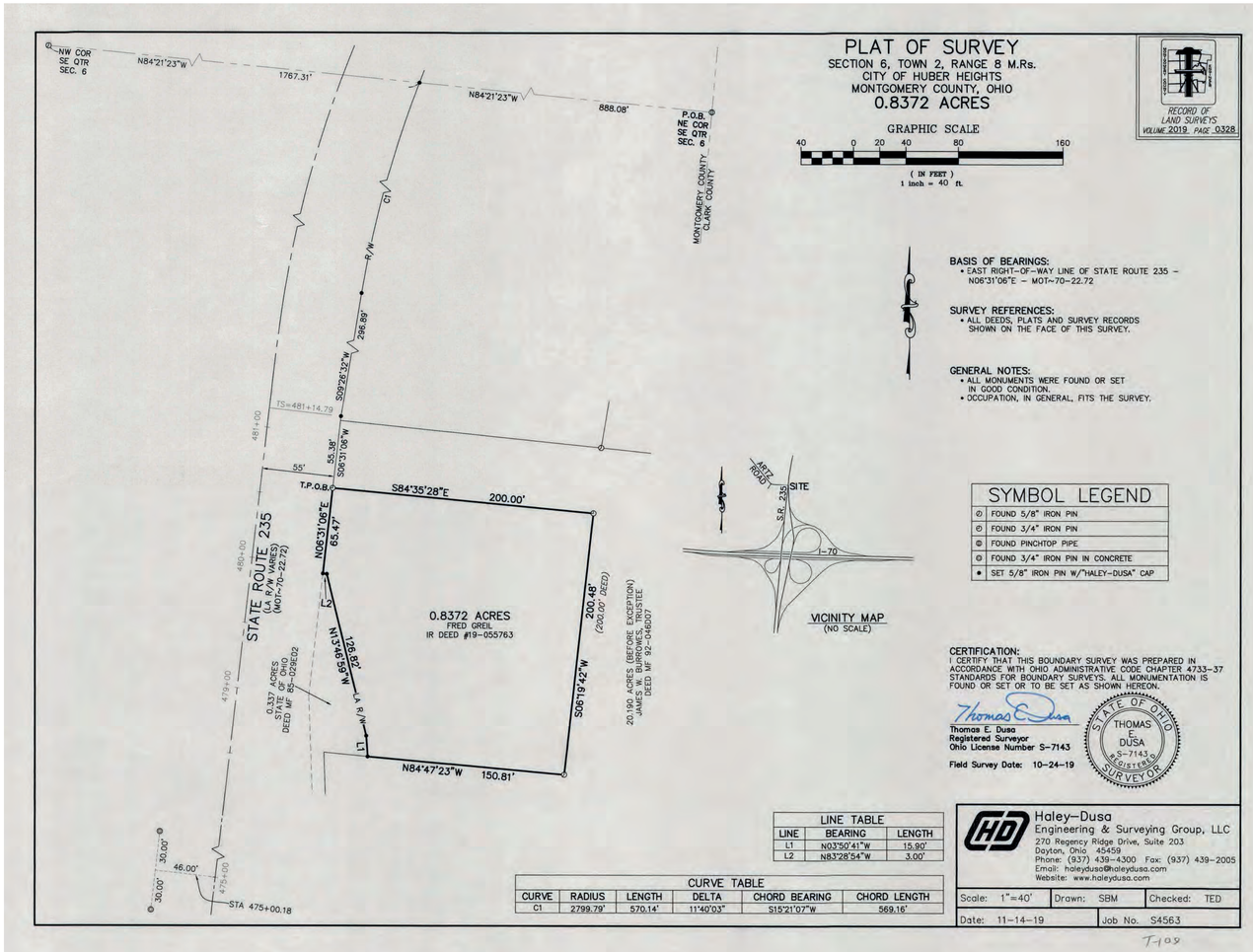
REVISION TABLE

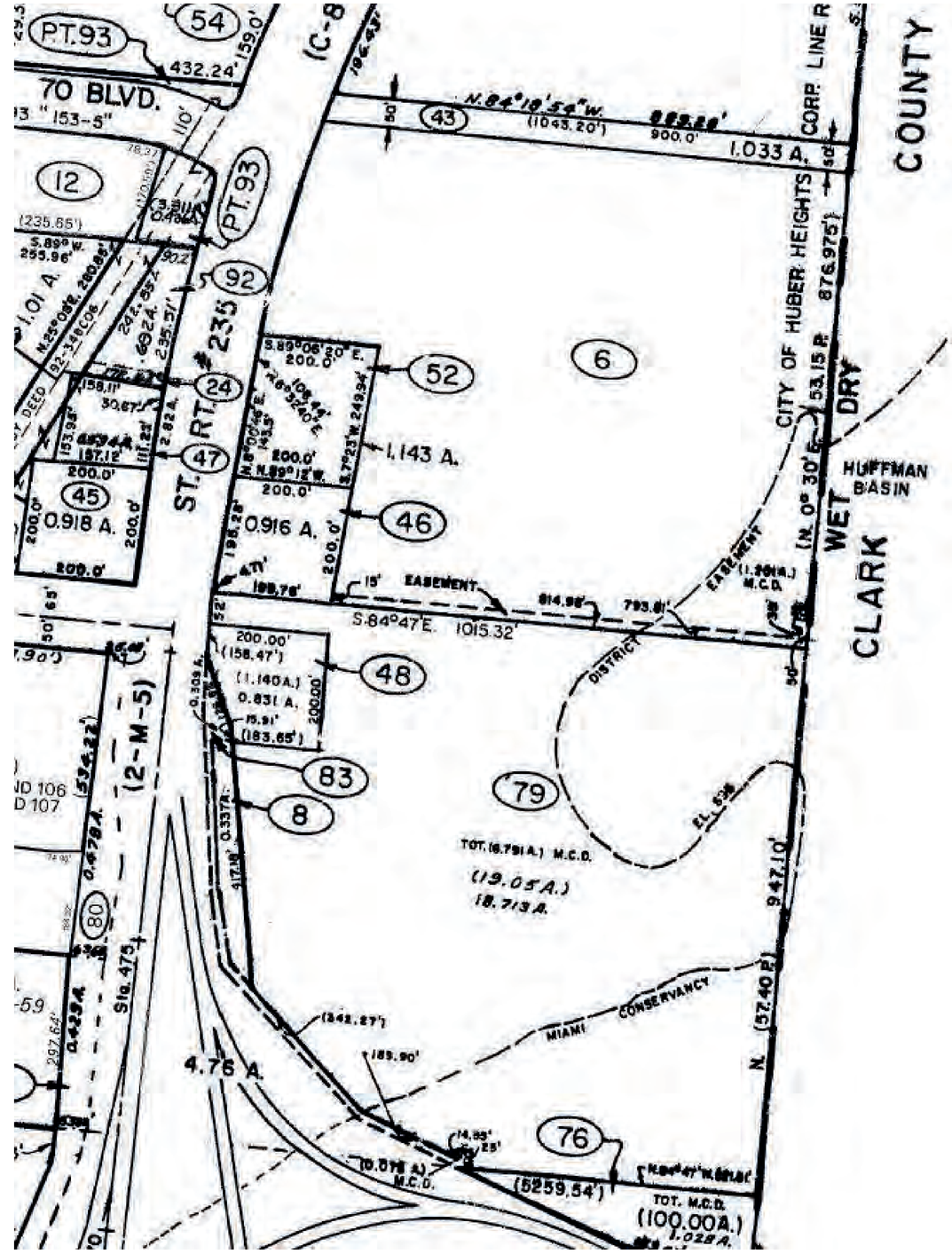
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 12/29/2021
SHEET: 01 of 12

LAND RECORDS

MONTGOMERY COUNTY ENGINEER'S OFFICE

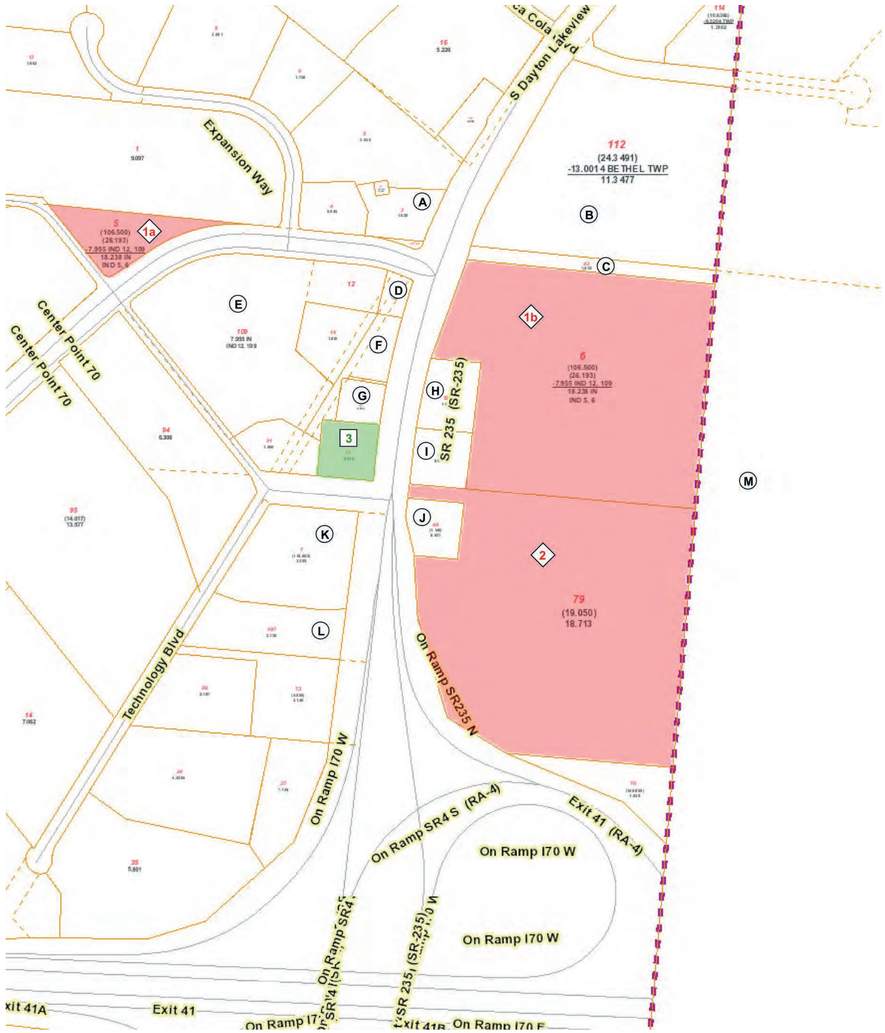




BERGER CONSTRUCTION SERVICES 50 Walnut Rd Medway, OH 45341 937.727.4515	CLIENT: **PAP OIL COMPANY LLC** 4365 Lisa Dr Tipp City, OH 45371	TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH COVER SHEET	SCALE:	DATE: 12/29/2021 SHEET: 02 of 12

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION



	COUNTY	PAR ID	PARCEL LOCATION	OWNER	NAME	MAILING ADDRESS	CITY, STATE ZIP
1a	MONTGOMERY	P70 03903 0005	ARTZ RD	BURROWES PATRICK C TR	BURROWES PATRICK C TR	8181 S DAYTON LAKEVIEW RD	NEW CARLISLE OH 45344
1b	MONTGOMERY	P70 03903 0005	ARTZ RD	BURROWES PATRICK C TR	BURROWES PATRICK C TR	8181 S DAYTON LAKEVIEW RD	NEW CARLISLE OH 45344
2	MONTGOMERY	P70 03903 0079	I 70	BURROWES PATRICK C TR	BURROWES PATRICK C TR	8181 S DAYTON LAKEVIEW RD	NEW CARLISLE OH 45344
3	MONTGOMERY	P70 03903 0045	8007 ST RT 235	B J P INC	B J P INC	8181 S DAYTON LAKEVIEW RD	NEW CARLISLE, OH 45344
A	MONTGOMERY	P70 01218 0003	8201 ST RT 235	DRIAN BRADLEY M AND TAMARA WARREN	DRIAN BRADLEY M AND TAMARA WARREN	430 FAIRWAY DR	TAHOE CITY, CA 96145
B	MONTGOMERY	P70 03903 0112	N/A	N/A	N/A	N/A	N/A
C	MONTGOMERY	P70 03903 0043	CARLISLE PIKE	NEFF NANCY E TR ET AL 4 PAMELA WEYANDT JOHN D NEFF II ROBERT NEFF	NEFF NANCY E TR ET AL 4	1912 GREENLAWN DR	ENGLEWOOD, FL 34223
D	MONTGOMERY	P70 03903 0093	8191 ARTZ RD	BURROWES AND SONS LLC	BURROWES AND SONS LLC	8181 SOUTH DAYTON LAKEVIEW RD	NEW CARLISLE, OH 45344
E	MONTGOMERY	P70 03903 0012	8191 ARTZ RD	BURROWES AND SONS LLC	BURROWES AND SONS LLC	8181 SOUTH DAYTON LAKEVIEW RD	NEW CARLISLE, OH 45344
F	MONTGOMERY	P70 03903 0092/0016	8181 CARLISLE PIKE	BURROWES PATRICK C DEBORAH	BURROWES PATRICK C DEBORAH	8181 S STATE ROUTE 235	NEW CARLISLE, OH 45344
G	MONTGOMERY	P70 03903 0047	8011 ST RT 235	PJ VENTURES LLC	PJ VENTURES LLC	8181 S ST RTE 235	NEW CARLISLE, OH 45344
H	MONTGOMERY	P70 03903 0052	8020 ST RT 235	HACKER RAY W AND ANITA	RAY W HACKER AND ANITA	590 HAVERHILL RD	BLOOMFIELD HILLS, MI 48304
I	MONTGOMERY	P70 03903 0046	8010 ST RT 235	GREIL FRED R	GREIL FRED R	9146 SHAWNEE TR	POWELL, OH 43065
J	MONTGOMERY	P70 03903 0048	CARLISLE PIKE	GREIL FRED	GREIL FRED	9146 SHAWNEE TR	POWELL, OH 43065
K	MONTGOMERY	P70 03903 0007	8080 TECHNOLOGY BLVD	DAVIS JOHN STEPHEN	DAVIS JOHN STEPHEN	224 BIRCHWOOD AVE	TRAVERSE CITY, MI 49686
L	MONTGOMERY	P70 03903 0107	8070 TECHNOLOGY BLVD	DM2 REALTY LLC	DM2 REALTY LLC	8000 TECHNOLOGY BLVD	DAYTON, OH 45424
M	CLARK	101000036000027	I-70, MEDWAY 45341	NEFF NANCY E TRUSTEE	NEFF NANCY E TRUSTEE	1912 GREENLAWN DR	ENGLEWOOD, FL 34223

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:
PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
ABUTTING PROPERTIES

SCALE:

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 12/29/2021

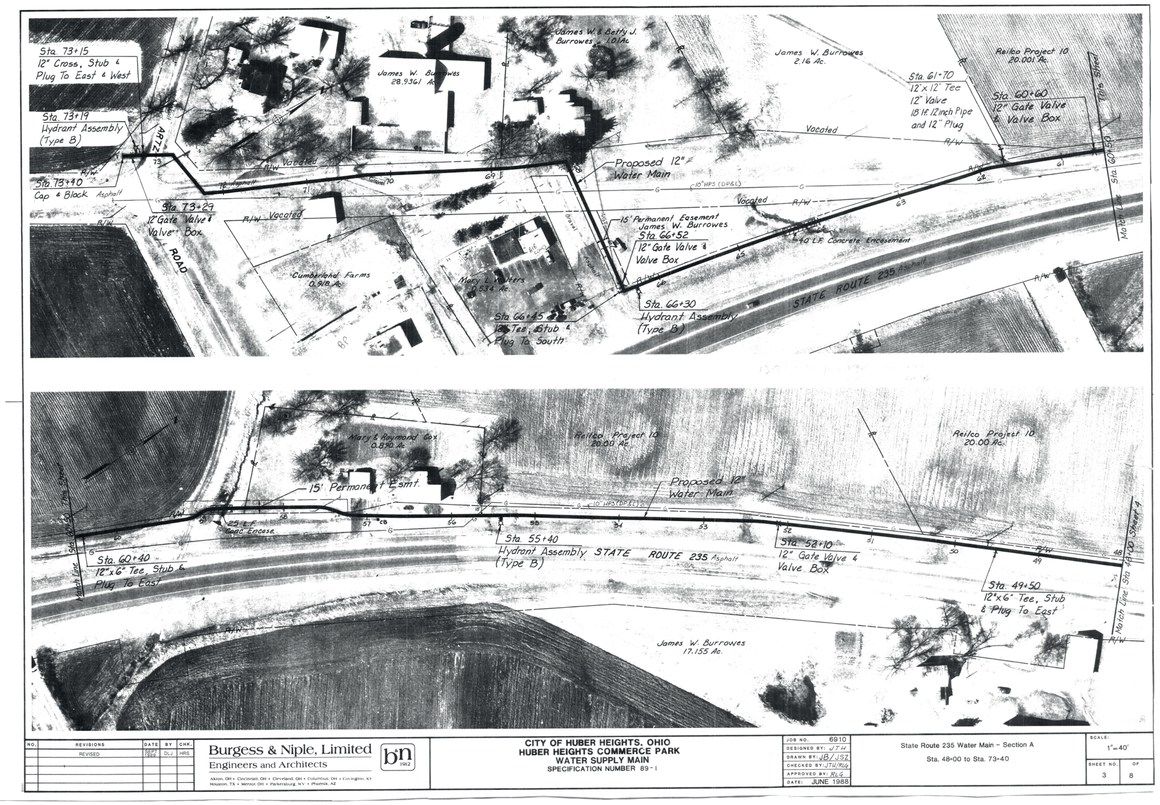
SHEET: 03 of 12

WATER & SEWER CONNECTIONS

PROVIDED BY THE CITY OF HUBER HEIGHTS

water&sewer connections.JPG

CP70WaterSewerExt-01_003.PDF



NO.	REVISIONS	DATE	BY	CHK.
	REVISED	MAY 1988	DLJ	HRS

Burgess & Niple, Limited
Engineers and Architects
Akron, OH • Cincinnati, OH • Cleveland, OH • Columbus, OH • Covington, KY
Houston, TX • Mentor, OH • Parkersburg, WV • Phoenix, AZ

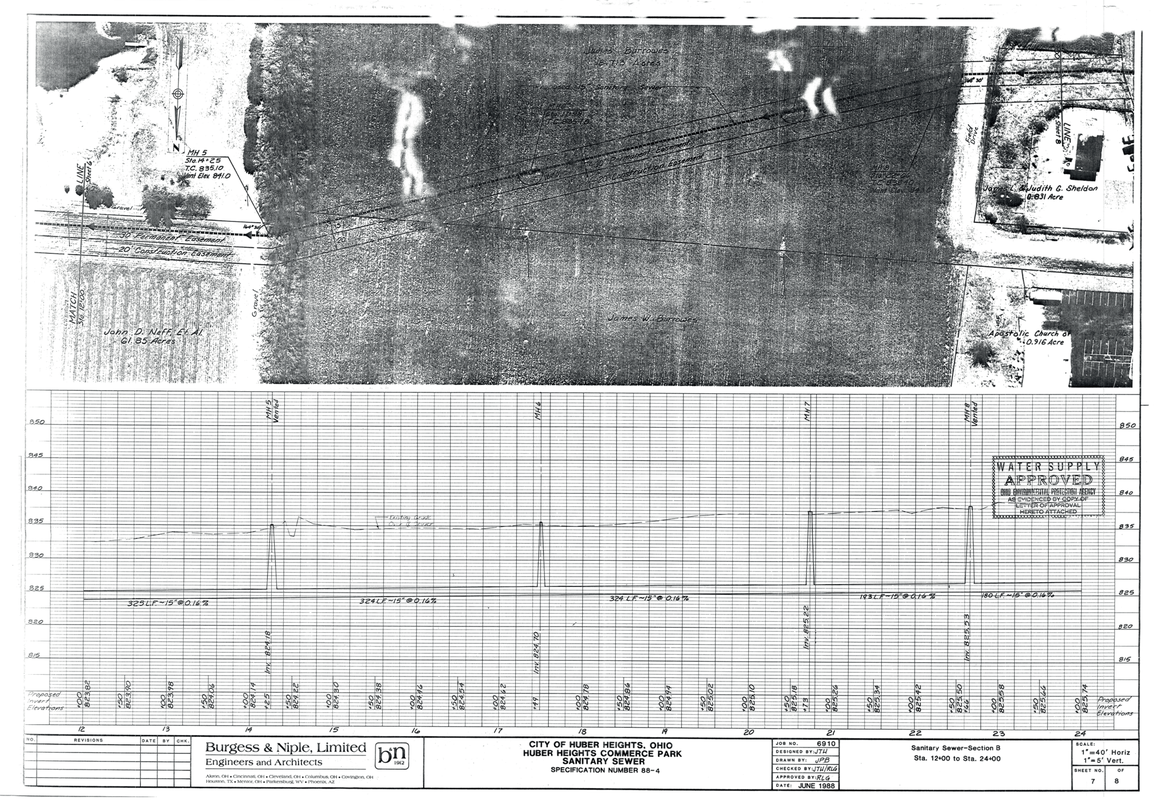
CITY OF HUBER HEIGHTS, OHIO
HUBER HEIGHTS COMMERCE PARK
WATER SUPPLY MAIN
SPECIFICATION NUMBER 89-1

JOB NO. 6910
DESIGNED BY JTW
DRAWN BY JB/JSZ
CHECKED BY JTU/RGG
APPROVED BY RLG
DATE JUNE 1988

State Route 235 Water Main - Section A
Sta. 48+00 to Sta. 73+40

SCALE: 1"=40'
SHEET NO. 3 OF 8

WaterSupply.PDF



NO.	REVISIONS	DATE	BY	CHK.

Burgess & Niple, Limited
Engineers and Architects
Akron, OH • Cincinnati, OH • Cleveland, OH • Columbus, OH • Covington, OH
Houston, TX • Mentor, OH • Parkersburg, WV • Phoenix, AZ

CITY OF HUBER HEIGHTS, OHIO
HUBER HEIGHTS COMMERCE PARK
SANITARY SEWER
SPECIFICATION NUMBER 88-4

JOB NO. 6910
DESIGNED BY JTU
DRAWN BY JPB
CHECKED BY JTU/RGG
APPROVED BY RLG
DATE JUNE 1988

Sanitary Sewer-Section B
Sta. 12+00 to Sta. 24+00

SCALE: 1"=40' Horiz. 1"=5' Vert.
SHEET NO. 7 OF 8

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:

PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
EXISTING UTILITY LOCATIONS

SCALE:

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 12/29/2021

SHEET: 04 of 12

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:
PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
FULL SITE PLAN

SCALE:
1" = 80' 0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 3/18/2022
SHEET: 05 of 12

LEGEND

*ALL PAVEMENT DIMENSIONS REFERENCE THE FACE OF CURB WHERE CURB IS REQUIRED

*ALL SETBACK DIMENSIONS REFERENCE THE BACK OF CURB OR THE EXTERNAL FACE OF THE BUILDING, WHERE APPLICABLE

- PROPERTY LINE
- EXISTING R.O.W.
- PROPOSED R.O.W.
- EDGE OF ROADWAY
- ROAD MARKING BETWEEN LANES
- PROPOSED STRUCTURE
- CONCRETE PAVEMENT PER CITY SPEC
- CONCRETE SIDEWALK PER CITY SPEC
- LANDSCAPED AREA
- LOADING AREA
- (63) PARKING SPACES (3) HANDICAP ACCESSIBLE

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:

PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
DIMENSIONED DEVELOPMENT SITE PLAN - UPDATED

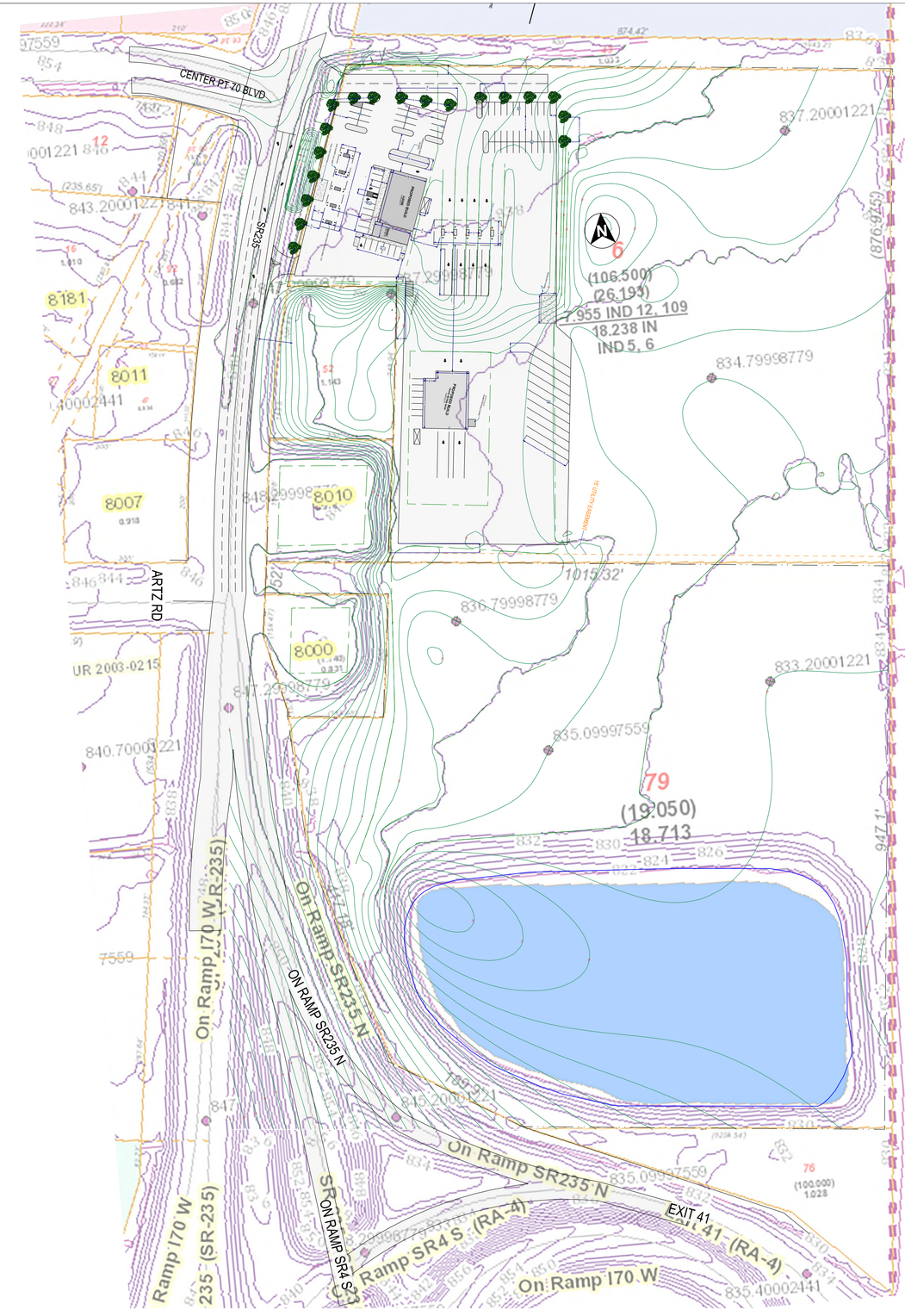
SCALE:

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 3/18/2022

SHEET: 06 of 12



BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:
PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
EXISTING & PROPOSED ELEVATIONS

SCALE: 1" = 100' 0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 3/18/2022

SHEET: 07 of 12

/HERE

ℓ

D STRUCTURE

E PAVEMENT
SPEC

E SIDEWALK
SPEC

PED AREA

AREA

NG SPACES
CAP ACCESSIBLE

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:
PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
PROPOSED GRADING PLAN

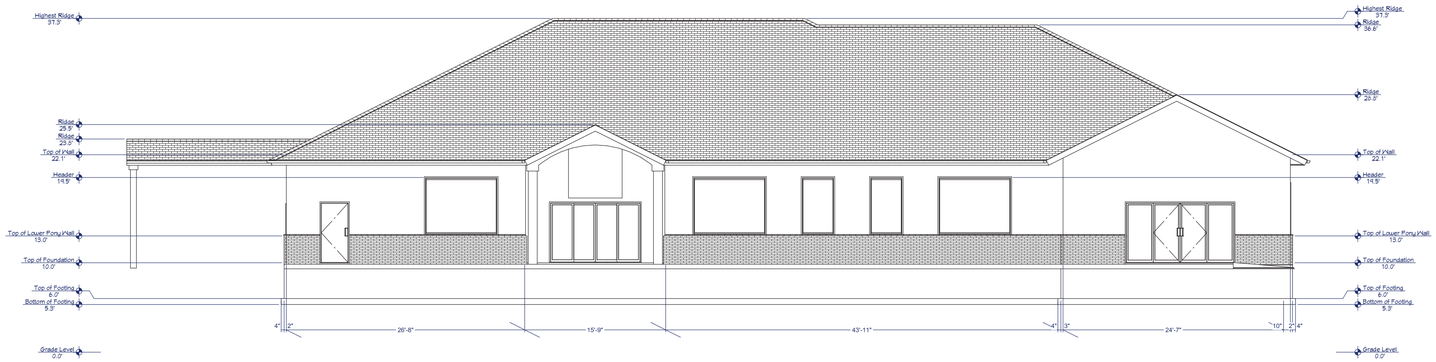
SCALE:
1" = 40' 0"

REVISION TABLE

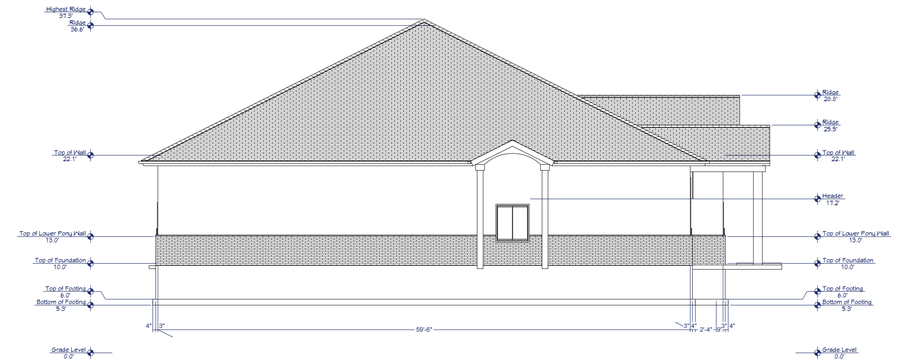
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 3/18/2022

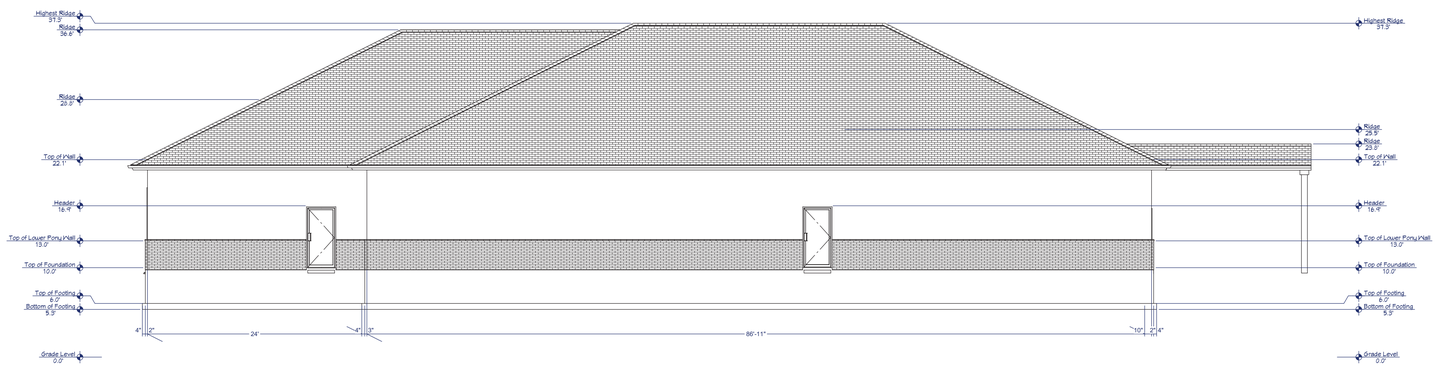
SHEET: 08 of 12



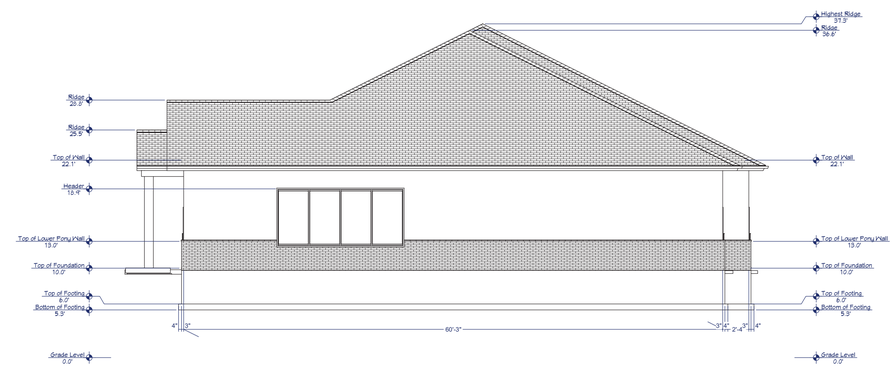
Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Back



Exterior Elevation Right

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:
PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
C-STORE ELEVATIONS

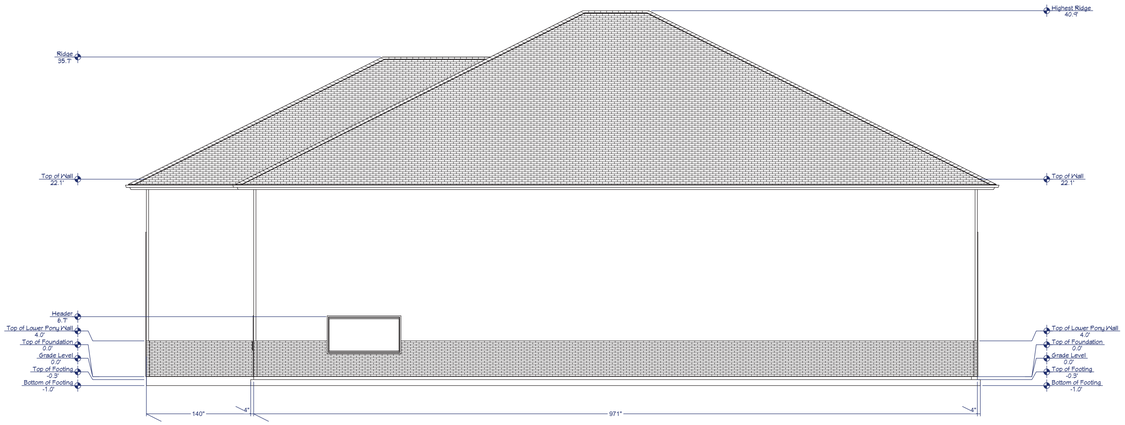
SCALE: 1/8" = 1' 0"

REVISION TABLE

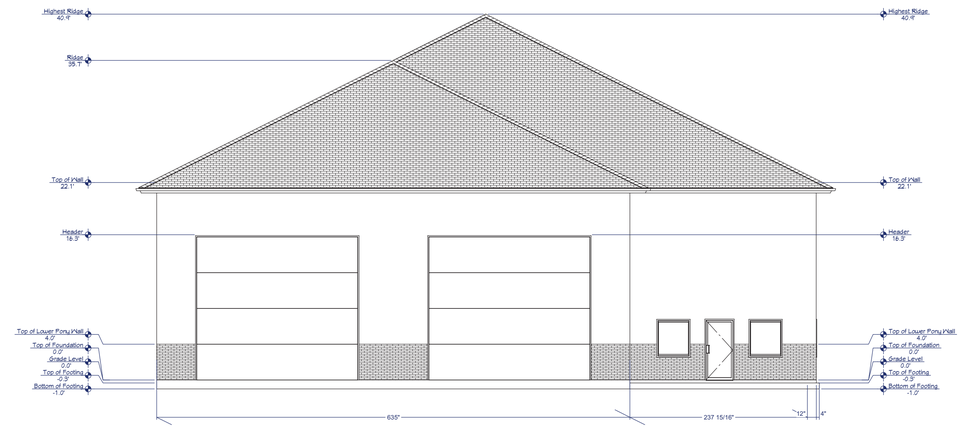
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 12/29/2021

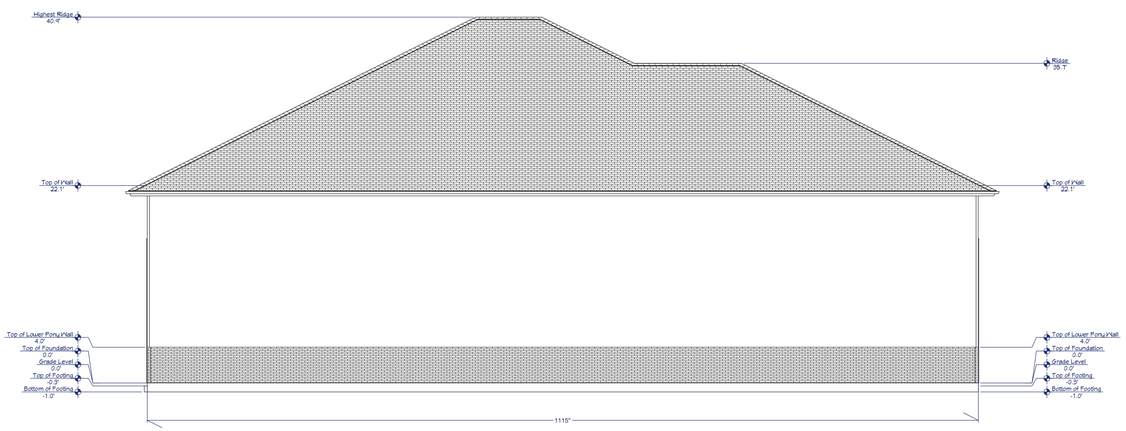
SHEET: 09 of 12



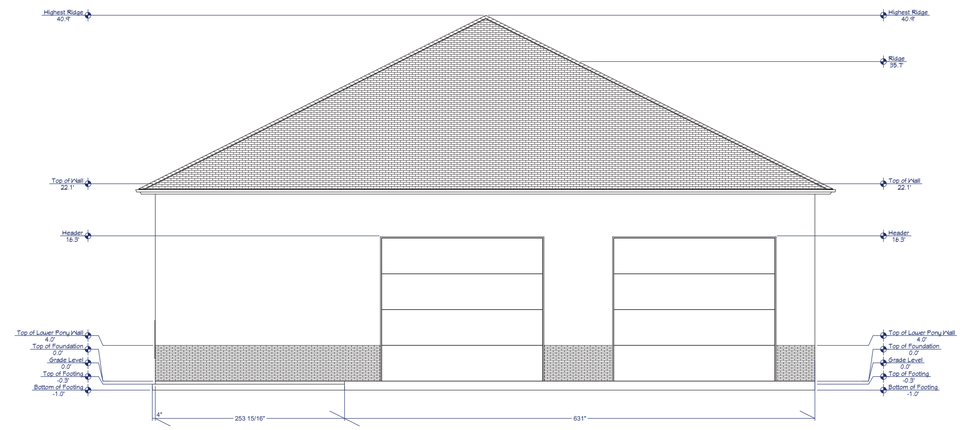
Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Back



Exterior Elevation Right

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:
PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
TRUCK REPAIR SHOP ELEVATIONS

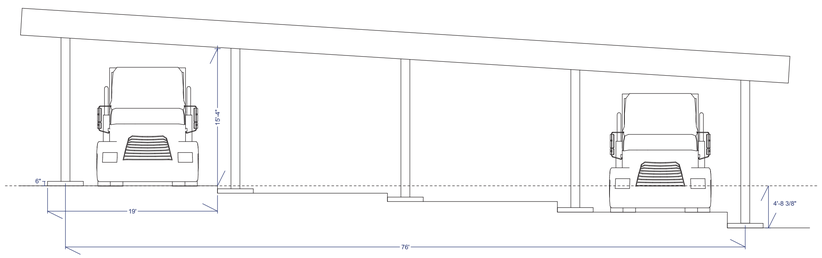
SCALE: 1/8" = 1' 0"

REVISION TABLE

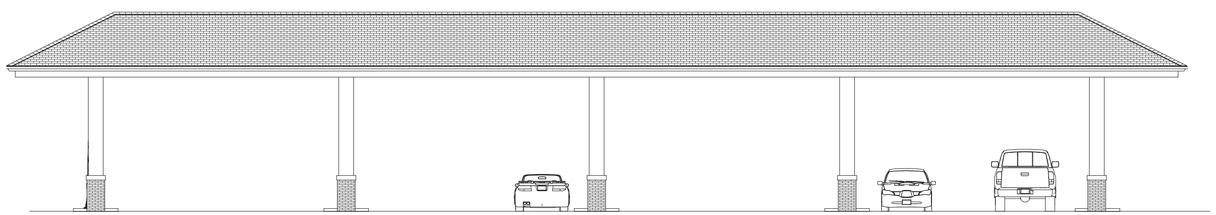
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 12/29/2021

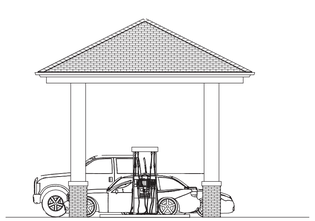
SHEET: 10 of 12



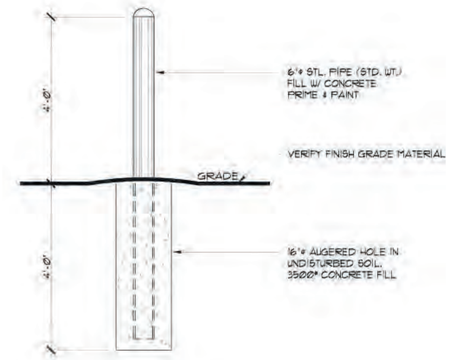
DIESEL CANOPY ELEVATION



GAS CANOPY FRONT ELEVATION

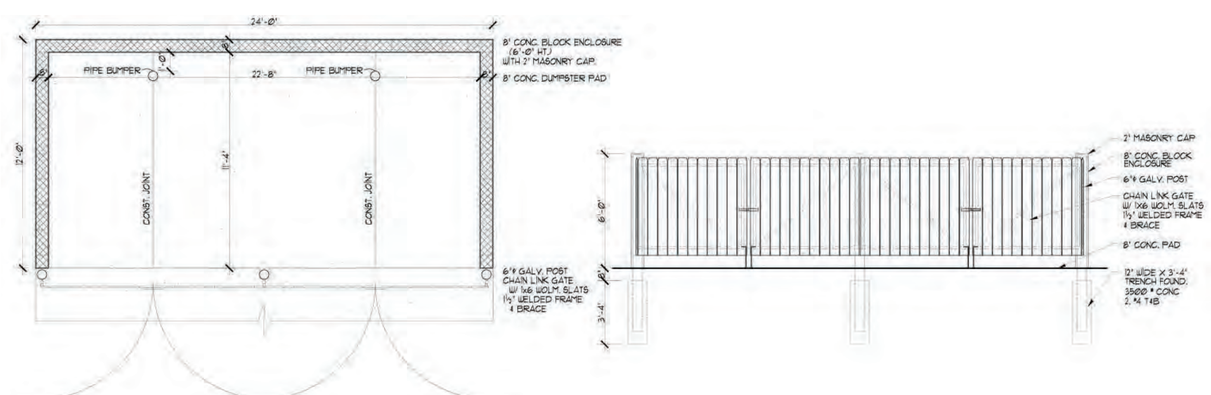


GAS CANOPY SIDE ELEVATION



TYP. BUMPER POST (BOLLARD)

SCALE: NONE



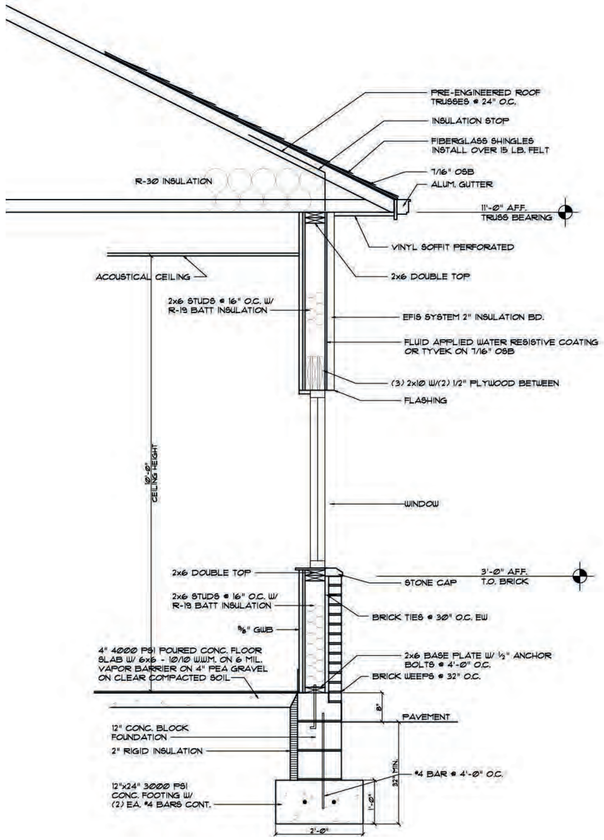
BERGER CONSTRUCTION SERVICES 50 Walnut Rd Medway, OH 45341 937.727.4515	CLIENT: **PAP OIL COMPANY LLC** 4365 Lisa Dr Tipp City, OH 45371	TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH CANOPY ELEVATIONS	SCALE: 1/8" = 1' 0"

REVISION TABLE

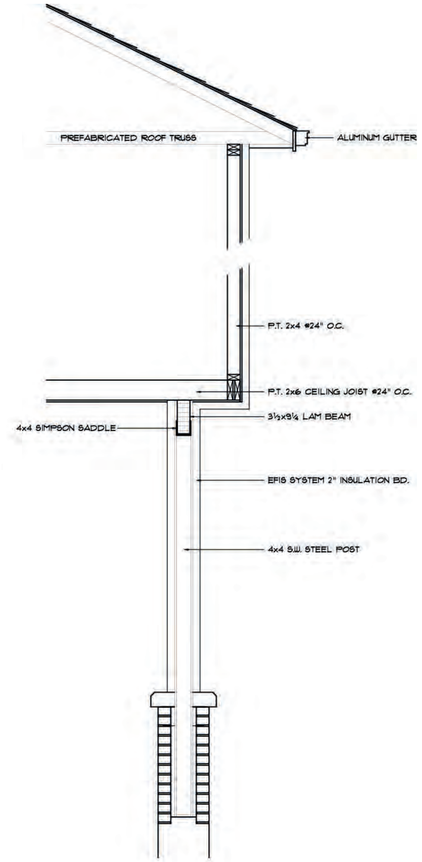
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 12/29/2021

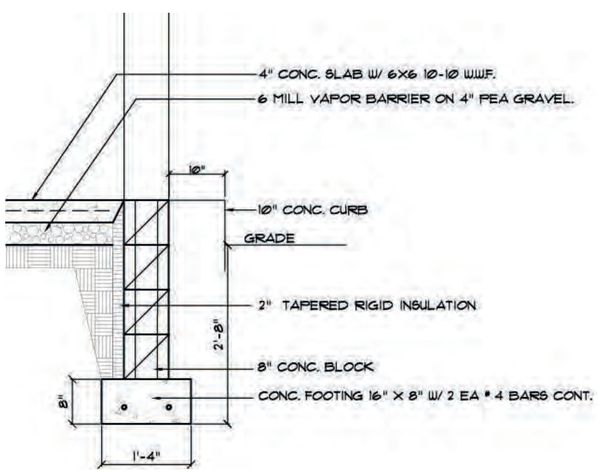
SHEET: 11 of 12



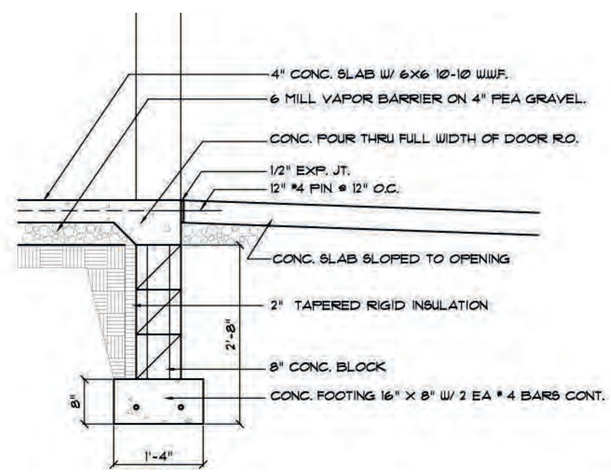
WALL SECTION



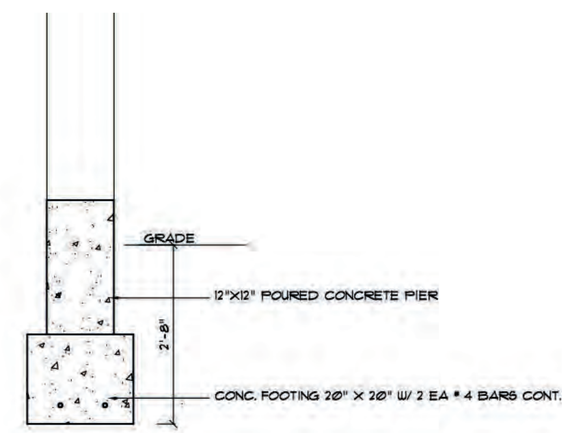
WALL SECTION



PERIMETER FOUNDATION



DOOR POUR THROUGH



COLUMN FOUNDATION

BERGER CONSTRUCTION SERVICES
50 Walnut Rd
Medway, OH 45341
937.727.4515

CLIENT:
PAP OIL COMPANY LLC
4365 Lisa Dr
Tipp City, OH 45371

TRUCK STOP, TRUCK REPAIR, & C-STORE HUBER HEIGHTS, OH
FOUNDATION & WALL SECTIONS

SCALE: 1/8" = 1' 0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DATE: 12/29/2021

SHEET: 12 of 12

Huber Heights Fire Division

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

Occupancy Name:	Truck Stop, Diesel Repair Shop & C-Store
Occupancy Address:	State Route 235

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:	22-031
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	3/7/2022

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. 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:

- **Please review requirements for fire service features in Ohio Fire Code (OFC), Rule 5.**
- **Canopy clearance shall be a minimum height of 13 feet 6 inches in accordance with Ohio Fire Code 503.2.1.**
- **The turning radius for fire department access roads shall meet requirements for Huber Heights Fire Division (HHFD) vehicles. Contact HHFD to obtain information. OFC 503.2.4 and Appendix D103.3. *(This applies to access to buildings as well.)***
- **Fire department access roads shall not have dead ends over 150 feet without an approved turnaround. OFC 503.2.5 and Appendix D103.4. *(This applies to access to buildings as well.)***
- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined**

and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed. *(Building Construction Classification and Square Footage will need to be determined first).*

- **Fire hydrant spacing shall also meet the requirements of HHCO 1521.**
- **Buildings provided with fire sprinkler systems will need to have a fire department connection located within 75 feet of a fire hydrant in accordance with Huber Heights Codified Ordinance 1521.01(e). The connection shall be a 4" Storz fitting with a 30-degree turn-down. (*Engineer/Architect shall determine if buildings will be required to be sprinklered.)***

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

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

Memorandum

Staff Report for Meeting of March 29, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: March 22, 2022

Subject: Basic Development Plan and Rezoning - Takhar Oil
(Truck Stop, Diesel Repair Shop and Convenience Store)
Revised Site Plan Review

- Application dated January 27, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Amarjit Takhar – Applicant Patrick Burrowes- Owners
DEVELOPMENT NAME:	Takhar Oil LLC
ADDRESS/LOCATION:	East side of the intersection of SR 235 and Center Point 70 Blvd.
ZONING/ACREAGE:	I-1 Light Industrial Mixed Use - 35 acres
EXISTING LAND USE:	Vacant / Agricultural
ZONING ADJACENT LAND:	North and South: I-1 West: B-3 / PC East: Agricultural (Clark County)
REQUEST:	The applicant requests approval of a basic development plan and rezoning to Planned Commercial to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. Applicant seeks to rezone all 35 acres to Planned Commercial.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1176, 1181,

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

This case was tabled at the March 15, 2022, to allow time to review the revised development plan that was submitted shortly before the meeting. The crux of the revision reconfigures the western access point to allow for a future extension of Center Point 70 Boulevard, and meet the development standards of the Planned Commercial District.

On-Site Uses and Facilities

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The revised site plan illustrates 76 parking spaces, including 10 for semi-trucks. This is an increase from 62 automobile parking spaces.

Applicable Zoning Regulations

The appliable zoning chapters include: 1171 General Provisions, 1176 Planned Commercial District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading, and Chapter 1193 Trailers, Trucks, Recreational Vehicles, Boats, Farm or Construction Equipment. The relevant sections are citied below:

Chapter 1171 General Provisions

1171.01 Purpose.

Planned Unit Developments Districts may be permitted as amendments to the zoning map, after application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. The provisions of this chapter are adopted to unify planning and development in such districts. Applications for rezoning of land into a Planned Unit Development District shall be granted only when the basic development plan for the project is such that the public health, safety and morals shall not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. PUD rezonings may be approved only when a basic development plan for the area has been approved by Council. A detailed development plan shall then be approved for zoning permit to be approved for development in the District. Normally the detailed development plan shall be approved by the Planning Commission after the rezoning and basic development plan have been approved by Council. Owners shall have the option however, of submitting a combined basic and detailed development plan ("combined development plan") if they should so desire for some or all of the site.

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

1171.05 Contents of basic development plan.

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

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

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

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

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

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

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

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

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

1176 (PC) Planned Commercial District

1176.01 Principal permitted uses.

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

(a) Retail, office and commercial establishments;

(b) Personal service commercial establishments;

(c) Motels and hotels;

(d) Filling stations;

(e) Service stations; and

(f) Public garages.

(g) Sweepstakes cafe.

(Ord. 2012-O-1948, Passed 3-12-12)

1176.02 Accessory uses.

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

(a) Uses customarily incident to all principal permitted uses; and

(b) Temporary buildings and uses for construction purposes, not to exceed 12 months.

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

1176.03 Development standards.

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

(a) Minimum Land Area Requirement.

(1) No minimum land area shall be required.

(b) Site Planning.

(1) All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15 feet along property lines.

(2) The parking and loading facilities shall be a distance of at least 25 feet from the established right-of-way line, and the building(s) or the structure(s) at least 75 feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat.

(Ord. 2006-O-1656, Passed 10-5-05)

1176.04 Parking and loading.

The provisions of Chapter 1185, "Parking and Loading" shall apply, except that off-street loading space shall be provided with area, location, and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking.

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

Chapter 1181 General Provisions

1181.17 Street trees.

Any property that is zoned commercial, industrial, institutional, or multi-family and that abuts a public street right-of-way and is being developed shall have one street tree per 40 feet of frontage planted at least four feet from the edge of the sidewalk on private property as determined appropriate by the City Engineer. If the location of the proposed street trees is determined inappropriate by the City Engineer, the City Engineer shall determine a location that is appropriate for the planting of the street trees. The City Engineer shall also approve the type of and the caliper of street trees that are to be planted. A list of appropriate trees and required caliper is available in the City Engineer's office.

(Case 389; Ord. 2001-O-1240, Passed 2-12-01)

1181.18 Screening of service structures.

Service structures shall be screened in all zoning districts. For the purposes of this section, service structures shall include but not be limited to loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a nonresidential (excluding agricultural uses) or multi-family building or site. Structures may be grouped together; however, screening height shall be based upon the tallest of the structures. Service structures located in the public right-of-way or public right-of-way easement shall be exempt from these provisions.

(a) Screening Requirements.

(1) Rooftop utilities screening. All mechanical equipment located on the roof or around the perimeter of the building shall be screened by the following means and with materials that are comparable and compatible with that of the exterior building materials. Roof top mechanical units must be screened to the full height of the unit and also be fully screened from view from surrounding public rights-of-way. A sight distance analysis may be required by the City to determine the necessary height or design of rooftop utilities screening. If due

to factors unique to the property or the project, it is physically impossible or impractical to screen these utilities, the Board of Zoning Appeals, may approve alternative solutions that render them aesthetically compatible with the principal structure, except for development within a planned unit development district for which the Planning Commission would have authority to approve any alternative solutions.

A. A raised parapet or other architectural feature is an integral part of the building as a method of screening for rooftop mechanical equipment or to soften rooftop view.

B. Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.

(2) Waste Handling Screening. All waste, recycling and related handling equipment shall be stored and kept in four-sided enclosure constructed of a brick, stone, decorative concrete material, or a material compatible with the material of the principle structure.

A. Curbs to protect screening material. Whenever screening materials is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening material on these sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

(3) Screening of other service structures. A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. The height of the screening material shall be one foot more than the height of the enclosed structure, but shall not be required to exceed 12 feet in height. Whenever a service structure is located next to a building wall or landscaping material, such walls or screening material, may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this section. Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, two-thirds of the height of the service structure(s), and meet the height and opacity requirements within four years.

1181.21 Lighting standards.

(a) Intent. This section intends to regulate outdoor lighting in order to: establish appropriate minimum levels of illumination, prevent unnecessary glare, and reduce both spill-over onto adjacent properties and unnecessary transmission of light into the night sky. It is not intended to eliminate the need for an applicant to seek professional assistance to determine appropriate lighting for the use and design proposed.

(b) Approved Lighting Plan. Whenever the installation or modification of outdoor lighting is proposed or, for a commercial, industrial, multi-family or special use of a site plan approval, the enforcing

officer shall review and approve all proposed lighting as part of the approval process. These standards shall also apply to modifications to existing lighting fixtures, whether or not site plan approval is required.

(1) A lighting plan submitted for review shall contain the following:

A. A site plan showing the location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures;

B. Specifications for all proposed and existing lighting fixtures. These include: photometric data, fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation. A photometric plan illustrating the levels of illumination at ground level shall account for all light sources that impact the subject site, including spill-over illumination from neighboring properties; and

C. Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming of points of any remote fixtures.

(2) A proposed lighting plan shall be reviewed based upon the following considerations:

A. Whether the lighting is designed to minimize glare;

B. Whether light will be directed beyond the boundaries of the area to be illuminated or onto adjacent properties or streets;

C. Whether the lighting will cause negative impacts on residential districts and uses;

D. Whether the plan will achieve appropriate levels of illumination for the use proposed;

E. Whether the lighting is in harmony with the character of the surrounding area and the illumination levels of neighboring properties; and

F. Whether the lighting is in keeping with the city' s goal of prohibiting unnecessary illumination of the night sky.

(c) Required Conditions. When site plan or zoning permit approval is required for the installation or modification of exterior lighting, the following conditions shall apply:

(1) Light fixtures shall not be mounted in excess of the maximum height limitation of the district in which they are located. Those maximum heights are listed below:

•	*B-1, B-2, B-3, and EP*	*25' maximum mounting height*
•	*O-1*	*20' maximum mounting height*
•	*I-1 and I-2*	*35' maximum mounting height*
•	*Planned Unit Developments*	*Established by the City at the detailed plan approval stage (if not addressed, maximum mounting height shall be 25')*

Electrical service to light fixtures shall be placed underground.

(3) No flashing lights or intermittent illumination shall be permitted.

(4) Glare control shall be accomplished primarily through the proper selection and application of lighting equipment. Only after those means have been exhausted shall landscaping, fencing and similar screening methods be considered acceptable means for reducing glare.

(5) Outdoor lighting shall be designed to achieve uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light level of the surface being lit, measured in foot-candles, shall not exceed 4:1. One foot-candle is equal to the amount of light generated by one candle shining on a square foot surface one foot away. The average illumination is determined by: adding the foot-candle value of all the points in the photometric grid, and dividing the sum by the total number of points.

(6) The use of true color rendering lamps, such as metal halide, is required instead of the utilization of high and low pressure sodium lamps.

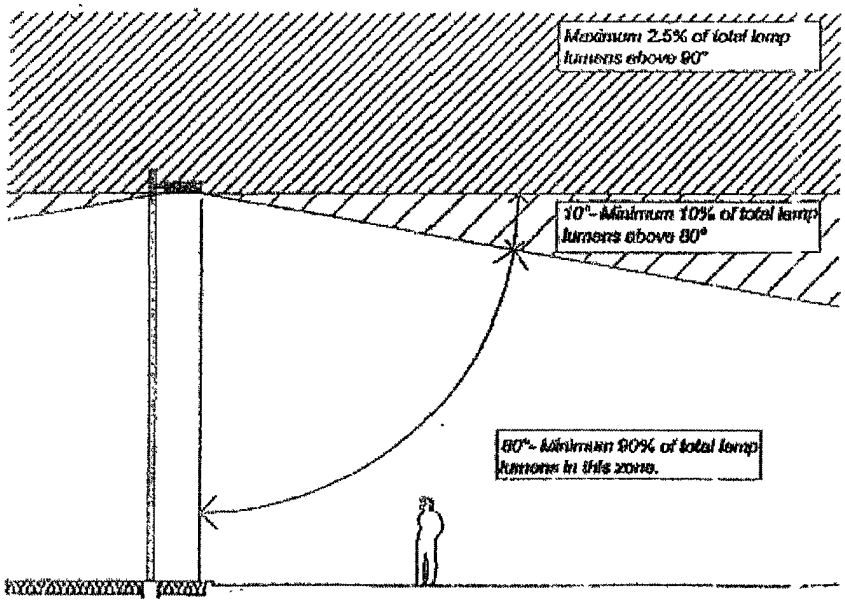
(7) Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.

(8) Lighting for security purposes shall be directed only onto the area to be secured.

A. All fixtures shall be located, shielded and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky.

B. Fixtures mounted on the building and designed to illuminate the facade are preferred.

(9) Parking lot lighting shall be designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Full cut-off fixtures shall be used to prevent glare and direct illumination away from adjacent properties and streets. Designs that result in even levels of illumination across a parking area are preferred

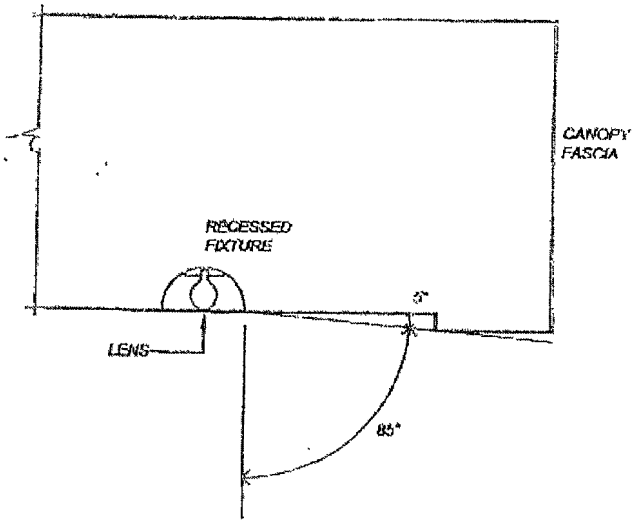


Cut-off fixture as defined by IESNA.

(10) The illumination of gasoline service stations and convenience stores shall be the minimum level necessary to facilitate such uses. Unnecessary lighting for the purposes of attraction and advertising shall not be permitted.

A. Areas away from gasoline pump islands that are used for parking and vehicle storage shall be illuminated in accordance with the parking area requirements of subsection (9) above.

B. Light fixtures mounted on canopies shall be recessed or flush with the bottom of the canopy. Where a drop-down fixture is used, the lens shall be flush with (i.e., no more than one inch beyond) the casing so that light is directed down and not sideways. All canopy lighting shall be shielded to provide a cut-off angle of 85 degrees. Fixtures shall not be mounted on the top or sides of canopies.



This illustration provides an example of a fixture with an 85 degree cut-off. Other designs that achieve the same cut-off requirement are also acceptable.

Chapter 1182 Landscaping and Screening Standards

1182.01 General information.

(a) Applicability. All of the requirements of this chapter of the Zoning Code are applicable to all new developments located in all zoning districts except for those located in ER, R-1, R-2, R-3, R-4, R-4B, RMV, A, WO, and C districts. For new developments located in ER, R-1, R-2, R-3, R-4, R-4B, RMV, A, WO, and C districts, only the requirements listed in the schedule of required buffers, detailed in figure 4 in Section 1182.05, shall apply. Property owners are under a continuing obligation to ensure that their property is maintained in accordance with these requirements.

(b) Application Process. For PUD applications and standard zoning permit applications certain landscape information must be provided.

(1) In a PUD application, proposals in the re-zoning and basic development plan stage need to illustrate conceptual buffering and screening requirements on the basic development plan.

(2) In a PUD application in the detailed development plan stage and final plat stage, a detailed landscape plan shall be submitted as outlined in 1182.02.

Chapter 1185 Parking and Loading

1185.02 Off-street parking standards.

(a) General Standards. Off-street parking facilities shall be used solely for the parking of motor vehicles except as otherwise permitted in this chapter. Other approved accessory structures such as landscaping islands, light poles, shopping cart racks, and ATM's are considered as part of the off-street parking facilities. All motor vehicles shall be in operating condition by persons on the premises in connection with any use of the premises allowed by the Zoning Ordinance.

(b) Parking of motor vehicles on a residentially zoned premises shall be on a continuous hard surface, as defined by the term "hard surface driveway" in Chapter 1123.

(c) Garage sales may be conducted on off-street parking facilities located on a residentially zoned premises.

(d) Festival and fund raising activities sponsored by nonprofit organizations, as well as activities/events organized by government agencies, may be conducted on off-street parking facilities.

(e) Planned unit developments may be approved to permit other uses of off-street parking facilities.

(Case 293; Ord. 90-O-450, Passed 12-3-90; Ord. 96-O-922, Passed 10-28-96)

1185.03 Size and design.

(*a) Off-street parking spaces shall meet or exceed the minimum design standards for parking lot layouts as set forth in this chapter. The minimum size for an off-street parking space shall be 18 feet in length by ten feet wide.*

(b) Off-street parking requirements and limitations for semis are defined in HHCO Chapter 1193.

(c) Minimum Design and Construction Standards.

(1) Off-street parking may be open to the sky, or enclosed in a building or structure, either above or below ground. Off-street parking areas shall meet City and, as set forth by the City Engineer, Southwest Ohio Engineers Association (S.W.O.E.A) standards. Such standards shall include, but not be limited to, driveway widths, island design, curbs, barriers, grades, turning radii, vertical clearance, stacking, and waiting areas and drainage.

(2) Nonresidential uses (including multi-family residential uses).

A. Each off-street parking space shall open directly into an aisle or driveway of adequate width and design for safe and efficient vehicular access to the parking space. No parking space shall open directly onto any public street.

B. An aisle or driveway shall not be used for parking of vehicles.

C. All off-street parking areas shall be graded and have a continuous hard surface of asphalt or concrete. When approved by the City Engineer the off-street parking areas for impound lots, junked vehicle yards, dormant semi-truck parking areas, and certain storage areas may be composed of granular aggregate and a double chip seal or a fabric type pavement with aggregate base and surface stabilization or a slurry seal pavement with aggregate base as shown on the attached sketches. A chip sealed lot or a slurry seal lot or a fabric type lot shall be resealed at a minimum of five year intervals or as designated by the City Engineer.

1185.06 Landscaping required.

All parking lots exceeding 20 parking spaces shall have interior landscaped areas in the overall design. This requirement shall be satisfied only by those landscaped areas encompassed by the perimeter of the parking lot. Required parking or paving setbacks, screening areas, or other landscaping required by this Zoning Ordinance shall not be utilized to meet any requirement of these landscaping provisions.

(a) Any parking lot having a capacity of at least 20 parking spaces shall be required to have not less than five percent of the interior of the parking lot landscaped.

(b) The landscaped area shall include at least one tree (not less than one and three-fourths inch caliper, measured at chest height of a species approved by the City Engineer or his designee) for every 100 square yards of interior landscaped area, living plantings aesthetically located and maintained.

(c) All landscaped areas shall be designed and located in a manner that clearly defines internal streets, traffic lanes and parking areas and to standards acceptable to the Department of Engineering, Zoning and Planning.

(1) Landscaped areas shall have a minimum width of five feet.

(2) A turning radius shall be constructed where a landscaped area defines an intersection of streets, traffic lanes or parking stalls.

(3) Concrete curbing shall be placed around the perimeter of all landscaped areas.

(4) Intersection sign distance shall be maintained at all entrance and exit points to a public street and all internal intersections of streets and traffic lanes.

(Ord. 90-O-450, Passed 12-3-90)

1185.12 Computation.

(a) Number of Spaces Rounded Up. When determination of the number of off-street parking spaces required by this chapter results in a fraction that is less than a whole, such fraction shall be rounded up to a whole number and counted as one parking space.

(6) Road service and commercial entertainment uses.

A. Automobile accessories sale or installation: two spaces for every service bay, plus one space for every 400 square feet of sales area.

B. Automobile filling station and auto repair, painting, and body shop: two spaces for each service bay, plus one space for each employee on the largest shift, and also one space for each service vehicle; with a minimum of six spaces, plus one space for every 125 square feet of retail floor area if a convenience store is an accessory use.

C. Automobile washing facility: one space for each employee with a minimum of four spaces, plus five off-street waiting spaces for each car-washing device or stall, or 15 off-street waiting spaces for an assembly-line type washing establishment, and two parking spaces at the end of each washing bay for drying and hand-finishing vehicles.

Chapter 1193 Trailers, Trucks, Recreational Vehicles, Boats, Farm or Construction Equipment

1193.01 Definitions.

Trailer means any receptacle or means of transport in which something is carried or conveyed or travels, moves on skids, wheels or runners, without its own motive power and is designed so that it can be drawn by other means of motive power. Trailers include, but are not limited to nonpowered recreational vehicles.

1193.04 Off-street parking in commercial and office areas.

(a) Semis or semitrailers as defined in HHCO Chapter 1123 shall not be parked outside on properties in commercial or office zoning districts and properties being used as commercial and/or office in any industrial zoning district, except as provided below:

(1) Semis or semitrailers may be parked in designated loading spaces on properties in a commercial or office zoning district and properties being used as commercial and/or office in any industrial zoning district provided the loading spaces meet the applicable requirements in HHCO Section 1185.13 and are approved by the City. Said parking of semis or semitrailers in the loading spaces shall not exceed a length of time reasonably necessary to load or unload the semis or semitrailers.

(2) Semis may be parked in a parking lot on a property used for a restaurant, hotel, motel, moving service/lease company or filling station that provides fuel for semis as long as all the following conditions are met:

A. A zoning certificate has been issued for the property showing the location of a designated parking space(s) for semis meeting the following requirements:

1. The designated semi parking space(s) shall be at least 15 feet in width by 80 feet in length and provide adequate area for ingress and egress;

2. The designated semi parking space(s) shall not be located in the front yard of the property;

3. The designated semi parking space(s) shall not adversely affect the traffic circulation in the parking lot;

4. The designated semi parking space(s) shall be clearly marked "FOR SEMI PARKING" and, the parking surface striped in accordance with HHCO Section 1185.05;

5. A semi(s) shall only be parked in designated semi parking space(s) and shall not be parked in any other required off-street parking as required by the parking and loading regulations in HHCO Chapter 1185.

6. Semi parking space(s) and area used as ingress and egress shall be constructed of material and base able to support the daily use of semis as approved by the city engineer;

7. A semi(s) shall only be parked in designated parking space(s) on a business property while the operator or passenger is using the facilities on the business property;

8. *Semi parking space(s) shall only be permitted on property(s) for a restaurant, hotel, motel, moving service/lease company, or filling station that contains at least one acre. Each business property shall have no more than five semi parking spaces for each acre of the business property. In no case shall a business property have more than ten semi parking spaces. Properties shall be prorated by acreage for the number of semi parking spaces as outlined in the following scale:*

Required Minimum Acres	*Number of Semi Parking Spaces Permitted*
1 (43,560 sq. ft.)	*5*
1.2 (52,272 sq. ft.)	*6*
1.4 (60,984 sq. ft.)	*7*
1.6 (69,696 sq. ft.)	*8*
1.8 (78,408 sq. ft.)	*9*
2 (87,120 sq. ft.) or greater	*10*

For the purposes of this section, all parcels in common ownership and adjacent to the property on which the business is located shall be considered one property.

9. *A filling station that provides fuel for semis is permitted to have semi(s) parked at a semi designated fueling pump(s) or parked waiting in line for the purpose of refueling, in addition to the number of semi parking spaces permitted in subsection 8 of this chapter.*

B. *The property must be a single tenant property. On properties with multi-tenants, including, but not limited to shopping centers or office buildings, the parking of semis shall be prohibited.*

(3) *Semitractors may be parked in a parking lot owned by and used for a sales company as long as the semitractors are owned and are for sale or lease by the concerned sales company.*

(b) *Vehicles that are unlicensed or inoperative shall not be parked off-street and outside on properties in any Commercial or Office Zoning District and properties being used as commercial and/or office in any industrial zoning district.*

(Case 146, 7-10-89, Effective 8-9-89; Case 323; Ord. 89-O-363, Passed 7-10-89; Ord. 91-O-517, Passed 11-4-91; Ord. 98-O-1071, Passed 9-28-98)

Standards for Approval

1171.06 – General Standards For Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Analysis

The analysis below is based on the application revised by the applicant at the request of staff and based on the comments received at the commission meeting. The revisions have addressed all comments and concerns that were expressed to the applicant.

Conformance with Zoning Regulations:

1176 (PC) Planned Commercial District

The proposed uses are principally permitted in the PC district. The revised plan indicates a 15-foot perimeter buffer yard, which meets the standards for this chapter. All other standards for this Chapter are met.

Chapter 1181 General Provisions

The revision meets the requirements of Chapter 1181. The revised plans illustrate street trees placed every 40-feet. No exterior lighting plan was submitted at this time, but will be submitted at the time of detailed development review. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

Chapter 1182 Landscaping and Screening Standards

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.

Chapter 1185 Parking and Loading

The revised proposal meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The revised plan indicates 70 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

Chapter 1193 Trailers, Trucks, Recreational Vehicles, Boats, Farm or Construction Equipment

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

Other Considerations:

Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. The applicant has adjusted the site plan by reconfiguring the parking and circulation plan. The revised configuration will likely improve vehicle stacking at the intersection along the proposed roadway, rather than internally as was originally illustrated.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

Recommendation

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the revised basic development plan with the following conditions:

1. Applicant shall comply will all fire code requirements.

Planning Commission Action

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.

Planning Commission Decision Record

WHEREAS, on January 27, 2022, the applicant, Amarjit Takhar, requested approval of the Basic Development Plan and Rezoning to Planned Commercial (PC) on approximately nine (9) acres of a 35-acre parcel at property located on the East side of intersection of SR 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County, Ohio Records (Case BDP 22-08); and

WHEREAS, on March 29, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

Ms. Thomas moved to recommend approval of the request by the applicant, Amarjit Takhar, for the approval of the Basic Development Plan and Rezoning to Planned Commercial (PC) on approximately nine (9) acres of a 35-acre parcel at property located on the East side of intersection of SR 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County, Ohio Records (Case BDP 22-08) in accordance with the recommendation of Staff's Memorandum dated March 22, 2022, with the following conditions:

1. Applicant shall comply with all fire code requirements.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
March 29, 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. **BASIC DEVELOPMENT PLAN - The applicant, AMARJIT TAKHAR, is requesting approval of a Basic Development Plan and Rezoning to (Planned Commercial) PC for 35 acres at State Route 35 for a Service Station (BDP 22-08).**

Mr. Sorrell stated that the applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

This case was tabled at the March 15, 2022, to allow time to review the revised development plan that was submitted shortly before the meeting. The crux of the revision reconfigures the western access point to allow for a future extension of Center Point 70 Boulevard and meet the development standards of the Planned Commercial District.

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-

trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The revised site plan illustrates 76 parking spaces, including 10 for semi-trucks. This is an increase from 62 automobile parking spaces.

The proposed uses are principally permitted in the PC district. The revised plan indicates a 15-foot perimeter buffer yard, which meets the standards for this chapter. All other standards for this Chapter are met.

The revision meets the requirements of Chapter 1181. The revised plans illustrate street trees placed every 40-feet. No exterior lighting plan was submitted at this time, but will be submitted at the time of detailed development review. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

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 revised proposal meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The revised plan indicates 70 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

Other Considerations:

Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. The applicant has adjusted the site plan by reconfiguring the parking and circulation plan. The revised configuration will likely improve vehicle stacking at the intersection along the proposed roadway, rather than internally as was originally illustrated.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

<u>Recommendation</u>

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the revised basic development plan with the following conditions:

- Applicant shall comply will all fire code requirements.

Action

Ms. Thomas moved to approve the request by the applicant Amarjit Takhar, for approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) on approximately nine (9) acres of a 35-acre parcel at property located on the East side of intersection of State Route 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County Ohio Records (ZC BDP 22-08) and accordance with the recommendation of staff's memorandum dated March 22, 2022 and the Planning Commission's Decision Record attached thereto.

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

Move to City Council

VII. New 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 stated that This case was originally ZC 21-47, which contemplated 132 units (66 2-family townhomes) on approximately 23 acres. The applicant withdrew the application and is now submitting approval for 97 units, comprised of 29 single-family lots and 34 two-family townhomes. The average density is approximately 4.33/units per acre.

The proposed one-family lots are slightly smaller and 20-feet shallower than what is prescribed by the code. The 64-foot-wide lots are significantly smaller in square footage than prescribed by the code, however this does provide a housing product for those households who do not want or need a larger yard. Overall, the average lot size in this development is 6,937 square feet. In staff's professional opinion the slightly smaller and shallower lots will have a negligible impact on surrounding properties and the character of the area.

Each unit, both detached and attached, will contain a two-car garage, along with driveway space for parking. The proposal complies with this standard.

All utilities will be placed below ground.

The applicant has submitted proposed elevations that that are consistent with this requirement.

While landscaping and screening is not required in the Planned Residential District, the applicant is proposing significant buffering and screening along Bellefontaine Road, and along the interior gas transmission easement.

The comprehensive plan indicates this area should be single-family with a maximum density of six (6) units per acre. The proposed development contains 29 single-family homes and 35 duplex townhomes. The overall density of the development is 4.33 units per acre, consistent with the comprehensive plan.

While no phasing plan was submitted with the application, this is a relatively small subdivision for Huber Heights.

The public roads are adequate for this development. Bellefontaine Road is classified as a Major Collector in the City Thoroughfare Plan

The site is served by adequate utilities.

The applicant is proposing significant landscaping and screening beyond the code requirements along Bellefontaine Road. Additional tree plantings are proposed throughout the development in the common areas.

It is the staff's opinion the proposal meets the standards outlined in Section 1171.06 and the intent of 1171.09. Staff recommends approval of the rezoning to Planned Residential and the combined Basic and Detailed Development Plan to construct 97 homes. Staff recommends approval with the following conditions:

1) The dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
2) The applicant will comply with all stormwater requirements, per the City Engineer;
3) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Bob Krohngold was present.
Cindy Smith and Tracy Harman

Discussion on the Fire Assessment and percentage of masonry

Action

Ms. Thomas moved to approve the request by the applicant Campbell Berling for 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, Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (ZC CBDP 22-11) in accordance with the recommendation of Staff's Memorandum dated March 22, 2022, and the Planning Commission Decision Record attached thereto.

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

Move to City Council

2. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, HORIZON LINE DEVELOPMENT, is requesting approval of a Rezoning and Basic Development Plan to PM (Planned Mixed) for 197 unit Residential Town-Home Apartment Community, located at 7125 Executive Boulevard (ZC BDP 22-12).**

Mr. Sorrell stated that the applicant is requesting approval for a rezoning of approximately 43 acres from Planned Employment Park to Planned Mixed Use, to facilitate the construction of 197 residential townhome apartments and five commercial out lots.

The applicant has proposed development and use standards that are generally consistent with the applicable zoning regulations. Staff would like to see the following revisions:

- Residential garage openings shall be set back at least 20-feet from the back of the sidewalk. (It appears this is the case in most instances; however, the drawings are not dimensioned and to the greatest extent possible staff desire to limit the overhang of vehicles into the sidewalk pathways).
- The following proposed permitted non-residential uses should be eliminated from permitted use list:
    - Filling stations
    - Sweepstakes cafes
    - Convenience store
    - Self-Storage – Indoor Climate Controlled
    - Car Wash

The area contains a mixture of residential, commercial and office uses.

This site is located along a well-traveled thoroughfare, surrounded by residential uses to the north and west, commercial uses to the south, and Carriage Hill MetroPark to the east. The vast majority of the proposed land uses are residential and are located adjacent to other residential uses. The proposed commercial out lots, which will likely have more intensive uses, are appropriated located to front Executive Boulevard.

Commodity crop production is the current use of the site, and few natural features exist. There is a small drainage stream that bisects the site near the southwest corner, which crosses under Executive Boulevard and ultimately into Drylick Run Creek. The proposed development plan appears to limit the impact on the drainage stream.

In general, the site slopes west to east. Two onsite and one offsite stormwater basins will provide for stormwater management. The stormwater basins are designed to be wet basins, which will provide an attractive landscape amenity.

This development will have two entrances from Executive Boulevard that are aligned and spaced in a manner where little traffic conflict points should exist. Interior sidewalks and walking trails are proposed for pedestrian circulation. As the commercial spaces are developed sidewalks along the north side of Executive Boulevard should be constructed to provide pedestrian connections to the amenities near and along Executive Boulevard.

Parking for the residential units is provided by what appears to be a mixture of one-and two-car garages, along with driveway space. The applicant is providing at least two spaces per unit for the residential development, including the driveway space. As previously stated, the setback from the garage face to the back of sidewalk for the residential units should be a minimum 20-feet.

The proposal provides interior sidewalks and walking paths. Additional sidewalks should be constructed as the commercial lots are developed along Executive Boulevard to provide pedestrian access to the surrounding amenities.

A sign package was not submitted with the application; however, two monument signs are indicated on the landscaping plan. Signs shall comply with Chapter 1189.

The residential buildings are set back 15-feet from each residential building. While the commercial out lots illustrate generic building footprints, plenty of land area exists to meet these setback requirements.

The residential buildings are approximately 20-feet tall.

The plans and renderings indicate a mixture of decorative light poles and wall sconce lighting throughout the residential development. A lighting plan will be required at the detailed development plan phase.

The site plan indicates the trash receptacles will be fully enclosed where provided.

The architecture of the commercial structures is not indicated in the application, but will be reviewed at the time of the detailed development plan submission for each out building.

All utilities will be placed underground.

The residential open space will be owned by the apartment development owner.

The applicant proposes to retain the existing trees along the north property line as a buffer, and the closest structure is approximately 80-feet from the property line. Staff does not feel a 6-foot-high landscaping mound is warranted and would require the removal of existing trees.

Along the west property line, the screening will be a mixture of evergreen and ornamental trees. No mounding or fencing is proposed or required.

The commercial out lots will be reviewed at the detailed development plan phase; however, the covenants indicate the commercial developments will comply with Chapter 1185.

Street trees are indicated throughout the development. Street trees will be required along Executive Boulevard as those sites are developed.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning and Basic Development Plan to construct 197 residential units and five commercial out lots. Staff recommend the following conditions for approval:

1) The setback for the residential units shall be a minimum of 20-feet between the garage face and the back of the sidewalk.
2) The permitted uses shall exclude those recommended by staff.
3) The water mains and sanitary sewers shall be built to city standards and in easements.
4) The applicant shall submit a sign package consistent with Section 1189.
5) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Eric Allen
Kevin Brolema
Steve Massingill

Discussion on the entertainment area, traffic, widening Executive, adding turn lane.

Action

Ms. Vargo moved to approve the request by the applicant Horizon Line Development, for approval of a Rezoning and Basic Development Plan to Planned Mixed (PM) for 35 acres at 7125 Executive Boulevard, Parcel Number P70 03910 0005 of the Montgomery County Ohio Records (ZC BDP 22-12) in accordance with the recommendation of Staff's Memorandum dated March 29, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 4-1.

Move to City Council

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the March 15, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning and Basic Detailed Development Plan, Medical Facility
Major change and Detailed Development Plan, Commercial Lot
Major Change and Detailed Development Plan, Discount Tire

XI. Upcoming Meetings

March 29, 2022
April 12, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:33 p.m.

Terry Walton, Chair	**Date**
Geri Hoskins, Administrative Secretary	**Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

TO APPROVE A BASIC DEVELOPMENT PLAN AND REZONING TO PLANNED COMMERCIAL (PC) ON APPROXIMATELY NINE (9) ACRES OF A 35 ACRE PARCEL AT PROPERTY LOCATED ON THE EAST SIDE OF THE INTERSECTION OF STATE ROUTE 235 AND CENTER POINT 70 BOULEVARD AND FURTHER DESCRIBED AS PARCEL NUMBERS P70-03903-0079 AND P70-03903-0005 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE BDP 22-08).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case BDP 22-08 and on March 29, 2022, recommended approval by a vote of 5-0 of the Basic Development Plan and Rezoning; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) (Zoning Case BDP 22-08) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The applicant shall comply with all Fire Division code requirements.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____day of _____, 2022;
_____Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8324 **Topics of Discussion** **J.**

Council Work Session

Meeting Date: 04/19/2022

ZC CBDP 22-11 - Campbell Berling Huber Heights, LLC - Rezoning/Combined Basic And Detailed Development Plan - Bellefontaine Road

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/19/2022
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

ZC CBDP 22-11 - Campbell Berling Huber Heights, LLC - Rezoning/Combined Basic And Detailed Development Plan - Bellefontaine Road

Purpose and Background

The applicant, Campbell Berling Huber Heights, LLC, is requesting approval of a Combined Basic and Detailed Development Plan and a Rezoning to Planned Residential (PR) .

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

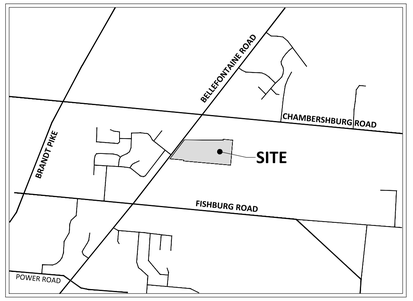
Attachments

Drawings
Entrance Drawings
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance

COMBINED BASIC & DETAILED DEVELOPMENT PLAN

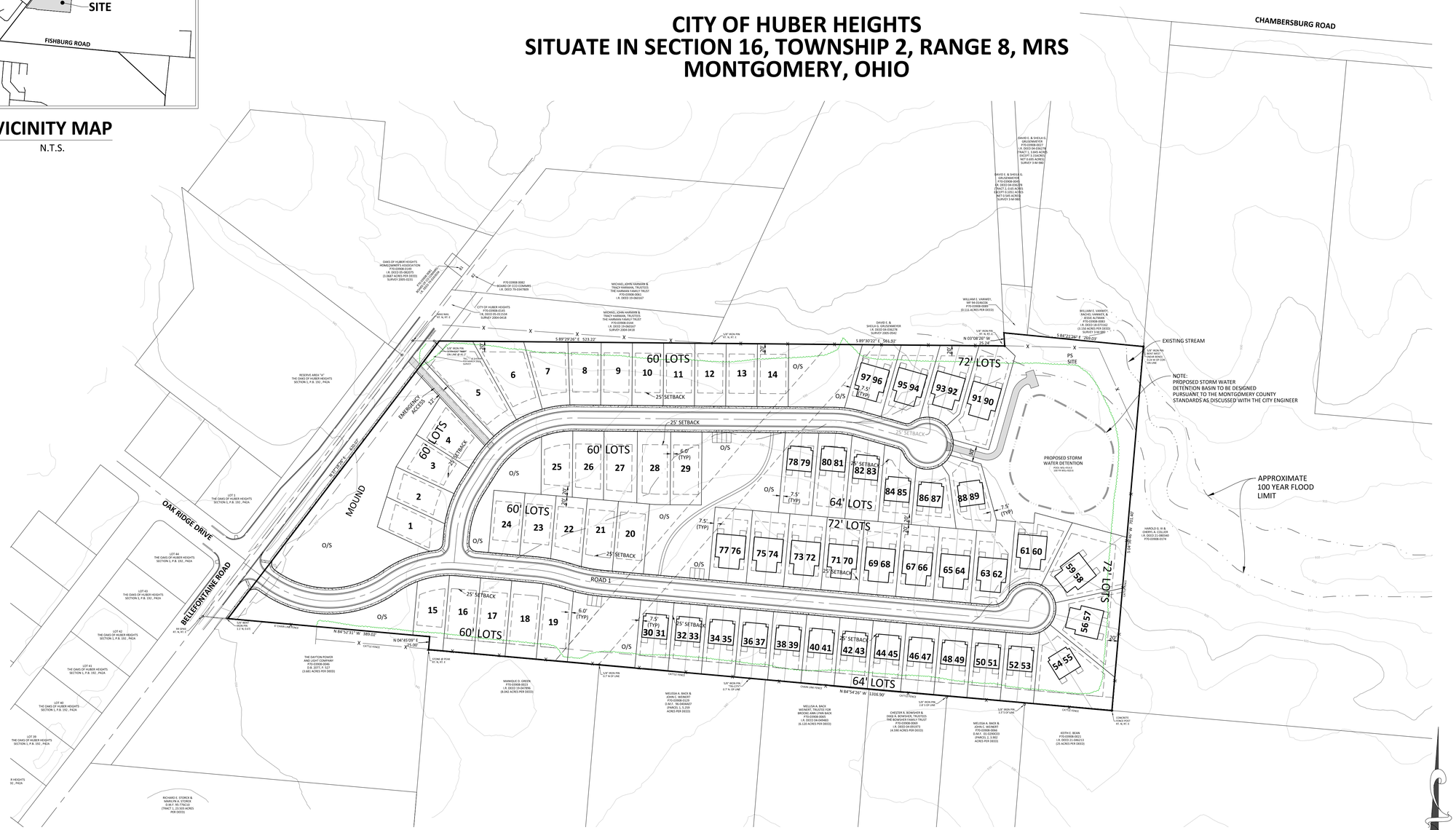
ADDINGTON

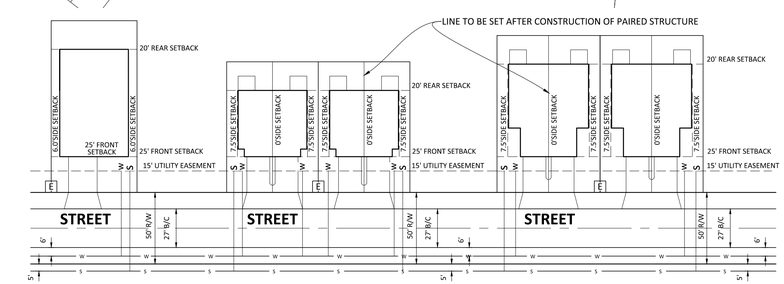
CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO



VICINITY MAP

N.T.S.





SCALE: 1" = 50'

MINIMUM LOT WIDTH SHALL BE MEASURED AT THE BUILDING SETBACK LINE.

AREA OF DEVELOPMENT:	22.38 ACRES
PROPOSED ZONE:	PLANNED RESIDENTIAL
PROPOSED USE:	PAIRED RANCH/TOWNHOUSE
MIN LOT AREA:	5,000 SF (2 UNITS)
MIN LOT WIDTH:	64 FT (2 UNITS)
NUMBER OF 60' LOTS:	29
NUMBER OF 64' LOTS:	19
NUMBER OF 72' LOTS:	15
TOTAL NUMBER OF UNITS:	97
CENTERLINE LENGTH OF STREET:	2,656 FT

INDEX OF SHEETS

SHEET	DESCRIPTION
1	CONCEPT PLAN
2-3	IMPROVEMENT PLAN
4-5	GRADING PLAN
L1-L2	PLANTING PLAN

SCALE IN FEET

0 50 100 200 300

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	NAK
DWG	20632004-IMP-04-2022
X-Ref(s)	20632003-BAS-00

Issue/Revision	No.	Date

© Copyright 2022, McGILL SMITH PUNSHON, Inc.

ADDINGTON

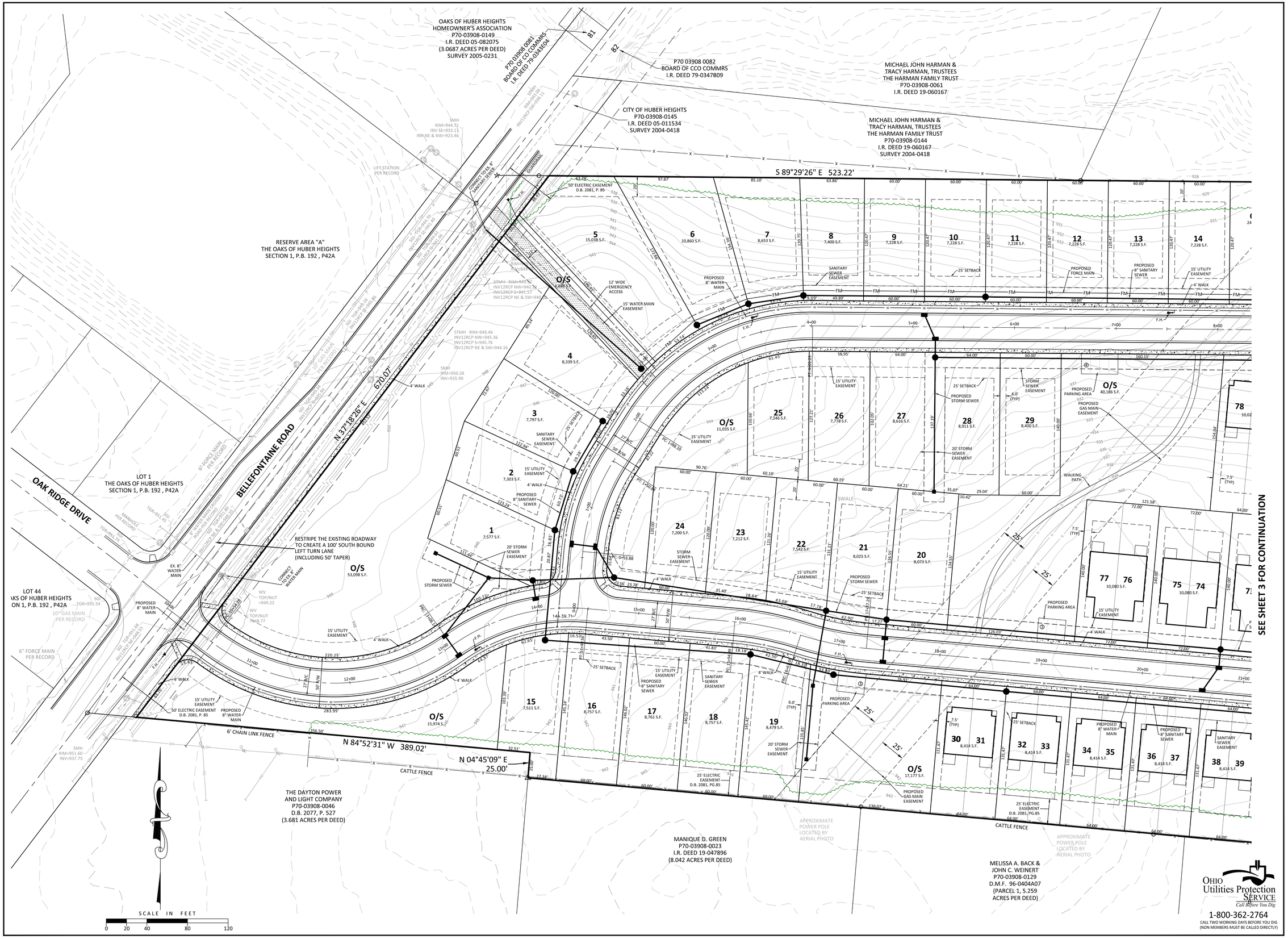
CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

CONCEPT PLAN

Project Number	20632.00
Drawing Scale	1" = 100'
Sheet Number	1
File Number	20632

N:\land projects\20000\20632\dwg\20632004-IMP-04-2022.dwg, 01-Con, 3/4/2022 8:59:34 AM, Nak, DWG To PDF.pc3, 1:1



OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG (NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon

■ Architecture
■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	NAK
DWG	20632004-IMP-04-2022
X-Ref(s)	20632003-BAS-00

Issue/Revision	No.	Date

© Copyright 2022, McGILL SMITH PUNSHON, Inc.

ADDINGTON

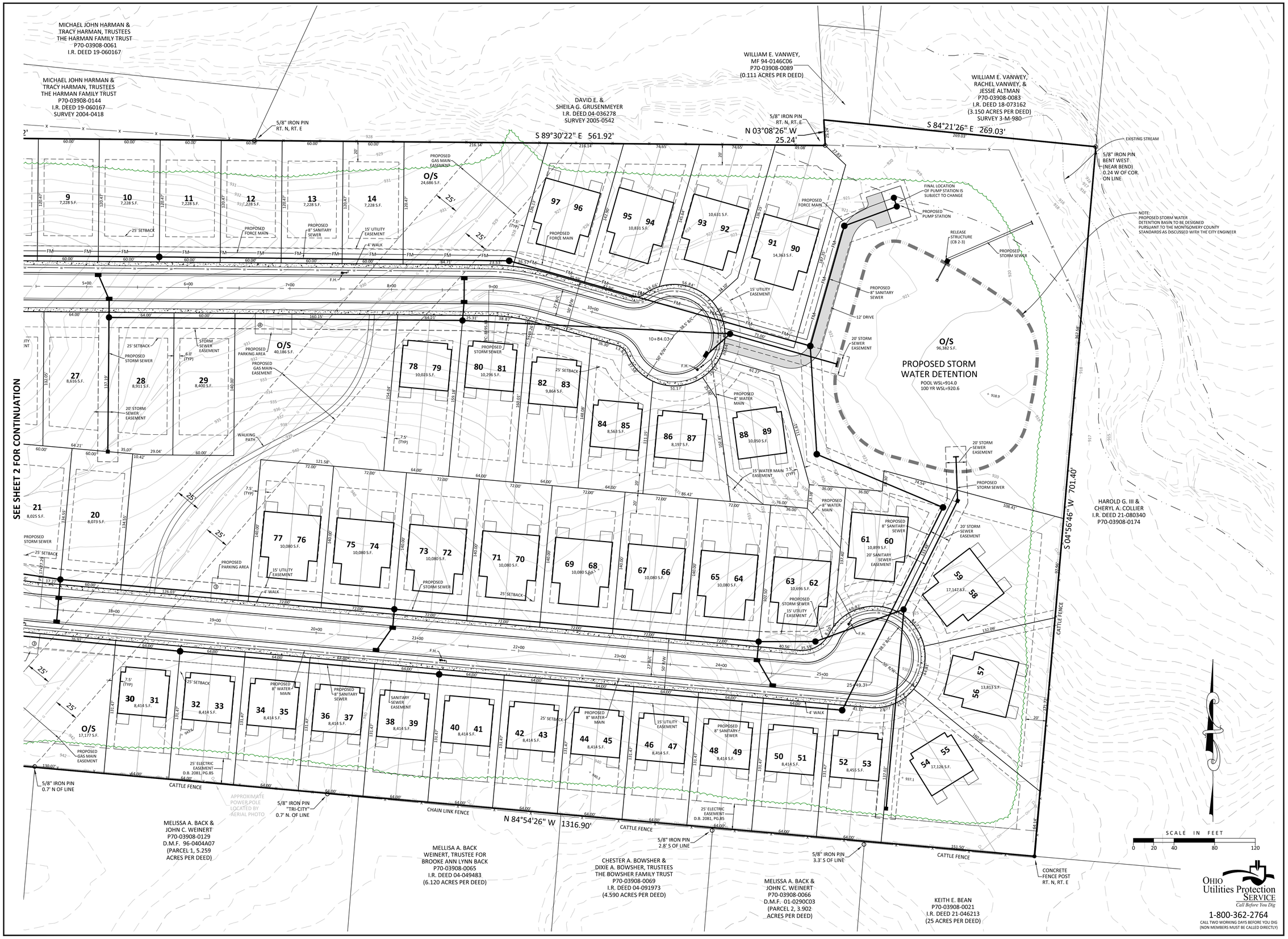
CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

IMPROVEMENT PLAN

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	2
File Number	20632

N:\land projects\20000\20632\dwg\20632004-IMP-04-2022.dwg 02-Imp, 3/4/2022 8:56:00 AM, NAK, DWG To PDF.pc3, 1:1



MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	NAK
DWG	20632004-IMP-04-2022
X-Ref(s)	20632003-BAS-00

Issue/Revision	No.	Date

© Copyright 2022, McGILL SMITH PUNSHON, Inc.

ADDINGTON

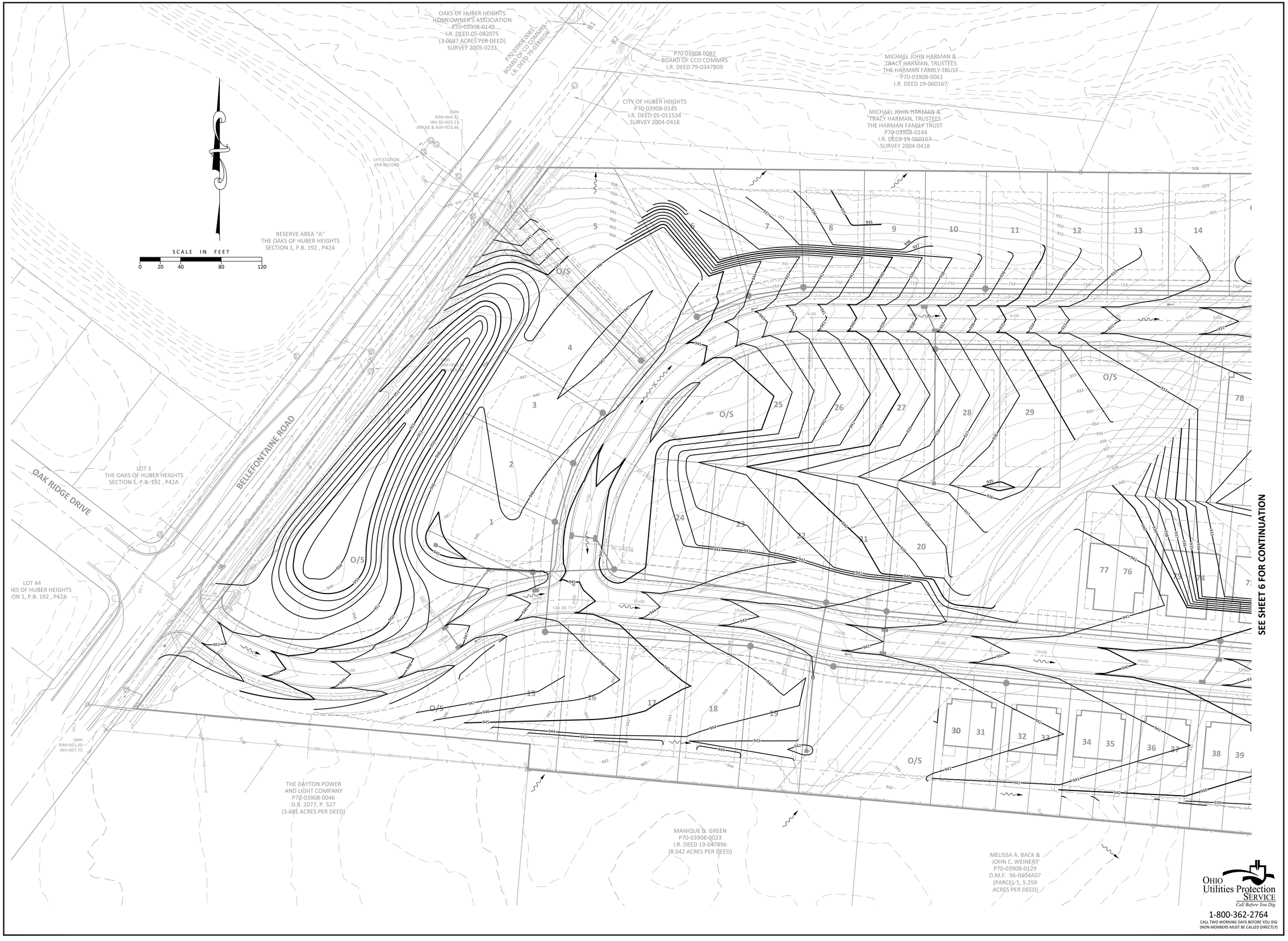
CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

IMPROVEMENT PLAN

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	3
File Number	20632

N:\land projects\20000\20632\dwg\20632004-IMP-04-2022.dwg, 03-Imp, 3/4/2022 7:41:04 AM, Nak, DWG To PDF.pc3, 1:1



MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	NAK
DWG	20632004-IMP-04-2022
X-Ref(s)	20632003-BAS-00

Issue/Revision	No.	Date

© Copyright 2022, McGILL SMITH PUNSHON, Inc.

ADDINGTON

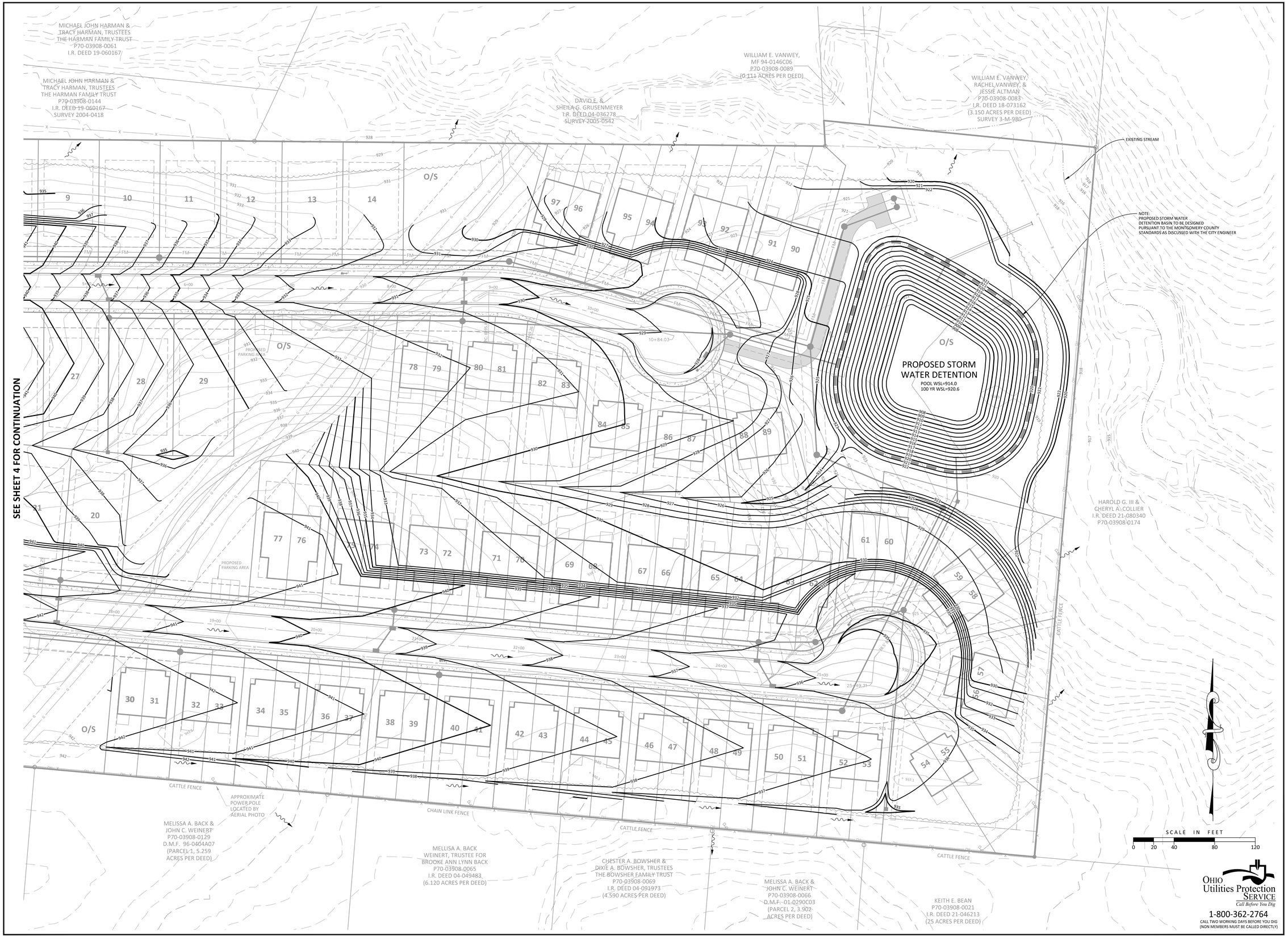
CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

GRADING PLAN

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	4
File Number	20632

N:\land projects\20000\20632\dwg\20632004-IMP-04-2022.dwg, 04-Gra, 3/4/2022 8:58:09 AM, Nak, DWG To PDF.pc3, 1:1



MSP DESIGN
McGill Smith Punshon

■ Architecture
■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	NAK
DWG	20632004-IMP-04-2022
X-Ref(s)	20632003-BAS-00

Issue/Revision	No.	Date

© Copyright 2022, McGILL SMITH PUNSHON, Inc.

ADDINGTON

CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

GRADING PLAN

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	5
File Number	20632

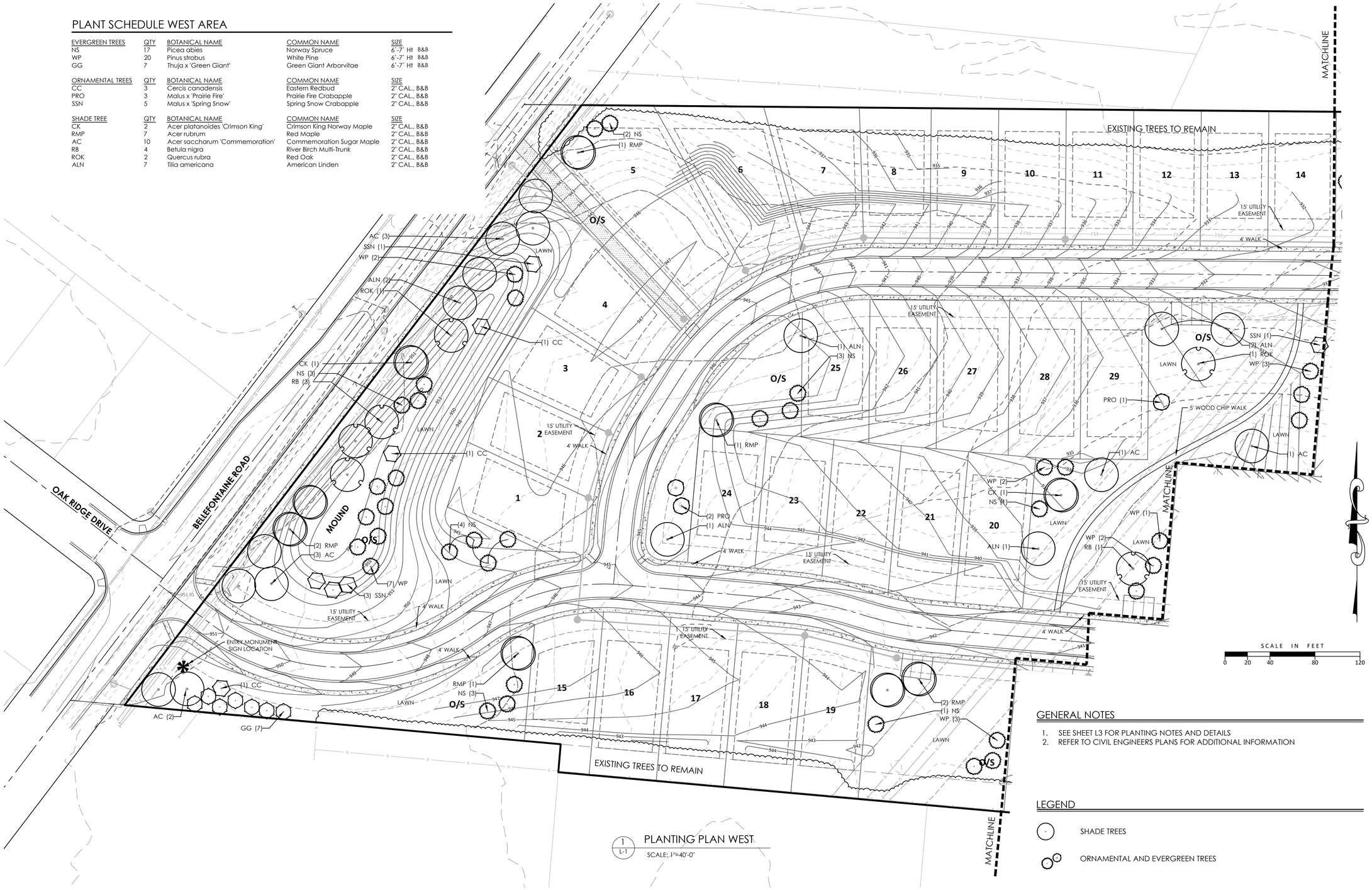
N:\land projects\20000\20632\dwg\20632004-IMP-04-2022.dwg, 05-Gra, 3/4/2022 7:42:18 AM, Nak, DWG To PDF.pc3, 1:1

PLANT SCHEDULE WEST AREA

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	17	Picea abies	Norway Spruce	6'-7' Ht B&B
WP	20	Pinus strobus	White Pine	6'-7' Ht B&B
GG	7	Thuja x 'Green Giant'	Green Giant Arborvitae	6'-7' Ht B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CC	3	Cercis canadensis	Eastern Redbud	2" CAL., B&B
PRO	3	Malus x 'Prairie Fire'	Prairie Fire Crabapple	2" CAL., B&B
SSN	5	Malus x 'Spring Snow'	Spring Snow Crabapple	2" CAL., B&B

SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	2	Acer platanoides 'Crimson King'	Crimson King Norway Maple	2" CAL., B&B
RMP	7	Acer rubrum	Red Maple	2" CAL., B&B
AC	10	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2" CAL., B&B
RB	4	Betula nigra	River Birch Multi-Trunk	2" CAL., B&B
ROK	2	Quercus rubra	Red Oak	2" CAL., B&B
ALN	7	Tilia americana	American Linden	2" CAL., B&B



1 / L-1 PLANTING PLAN WEST

SCALE: 1"=40'-0"

GENERAL NOTES

1. SEE SHEET L3 FOR PLANTING NOTES AND DETAILS
2. REFER TO CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION

LEGEND

SHADE TREES

ORNAMENTAL AND EVERGREEN TREES

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon

■ Architecture 3700 Park 42 Drive
■ Engineering Suite 190B
■ Landscape Architecture Cincinnati OH 45241
■ Planning Phone 513.759.0004
■ Surveying www.mspdesign.com

Project Manager RA
Drawn By NAK
DWG 20632006-PLA
X-Ref(s) 20632003-BAS-00

Issue/Revision	No.	Date
ISSUED		03/03/22

© Copyright 2022, McGILL SMITH PUNSHON, Inc.

ADDINGTON

CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

PLANTING PLAN WEST

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	L1
File Number	20632

N:\land projects\2000\20632\dwg\20632006-PLA.dwg L1, 3/4/2022 9:03:14 AM, NAK, AutoCAD PDF (Smallest File).pc3, 1:1

PLANT SCHEDULE EAST AREA

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	6	Picea abies	Norway Spruce	6'-7' Ht B&B
WP	5	Pinus strobus	White Pine	6'-7' Ht B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PRO	2	Malus x 'Prairie Fire'	Prairie Fire Crabapple	2" CAL., B&B

SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RMP	2	Acer rubrum	Red Maple	2" CAL., B&B
SWG	1	Liquidambar styraciflua	Sweet Gum	2" CAL., B&B

GENERAL NOTES

1. SEE SHEET L3 FOR PLANTING NOTES AND DETAILS
2. REFER TO CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION

LEGEND

SHADE TREES

ORNAMENTAL AND EVERGREEN TREES

1 / L-2 PLANTING PLAN EAST

SCALE: 1"=40'-0"

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon
■ Architecture ■ Engineering ■ Landscape Architecture ■ Planning ■ Surveying
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	NAK
DWG	20632006-PLA
X-Ref(s)	20632003-BAS-00

Issue/Revision	No.	Date
ISSUED		03/03/22

© Copyright 2022, McGILL SMITH PUNSHON, Inc.

ADDINGTON

CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

PLANTING PLAN EAST

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	L2
File Number	20632

N:\land projects\20000\20632\dwg\20632006-PLA.dwg, L2, 3/4/2022 8:33:39 AM, Nak, DWG To PDF.pc3, 1:1

LEGEND

- DECIDUOUS TREE (OAK, MAPLE, ELM)
- ORNAMENTAL TREE (RED BUD, DOGWOOD, MAGNOLIA)
- EVERGREEN TREE (PINE, SPRUCE, FIR)
- SHRUBS (FLOWERING AND EVERGREEN VARIETIES)

NORTH

SCALE IN FEET
0 15 30 60 90

BUFFER MOUNDING SECTION

MSP DESIGN
McGill Smith Punshon

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY AND SUBJECT TO CHANGE.

ADDINGTON
HUBER HEIGHTS, OHIO

LANDSCAPE CONCEPT PLAN

PROJECT NUMBER: 20632.00 | DATE: 03-03-22

SECTION CUT LINE

Huber Heights Fire Division

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

Occupancy Name:	Addington Place – Revision 1
Occupancy Address:	Bellefontaine Road

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:	Not Yet Assigned	HHFD Plan:	21-262/22-050
MCBR ELE:	Not Yet Assigned	HHFD Box:	
REVIEWER:	Susong	DATE:	3/22/2022

Fire Department Comments:

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

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

- **One- or two-family residential projects having more than 30 dwelling units shall be equipped with two separate and approved fire apparatus access roads in accordance with Ohio Fire Code D106.1. A secondary access is shown connecting Bellefontaine Road and new road. This access shall comply with the following:**
  - **Be a minimum 20 feet wide (Ohio Fire Code 503.2.1) Drawing shows a dimension of 12 feet, minimum width must be 20 feet.**
  - **Constructed of materials capable of handling 75,000 pounds (Ohio Fire Code D102.1.) Material has not been provided.**
- **The turning radius for fire department access roads shall meet requirements for Huber Heights Fire Division (HHFD) vehicles. Contact HHFD to obtain information. Ohio Fire Code 503.2.4 and Appendix D103.3.**
- **Dead end fire department access roads in excess of 150 feet shall be provided with width and turnaround provisions that comply with Ohio Fire Code Appendix D103.4. Current cul de sac measurements do not appear to meet this requirement. Nor Parking signage that complies with Ohio Fire Code Appendix D103.6 shall be provided.**
- **Site utility plan showing fire hydrants has not been provided. Provided.**

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

- **Hydrants in single-family residential districts shall be placed not more than 500 feet apart, measured on the main, and no more than 400 feet from any opening in any building. Review Huber Heights Codified Ordinance 1521.06(b) for additional requirements. Spacing appears to meet requirements.**
- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. Huber Heights Codified Ordinance 1519.01 - Water mains. Drawing indicates an 8-inch water main that is looped.**
- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1. Documentation shall be provided. Flow calculations have not been provided.**

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

Memorandum

Staff Report for Meeting of March 29, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: March 22, 2022

Subject: BDP 22-11 Rezoning, Combined Basic & Detailed Development Plan
Addington Subdivision

Application dated March 4, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Cambell Berling Huber Heights, LLC – Applicant Richard and Marilyn Storck - Owner
DEVELOPMENT NAME:	Addington
ADDRESS/LOCATION:	Bellefontaine Road (P70 03908 0126)
ZONING/ACREAGE:	A – Agricultural / 22.96 Acres
EXISTING LAND USE:	Vacant / Agricultural
ZONING ADJACENT LAND:	PR – West; A – North; A – East; R-1 - South
REQUEST:	The applicant requests approval of a rezoning to Planned Residential (PR) and approval of a combined basic and detailed development plan to construct 97 units on 22.38 acres.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1172
CORRESPONDENCE:	In Favor – In Opposition –

STAFF ANALYSIS AND RECOMMENDATION:

Overview:

This case was originally ZC 21-47, which contemplated 132 units (66 2-family townhomes) on approximately 23 acres. The applicant withdrew the application and is now submitting approval for 97 units, comprised of 29 single-family lots and 34 two-family townhomes. The average density is approximately 4.33/units per acre.

Applicable Zoning Regulations

The appliable zoning chapters include: 1171 General Provisions, 1172 Planned Residential District, 1181 General Provisions. The relevant sections are cited and discussed below:

Chapter 1171 General Provisions

1171.01 Purpose.

Planned Unit Developments Districts may be permitted as amendments to the zoning map, after application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. The provisions of this chapter are adopted to unify planning and development in such districts. Applications for rezoning of land into a Planned Unit Development District shall be granted only when the basic development plan for the project is such that the public health, safety and morals shall not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. PUD rezonings may be approved only when a basic development plan for the area has been approved by Council. A detailed development plan shall then be approved for zoning permit to be approved for development in the District. Normally the detailed development plan shall be approved by the Planning Commission after the rezoning and basic development plan have been approved by Council. Owners shall have the option however, of submitting a combined basic and detailed development plan ("combined development plan") if they should so desire for some or all of the site.

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

1171.05 Contents of basic development plan.

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

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

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

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

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

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

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

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

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

1171.06 General standards for approval.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1171.09 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.

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

1171.091 Planning commission/council review.

It is the purpose of the Planning Development regulations to encourage property owners to develop their land in efficient and effective ways. It is the intent of these regulations to encourage land uses which may not always meet traditional zoning rules. Inherent in these Planned Development regulations is an opportunity for property owners to develop their sites without requiring strict compliance with all zoning regulations where the overall plan is deemed to be in the best interest of the City. During review of a Basic or Detailed Development Plan by the Planning Commission or City Council, all requirements within Part 11, Title 7 of the Code are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.

(Case 427; Ord. 2002-O-1367, Passed 9-9-02)

Development Standards Analysis:

1172.03 Development standards (Planned Residential)

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

(a) Minimum "PR" Land Area Requirement.

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

(b) Dwelling Unit Density—Five Dwelling Units.

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

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

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

The proposed development contains 97 dwelling units on approximately 23 acres, which yields an average density of 4.33 dwelling units per acre, which is consistent with the surrounding neighborhood character.

Section 1147.04 has the following standards:

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

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

The applicant proposes the following:

			*Front	Side Yard Widths		Rear
	Lot (square feet)	Lot Frontage (feet)	Yard Depth (feet)	Least Width (feet)	Sum of Least Width (feet)	Yard Depth (feet)
1-family 60' (29 lots)	7,200	60	25	6	12	20
2-family 64' (19 lots)	5,760	64	25	7.5	14	20
2-family 72' (15 lots)	7,920	72	25	7.5	14	20

The proposed one-family lots are slightly smaller and 20-feet shallower than what is prescribed by the code. The 64-foot-wide lots are significantly smaller in square footage than prescribed by the code, however this does provide a housing product for those

households who do not want or need a larger yard. Overall, the average lot size in this development is 6,937 square feet. In staff's professional opinion the slightly smaller and shallower lots will have a negligible impact on surrounding properties and the character of the area.

1172.04 Parking and loading.

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

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

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

Each unit, both detached and attached, will contain a two-car garage, along with driveway space for parking. The proposal complies with this standard.

1172.05 Utilities.

The distribution systems for utilities are required to be underground.

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

All utilities will be placed below ground.

1181 General Provisions

1181.20 Building materials for dwellings.

(a) *One-Story Dwellings.* All exterior walls of one-story dwellings shall be constructed of brick or other approved masonry type of material.

(b) *Dwellings Over One Story.* All first-floor exterior walls of dwellings over one story shall be constructed of brick or other approved masonry type of materials. Other exterior wall areas of dwellings over one story may be constructed of other code approved building materials; provided, however, no vinyl siding shall be permitted, unless permitted under subsection (c) hereof.

(c) *Exceptions.* The requirement for certain exterior walls of dwellings to be constructed of brick or other approved masonry type of material shall not apply to:

(1) Exterior wall areas of the dwelling where federal, state and/or local building codes prohibit the use of brick or other masonry materials such as gas fireplace inserts, cantilevers, gables, overhangs, downspouts and gutters, kitchen and other bays and other type of protrusion for which it is not reasonably practical to use the material stated above.

(2) Room additions, remodeling, or reconstruction, to or of, dwellings that do not comply with subsections (a) and (b) above when such dwellings were constructed prior to enactment of this Ordinance. Material that is used for additions or remodeling must be similar to the existing structure and maintain the integral look of the dwelling.

(3) Any dwelling constructed on a lot in a subdivision whose preliminary plat was approved prior to February 1, 2007 but received final plat approval after February 1, 2007. Provided, however, all such dwellings shall have front facades with a minimum 50 percent brick or other approved masonry type of material.

(d) *Definitions.* For purposes of this section, the following terms shall have the following definitions:

(1) "Dwelling" means any building or portion thereof occupied or intended to be occupied exclusively for residential purposes, but not including a tent, cabin, trailer or trailer coach or other temporary or transient structure or facility.

(2) "First floor" means the highest point at the finish grade of the proposed ground surface.

(3) "Other approved masonry type of material" means masonry material approved in advance by the Planning Commission so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity so that such use will not change the essential character of the same area.

(4) "Front Façade" means the side of the building facing the lot front as defined by Section 1123.69 (Lot, Front).

(Ord. 2011-O-1925, Passed 11-28-11)

The applicant has submitted proposed elevations that that are consistent with this requirement.

Additional Considerations

While landscaping and screening is not required in the Planned Residential District, the applicant is proposing significant buffering and screening along Bellefontaine Road, and along the interior gas transmission easement.

Staff Analysis of Standards for approval

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

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

The comprehensive plan indicates this area should be single-family with a maximum density of six (6) units per acre. The proposed development contains 29 single-family homes and 35 duplex townhomes. The overall density of the development is 4.33 units per acre, consistent with the comprehensive plan.

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

While no phasing plan was submitted with the application, this is a relatively small subdivision for Huber Heights.

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

the proposed development shall be adequate to serve the residents or occupants of the proposed development;

The public roads are adequate for this development. Bellefontaine Road is classified as a Major Collector in the City Thoroughfare Plan.

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

The site is served by adequate utilities.

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

Draft covenants were not included in the application, however the standards set by the Planning Commission will be incorporated into the covenants before any zoning permit is issued.

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

The applicant is proposing significant landscaping and screening beyond the code requirements along Bellefontaine Road. Additional tree plantings are proposed throughout the development in the common areas.

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

This site is currently used for agriculture and no natural features exist.

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

The site plan takes advantage of the natural grade and existing contours to limit grading and arrange the building sites in an efficient manner. A gas pipeline easement and the site width significantly constrain design options.

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

All utilities will be placed below ground.

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

This residential development should not create excessive additional requirements to the community.

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

Only residential uses are contemplated for this site.

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

The rezoning from Agricultural to Planned Residential is consistent with previous residential developments in this area.

STAFF RECOMMENDATION

It is the staff's opinion the proposal meets the standards outlined in Section 1171.06 and the intent of 1171.09. Staff recommends approval of the rezoning to Planned Residential and the combined Basic and Detailed Development Plan to construct 97 homes. Staff recommends approval with the following conditions:

1) The dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
2) The applicant will comply with all stormwater requirements, per the City Engineer;
3) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Planning Commission Action

Planning Commission may take the following actions with a motion:

1) Approve the rezoning and Combined Basic and Detailed Development Plan;
2) Deny the Combined Basic and Detailed Development Plan (the Commission should state the specific reasons for denial); or
3) Table the application.

Planning Commission Decision Record

WHEREAS, on March 4, 2022, the applicant, Campbell Berling, requested approval of a Rezoning to Planned Residential (PR) and a Combined Basic and Detailed Development Plan for 22.38 acres for property located on the East side of Bellefontaine Road and South of Chambersburg Road, further identified as Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (Zoning Case CBDP 22-11), and;

WHEREAS, on March 29, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

Ms. Thomas moved to recommend approval of the application by Campbell Berling, for a Rezoning and a Combined Basic and Detailed Development Plan for property located on the East side of Bellefontaine Road and South of Chambersburg Road, further identified as Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (Zoning Case CBDP 22-11), in accordance with the recommendation of Staff's Memorandum dated March 22, 2022 with the following conditions:

1. Single-story dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;

2. Multi-story dwellings shall average 50% of the surface area of the front façade finished with brick or stone masonry products, not including the garage opening;

3. The applicant will comply with all stormwater requirements, per the City Engineer; and,

4. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
March 29, 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. **BASIC DEVELOPMENT PLAN - The applicant, AMARJIT TAKHAR, is requesting approval of a Basic Development Plan and Rezoning to (Planned Commercial) PC for 35 acres at State Route 35 for a Service Station (BDP 22-08).**

Mr. Sorrell stated that the applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

This case was tabled at the March 15, 2022, to allow time to review the revised development plan that was submitted shortly before the meeting. The crux of the revision reconfigures the western access point to allow for a future extension of Center Point 70 Boulevard and meet the development standards of the Planned Commercial District.

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-

trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The revised site plan illustrates 76 parking spaces, including 10 for semi-trucks. This is an increase from 62 automobile parking spaces.

The proposed uses are principally permitted in the PC district. The revised plan indicates a 15-foot perimeter buffer yard, which meets the standards for this chapter. All other standards for this Chapter are met.

The revision meets the requirements of Chapter 1181. The revised plans illustrate street trees placed every 40-feet. No exterior lighting plan was submitted at this time, but will be submitted at the time of detailed development review. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

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 revised proposal meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The revised plan indicates 70 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

Other Considerations:

Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. The applicant has adjusted the site plan by reconfiguring the parking and circulation plan. The revised configuration will likely improve vehicle stacking at the intersection along the proposed roadway, rather than internally as was originally illustrated.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

<u>Recommendation</u>

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the revised basic development plan with the following conditions:

- Applicant shall comply will all fire code requirements.

Action

Ms. Thomas moved to approve the request by the applicant Amarjit Takhar, for approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) on approximately nine (9) acres of a 35-acre parcel at property located on the East side of intersection of State Route 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County Ohio Records (ZC BDP 22-08) and accordance with the recommendation of staff's memorandum dated March 22, 2022 and the Planning Commission's Decision Record attached thereto.

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

Move to City Council

VII. New 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 stated that This case was originally ZC 21-47, which contemplated 132 units (66 2-family townhomes) on approximately 23 acres. The applicant withdrew the application and is now submitting approval for 97 units, comprised of 29 single-family lots and 34 two-family townhomes. The average density is approximately 4.33/units per acre.

The proposed one-family lots are slightly smaller and 20-feet shallower than what is prescribed by the code. The 64-foot-wide lots are significantly smaller in square footage than prescribed by the code, however this does provide a housing product for those households who do not want or need a larger yard. Overall, the average lot size in this development is 6,937 square feet. In staff's professional opinion the slightly smaller and shallower lots will have a negligible impact on surrounding properties and the character of the area.

Each unit, both detached and attached, will contain a two-car garage, along with driveway space for parking. The proposal complies with this standard.

All utilities will be placed below ground.

The applicant has submitted proposed elevations that that are consistent with this requirement.

While landscaping and screening is not required in the Planned Residential District, the applicant is proposing significant buffering and screening along Bellefontaine Road, and along the interior gas transmission easement.

The comprehensive plan indicates this area should be single-family with a maximum density of six (6) units per acre. The proposed development contains 29 single-family homes and 35 duplex townhomes. The overall density of the development is 4.33 units per acre, consistent with the comprehensive plan.

While no phasing plan was submitted with the application, this is a relatively small subdivision for Huber Heights.

The public roads are adequate for this development. Bellefontaine Road is classified as a Major Collector in the City Thoroughfare Plan

The site is served by adequate utilities.

The applicant is proposing significant landscaping and screening beyond the code requirements along Bellefontaine Road. Additional tree plantings are proposed throughout the development in the common areas.

It is the staff's opinion the proposal meets the standards outlined in Section 1171.06 and the intent of 1171.09. Staff recommends approval of the rezoning to Planned Residential and the combined Basic and Detailed Development Plan to construct 97 homes. Staff recommends approval with the following conditions:

1) The dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
2) The applicant will comply with all stormwater requirements, per the City Engineer;
3) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Bob Krohngold was present.
Cindy Smith and Tracy Harman

Discussion on the Fire Assessment and percentage of masonry

Action

Ms. Thomas moved to approve the request by the applicant Campbell Berling for 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, Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (ZC CBDP 22-11) in accordance with the recommendation of Staff's Memorandum dated March 22, 2022, and the Planning Commission Decision Record attached thereto.

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

Move to City Council

2. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, HORIZON LINE DEVELOPMENT, is requesting approval of a Rezoning and Basic Development Plan to PM (Planned Mixed) for 197 unit Residential Town-Home Apartment Community, located at 7125 Executive Boulevard (ZC BDP 22-12).**

Mr. Sorrell stated that the applicant is requesting approval for a rezoning of approximately 43 acres from Planned Employment Park to Planned Mixed Use, to facilitate the construction of 197 residential townhome apartments and five commercial out lots.

The applicant has proposed development and use standards that are generally consistent with the applicable zoning regulations. Staff would like to see the following revisions:

- Residential garage openings shall be set back at least 20-feet from the back of the sidewalk. (It appears this is the case in most instances; however, the drawings are not dimensioned and to the greatest extent possible staff desire to limit the overhang of vehicles into the sidewalk pathways).
- The following proposed permitted non-residential uses should be eliminated from permitted use list:
    - Filling stations
    - Sweepstakes cafes
    - Convenience store
    - Self-Storage – Indoor Climate Controlled
    - Car Wash

The area contains a mixture of residential, commercial and office uses.

This site is located along a well-traveled thoroughfare, surrounded by residential uses to the north and west, commercial uses to the south, and Carriage Hill MetroPark to the east. The vast majority of the proposed land uses are residential and are located adjacent to other residential uses. The proposed commercial out lots, which will likely have more intensive uses, are appropriated located to front Executive Boulevard.

Commodity crop production is the current use of the site, and few natural features exist. There is a small drainage stream that bisects the site near the southwest corner, which crosses under Executive Boulevard and ultimately into Drylick Run Creek. The proposed development plan appears to limit the impact on the drainage stream.

In general, the site slopes west to east. Two onsite and one offsite stormwater basins will provide for stormwater management. The stormwater basins are designed to be wet basins, which will provide an attractive landscape amenity.

This development will have two entrances from Executive Boulevard that are aligned and spaced in a manner where little traffic conflict points should exist. Interior sidewalks and walking trails are proposed for pedestrian circulation. As the commercial spaces are developed sidewalks along the north side of Executive Boulevard should be constructed to provide pedestrian connections to the amenities near and along Executive Boulevard.

Parking for the residential units is provided by what appears to be a mixture of one-and two-car garages, along with driveway space. The applicant is providing at least two spaces per unit for the residential development, including the driveway space. As previously stated, the setback from the garage face to the back of sidewalk for the residential units should be a minimum 20-feet.

The proposal provides interior sidewalks and walking paths. Additional sidewalks should be constructed as the commercial lots are developed along Executive Boulevard to provide pedestrian access to the surrounding amenities.

A sign package was not submitted with the application; however, two monument signs are indicated on the landscaping plan. Signs shall comply with Chapter 1189.

The residential buildings are set back 15-feet from each residential building. While the commercial out lots illustrate generic building footprints, plenty of land area exists to meet these setback requirements.

The residential buildings are approximately 20-feet tall.

The plans and renderings indicate a mixture of decorative light poles and wall sconce lighting throughout the residential development. A lighting plan will be required at the detailed development plan phase.

The site plan indicates the trash receptacles will be fully enclosed where provided.

The architecture of the commercial structures is not indicated in the application, but will be reviewed at the time of the detailed development plan submission for each out building.

All utilities will be placed underground.

The residential open space will be owned by the apartment development owner.

The applicant proposes to retain the existing trees along the north property line as a buffer, and the closest structure is approximately 80-feet from the property line. Staff does not feel a 6-foot-high landscaping mound is warranted and would require the removal of existing trees.

Along the west property line, the screening will be a mixture of evergreen and ornamental trees. No mounding or fencing is proposed or required.

The commercial out lots will be reviewed at the detailed development plan phase; however, the covenants indicate the commercial developments will comply with Chapter 1185.

Street trees are indicated throughout the development. Street trees will be required along Executive Boulevard as those sites are developed.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning and Basic Development Plan to construct 197 residential units and five commercial out lots. Staff recommend the following conditions for approval:

1) The setback for the residential units shall be a minimum of 20-feet between the garage face and the back of the sidewalk.
2) The permitted uses shall exclude those recommended by staff.
3) The water mains and sanitary sewers shall be built to city standards and in easements.
4) The applicant shall submit a sign package consistent with Section 1189.
5) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Eric Allen
Kevin Brolema
Steve Massingill

Discussion on the entertainment area, traffic, widening Executive, adding turn lane.

Action

Ms. Vargo moved to approve the request by the applicant Horizon Line Development, for approval of a Rezoning and Basic Development Plan to Planned Mixed (PM) for 35 acres at 7125 Executive Boulevard, Parcel Number P70 03910 0005 of the Montgomery County Ohio Records (ZC BDP 22-12) in accordance with the recommendation of Staff's Memorandum dated March 29, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 4-1.

Move to City Council

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the March 15, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning and Basic Detailed Development Plan, Medical Facility
Major change and Detailed Development Plan, Commercial Lot
Major Change and Detailed Development Plan, Discount Tire

XI. Upcoming Meetings

March 29, 2022
April 12, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:33 p.m.

Terry Walton, Chair	**Date**
Geri Hoskins, Administrative Secretary	**Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

TO APPROVE A COMBINED BASIC AND DETAILED DEVELOPMENT PLAN AND REZONING TO PLANNED RESIDENTIAL (PR) FOR 22.968 ACRES FOR THE PROPERTY LOCATED ON THE EAST SIDE OF BELLEFONTAINE ROAD AND SOUTH OF CHAMBERSBURG ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-03908-0126 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE CBDP 22-11).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case CBDP 22-11 and on March 29, 2022, recommended approval by a vote of 5-0 of the Combined Basic and Detailed Development Plan and Rezoning to Planned Residential (PR); and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Combined Basic and Detailed Development Plan and Rezoning to Planned Residential (PR) (ZC CBDP 22-11) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. Single-story dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
2. Multi-story dwellings shall average 50 percent of the surface area of the front facade finished with brick or stone masonry products, not including the garage opening;
3. The applicant will comply with all stormwater requirements, per the City Engineer; and,
4. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the_____day of _____, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8329 **Topics of Discussion** **K.**

Council Work Session

Meeting Date: 04/19/2022

ZC BDP 22-12 - Horizon Line Development - Rezoning/Basic Development Plan - 7125 Executive Boulevard

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/19/2022
Audio-Visual Needs:	None	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

ZC BDP 22-12 - Horizon Line Development - Rezoning/Basic Development Plan - 7125 Executive Boulevard

Purpose and Background

The applicant, Horizon Line Development, is requesting approval of a Basic Development Plan and a Rezoning to Planned Mixed (PM).

Fiscal Impact

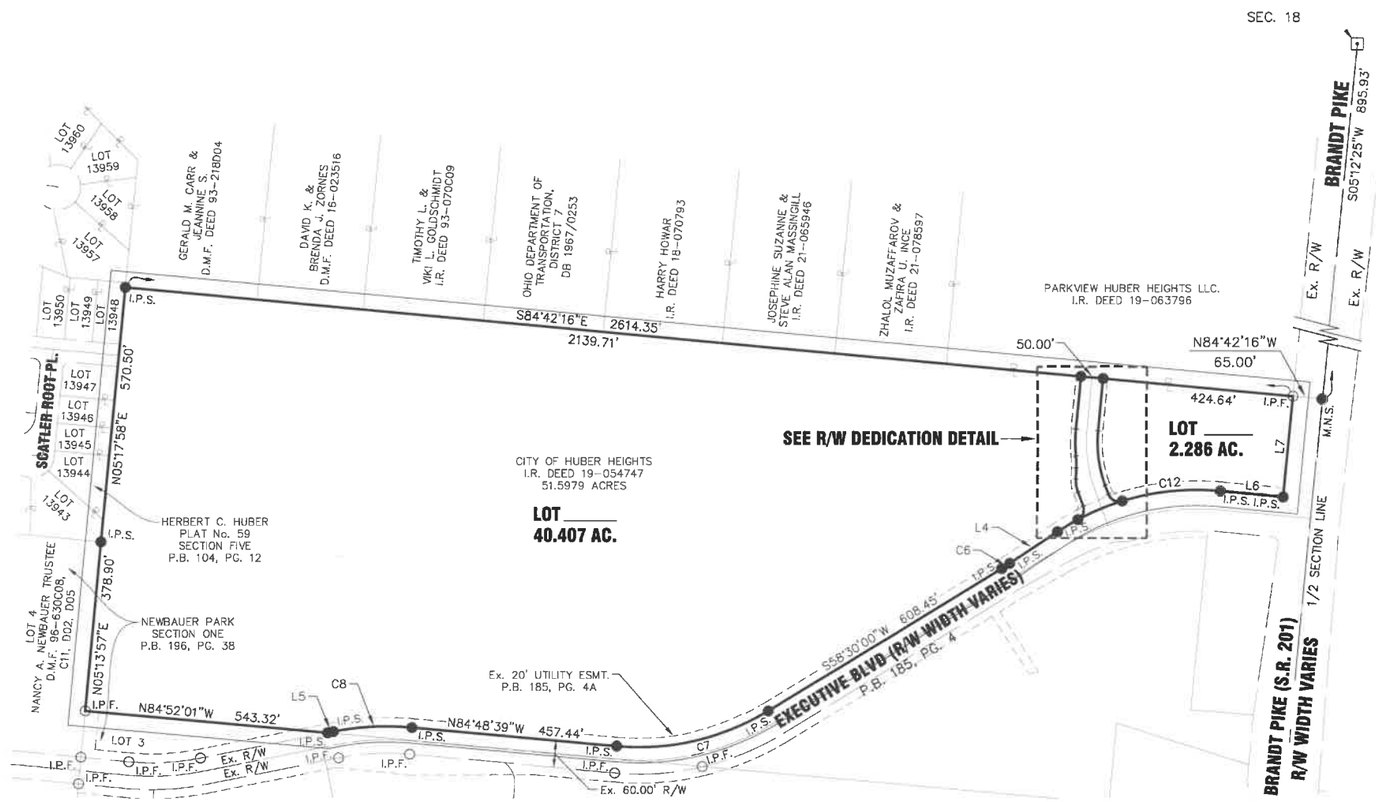
Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Drawings
Elevations
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance
Exhibit A
Exhibit B
Exhibit C
Exhibit D

EXHIBIT B

PUD-PM
HAMPTONS AT HUBER HEIGHTS



THE BEARING OF S05°-12'-25"W ALONG THE 1/2 SECTION LINE WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=200'

0 100' 200' 400'

EXISTING TREES TO BE RETAINED AS BUFFER

EXISTING TREES TO BE RETAINED AS BUFFER

HIGHPOINT LANE

LOCKWOOD LANE

HAMPTON BOULEVARD

ABIGAIL'S PATH

A1 A2 A3 A4 A13 B1 B2 B3 B4 B5 B6 B7 B8 B9 B10 B11 B12 B13 B14 C1 C2 C3 C4 D1 D2 D3

Ex R/W

SCALE IN FEET

0 20 40 80

SHADE TREE

EVERGREEN TREE

ORNAMENTAL TREE

SHRUB

DECORATIVE LIGHT POLE

DUMPSTER ENCLOSURE

MONUMENT SIGN

EXHIBIT D

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0020
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

EXECUTIVE BOULEVARD-PRIDE ONE
CITY OF HUBER HEIGHTS
LANDSCAPE WEST

REVISIONS:

FILE NAME	LANDSCAPE WEST
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2015
DATE	02-09-2022
SHEET NUMBER	5 OF 8

EXISTING TREES TO BE RETAINED AS BUFFER

EXISTING TREES TO BE RETAINED AS BUFFER

HIGHPOINT LANE

GARDNER'S PATH

A5 A6 A7 A8 A9 A10 A11 A12

D1 D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15

DUMPSTER ENCLOSURE

DUMPSTER ENCLOSURE

MONUMENT SIGN

R/W

Ex R/W

Ex U

Ex 12" W

Ex 12" SAN

Ex 15" SAN

GRAVEL PARKING

SCALE IN FEET

0 20 40 80

SHADE TREE

ORNAMENTAL TREE

SHRUB

EVERGREEN TREE

DECORATIVE LIGHT POLE

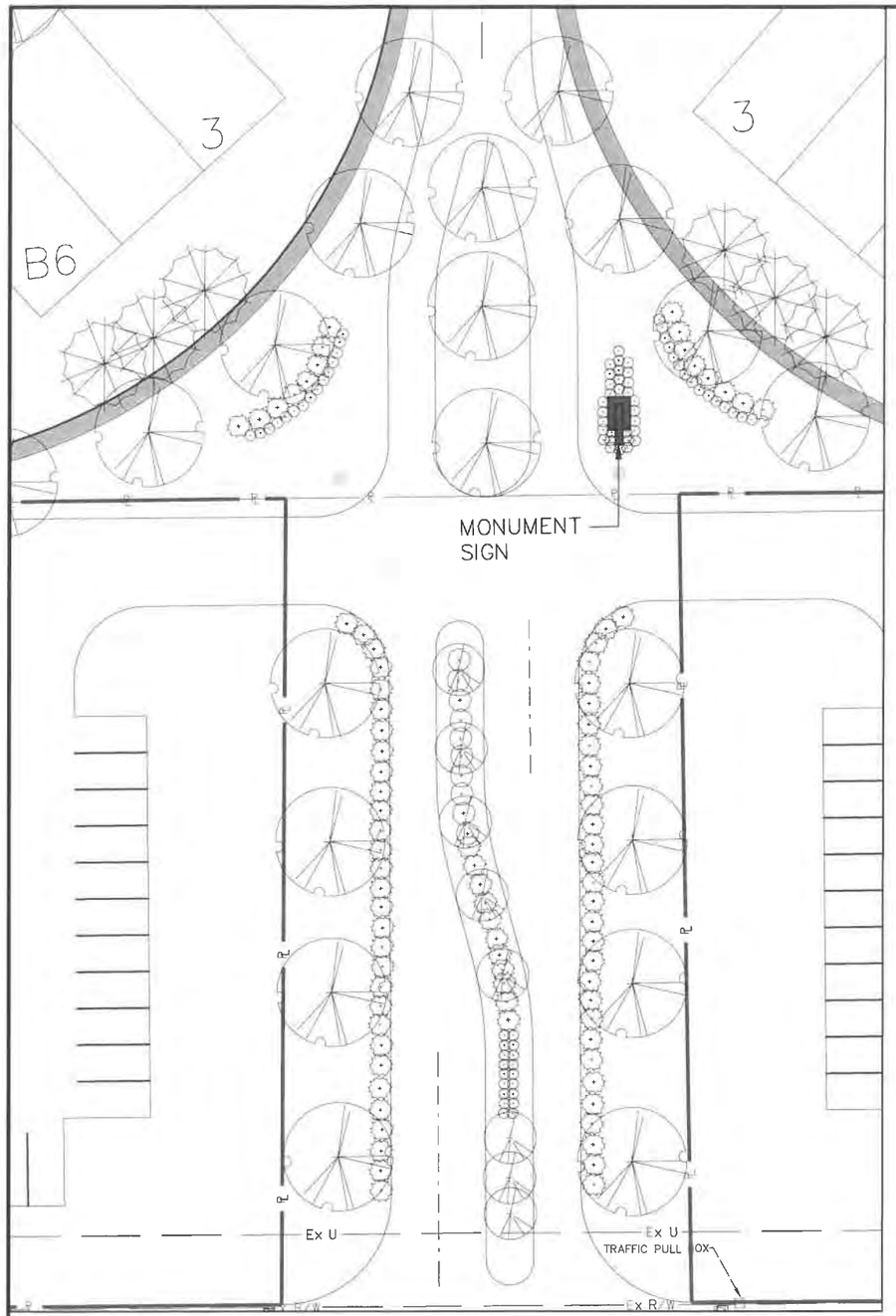
Choice One Engineering

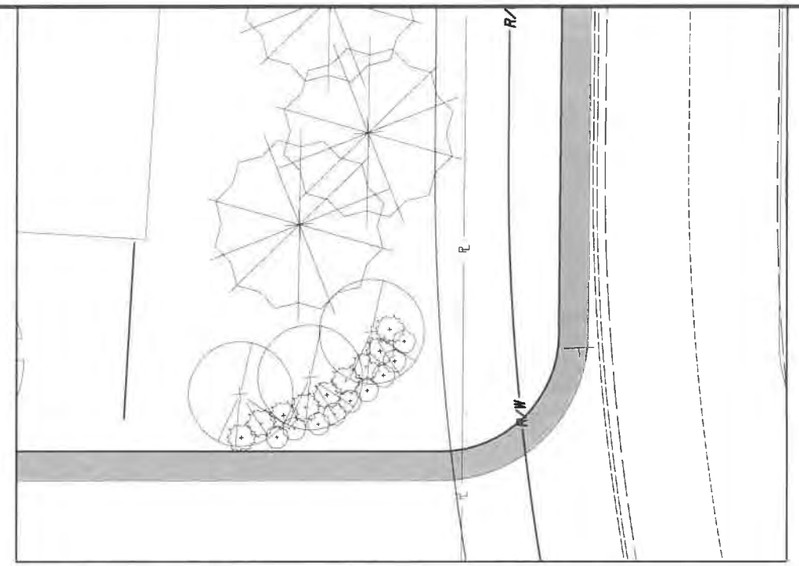
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

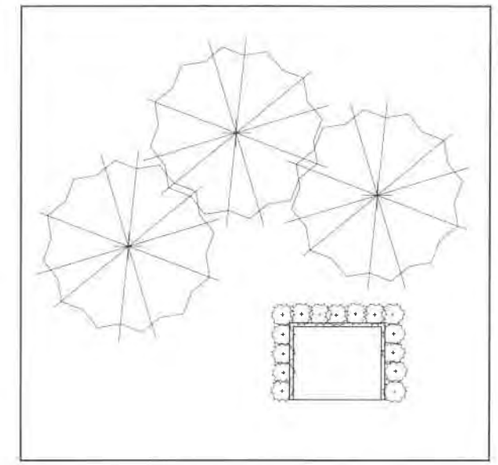
EXECUTIVE BOULEVARD-PRIDE ONE
CITY OF HUBER HEIGHTS
LANDSCAPE EAST

REVISIONS:

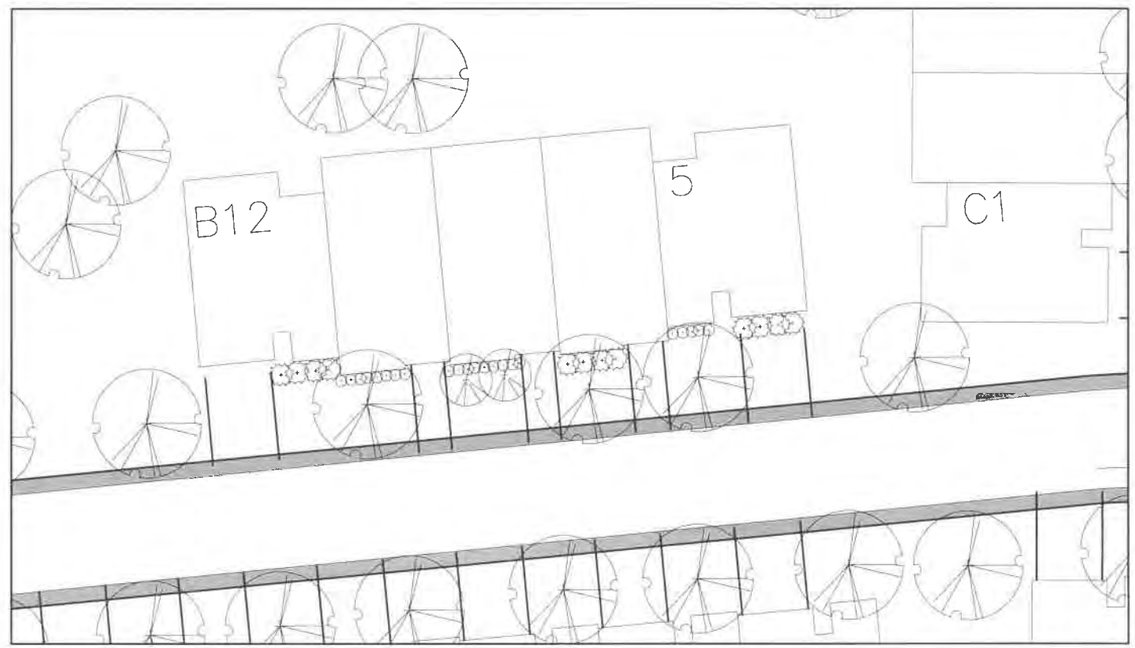
FILE NAME	LANDSCAPE EAST
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2015
DATE	02-09-2022
SHEET NUMBER	6 OF 8







TYPICAL DUMPSTER LANDSCAPE SCREENING



TYPICAL BUILDING LANDSCAPE

SCALE IN FEET
0 10 20 40

ORNAMENTAL TREE

SHRUB

SHADE TREE

EVERGREEN TREE

DECORATIVE LIGHT POLE

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

EXECUTIVE BOULEVARD-PRIDE ONE
CITY OF HUBER HEIGHTS
LANDSCAPE ENTRIES

REVISIONS:

FILE NAME	ENTRIES
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2015
DATE	02-09-2022
SHEET NUMBER	7 OF 8

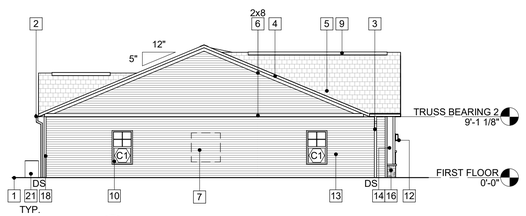
Choice One Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

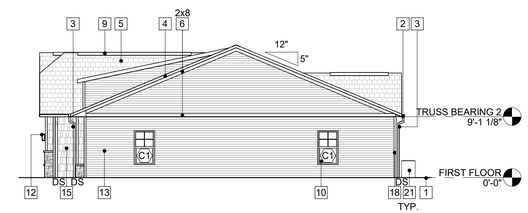
EXECUTIVE BOULEVARD-PRIDE ONE
CITY OF HUBER HEIGHTS
SCHEMATIC PLAN RENDERING

REVISIONS:

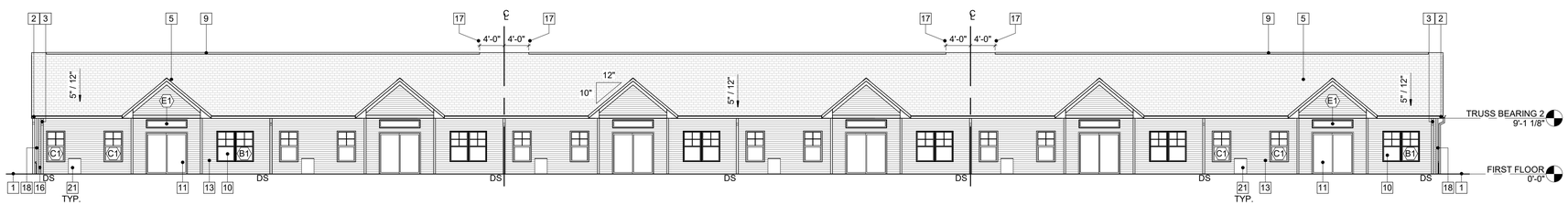
FILE NAME	RENDERING
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2015
DATE	02-09-2022
SHEET NUMBER	1 OF 1



4 ELEVATION BUILDINGS 'A1', 'A13', 'B4', & 'B5' - LEFT
3/32" = 1'-0"



3 ELEVATION BUILDINGS 'A1', 'A13', 'B4', & 'B5' - RIGHT
3/32" = 1'-0"



2 ELEVATION BUILDINGS 'A1', 'A13', 'B4', & 'B5' - REAR
3/32" = 1'-0"

1 ELEVATION BUILDINGS 'A1', 'A13', 'B4', & 'B5' - FRONT
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MPG
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEVATIONS - BUILDINGS A1, A13, B4, & B5

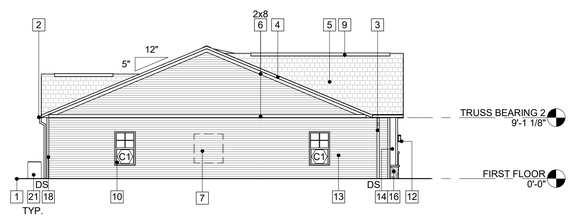
PROJECT #: 1322

DATE: MARCH 2, 2022

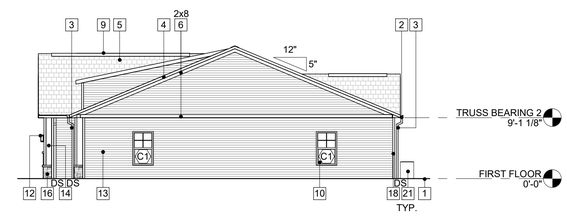
THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

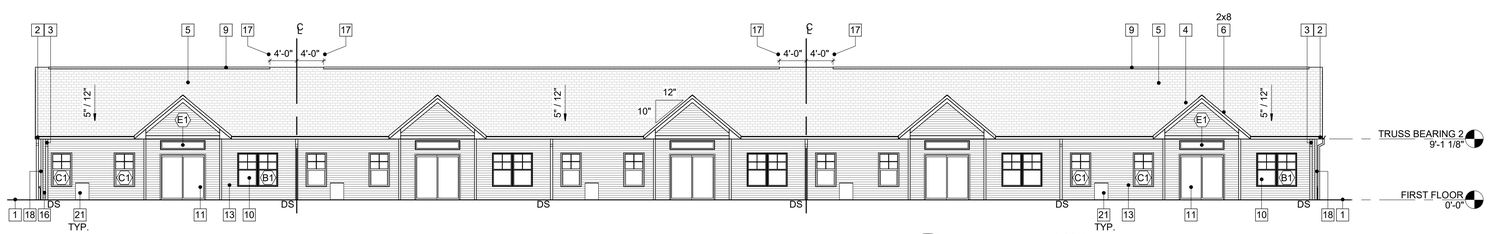
A2.01



4 ELEVATION BUILDINGS 'A2', 'A6', 'A8', & 'B2' - LEFT
3/32" = 1'-0" BUILDINGS 'D5' & 'D9' SIM.



3 ELEVATION BUILDINGS 'A2', 'A6', 'A8', & 'B2' - RIGHT
3/32" = 1'-0" BUILDINGS 'D5' & 'D9' SIM.



2 ELEVATION BUILDINGS 'A2', 'A6', 'A8', & 'B2' - REAR
3/32" = 1'-0" BUILDINGS 'D5' & 'D9' SIM.

1 ELEVATION BUILDINGS 'A2', 'A6', 'A8', & 'B2' - FRONT
3/32" = 1'-0" BUILDINGS 'D5' & 'D9' SIM.

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEVATIONS - BUILDINGS A2, A6, A8, & B2

PROJECT #: 1322

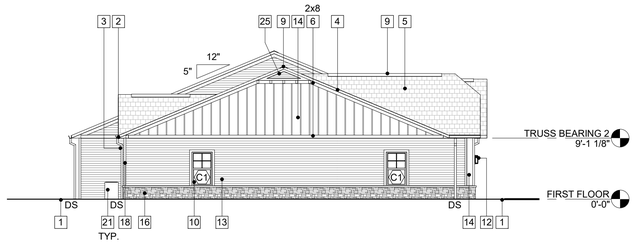
DATE: MARCH 2, 2022

THE HAMPTONS AT THE HEIGHTS

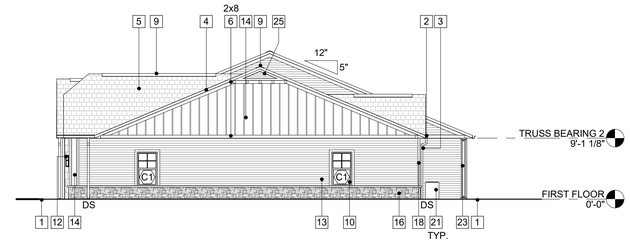
EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

A2.02

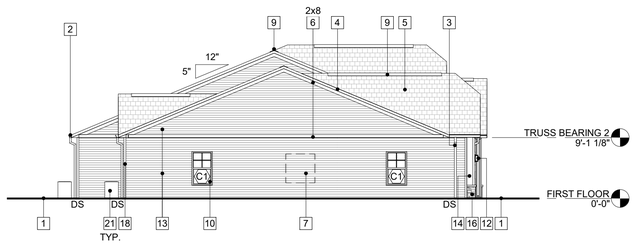
BUILDINGS 'D5' & 'D9' SIM.



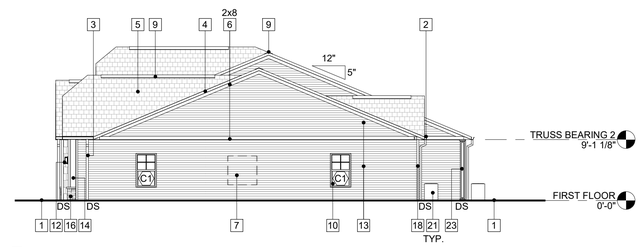
6 ELEVATION BUILDINGS 'C1' - LEFT - HP
3/32" = 1'-0"



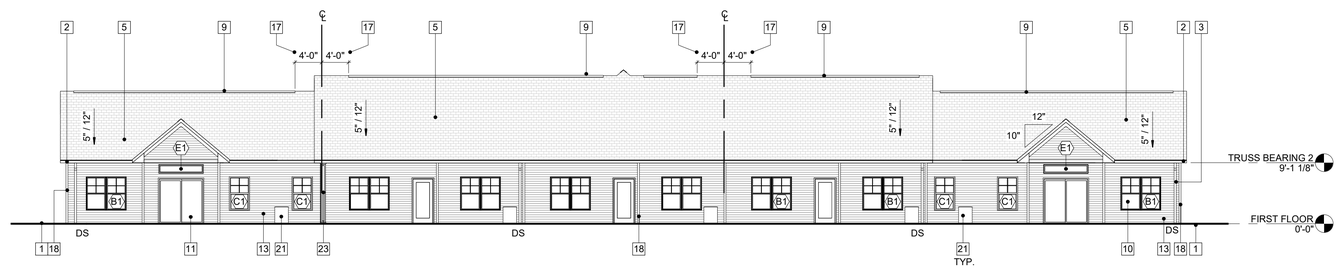
5 ELEVATION BUILDING 'B13'- RIGHT - HP
3/32" = 1'-0"



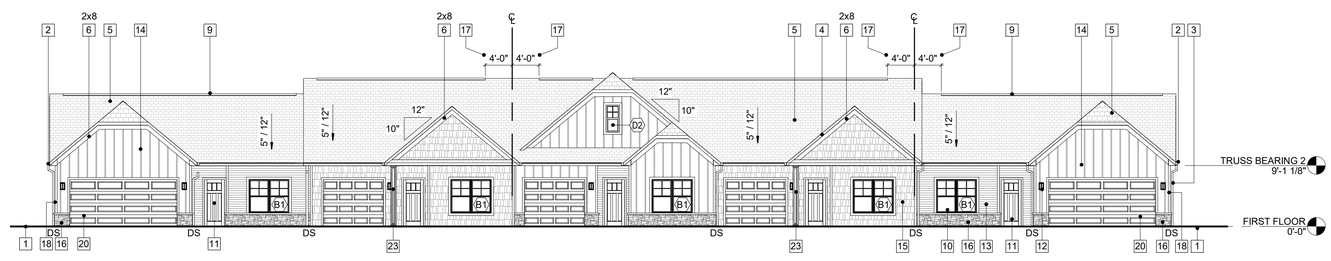
4 ELEVATION BUILDINGS 'A5', 'A7', 'B3', 'B12', & 'B13' - LEFT
3/32" = 1'-0"



3 ELEVATION BUILDINGS 'A5', 'A7', 'B3', 'B12', & 'C1' - RIGHT
3/32" = 1'-0"



2 ELEVATION BUILDINGS 'A5', 'A7', 'B3', 'B12', 'B13', & 'C1' - REAR
3/32" = 1'-0"



1 ELEVATION BUILDINGS 'A5', 'A7', 'B3', 'B12', 'B13', & 'C1' - FRONT
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

	TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER / REFERS TO DRAWING SHEET NUMBER
101-1	INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS
A	INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS
	DATUM POINT, INDICATES ELEVATION
DS	DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEV. - BLDGS. A5, A7, B3, B12, B13, & C1

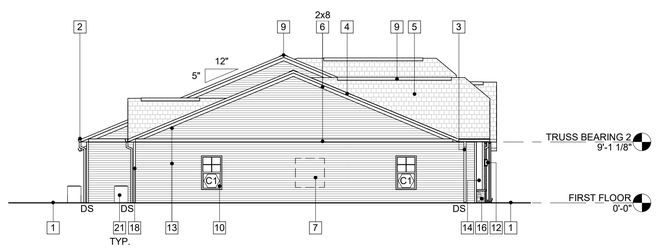
PROJECT #: 1322

DATE: MARCH 2, 2022

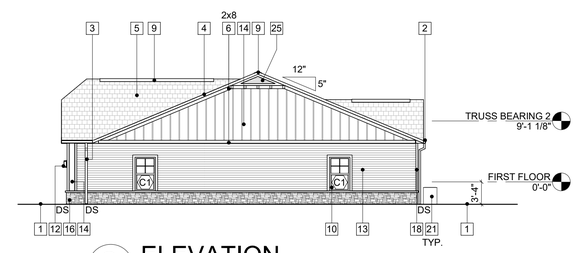
THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

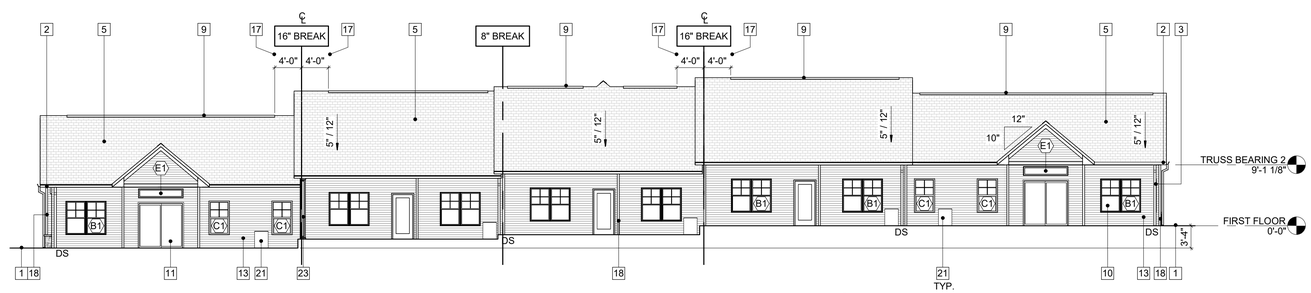
A2.05



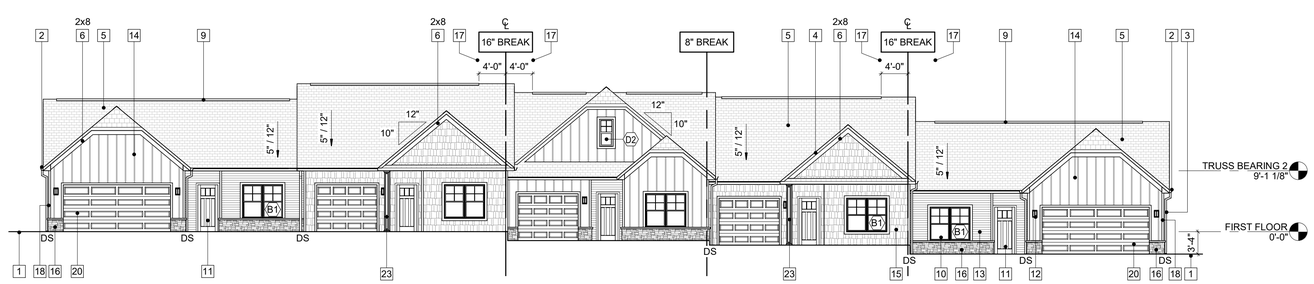
4 ELEVATION BUILDING 'A9' - LEFT
3/32" = 1'-0"



3 ELEVATION BUILDING 'A9' - RIGHT
3/32" = 1'-0"



2 ELEVATION BUILDING 'A9' - REAR
3/32" = 1'-0"



1 ELEVATION BUILDING 'A9' - FRONT
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEVATIONS - BUILDING A9

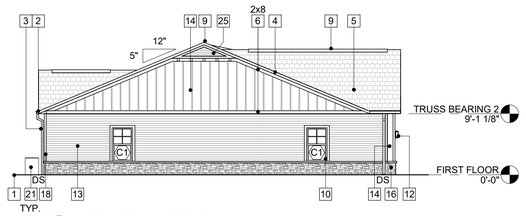
PROJECT #: 1322

DATE: MARCH 2, 2022

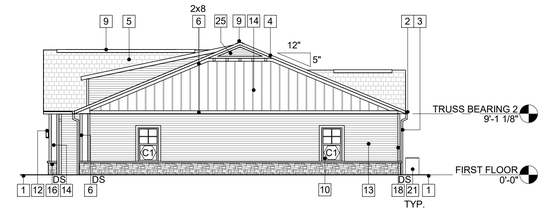
THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

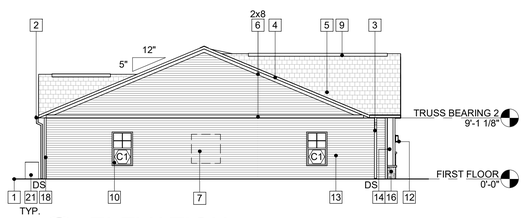
A2.06



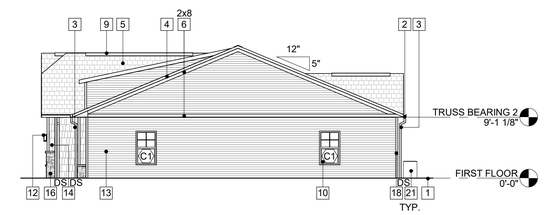
6 ELEVATION BUILDING 'A10' , 'C3', & 'D15'- LEFT - HP
3/32" = 1'-0"



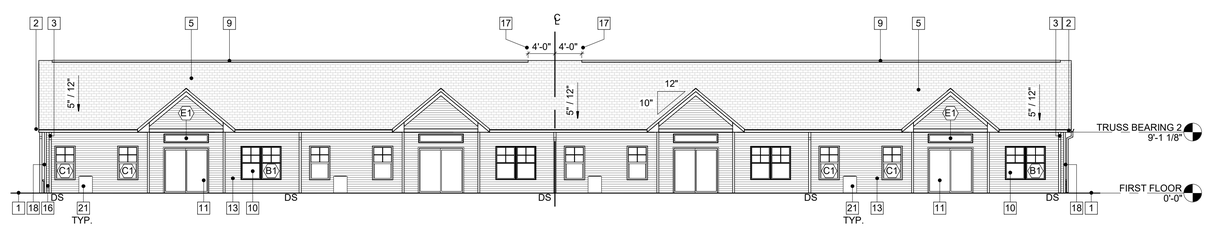
5 ELEVATION BUILDING 'A10' & 'B10' - RIGHT - HP
3/32" = 1'-0"



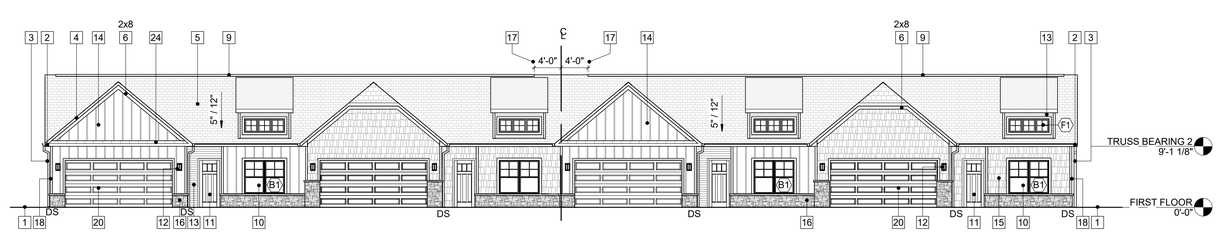
4 ELEVATION BUILDING 'B10' - LEFT
3/32" = 1'-0"



3 ELEVATION BUILDINGS 'C3' & 'D15' - RIGHT
3/32" = 1'-0"



2 ELEVATION BUILDINGS 'A10', 'B10', 'C3', & 'D15' - REAR
3/32" = 1'-0"



1 ELEVATION BUILDINGS 'A10', 'B10', 'C3', & 'D15' - FRONT
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

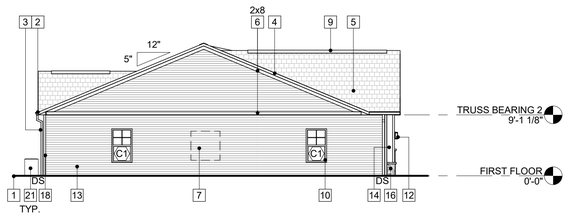
EXTERIOR ELEVATIONS - BUILDINGS A10, B10, C3, & D15

PROJECT #: 1322
DATE: MARCH 2, 2022

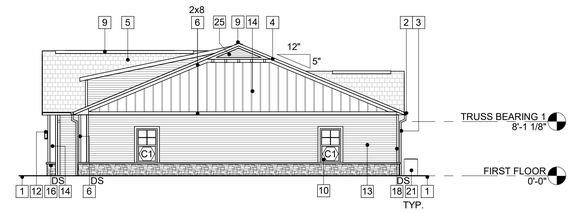
THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

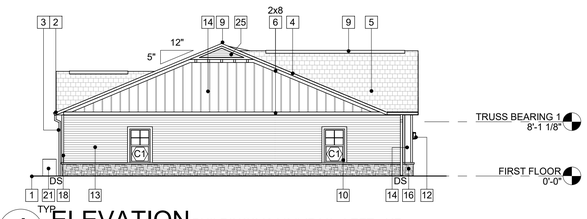
A2.07



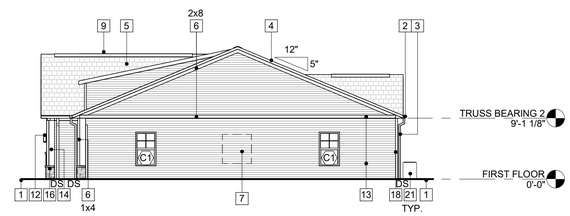
6 ELEVATION BUILDINGS 'C4', 'D10', & 'D14' - LEFT
3/32" = 1'-0"



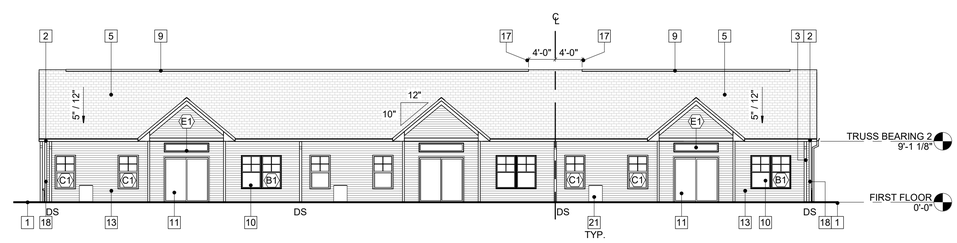
5 ELEVATION BUILDINGS 'C4' & 'D14' - RIGHT - HP
3/32" = 1'-0"



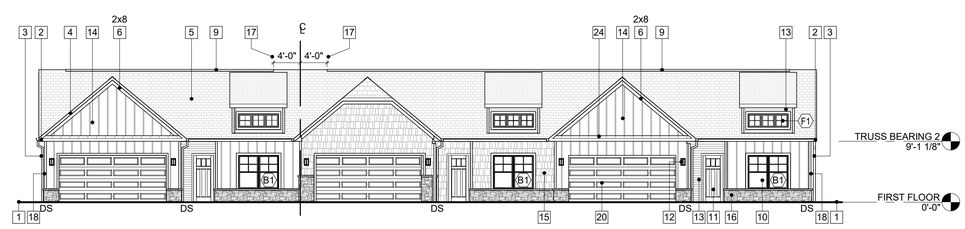
4 ELEVATION BUILDINGS 'A11' & 'B11' - LEFT - HP
3/32" = 1'-0"



3 ELEVATION BUILDINGS 'A11', 'B11', & 'D10' - RIGHT
3/32" = 1'-0"



2 ELEVATION BUILDINGS 'A11', 'B11', 'C4', 'D10', & 'D14' - REAR
3/32" = 1'-0"



1 ELEVATION BUILDINGS 'A11', 'B11', 'C4', 'D10', & 'D14' - FRONT
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEVATIONS - BUILDINGS A11, B11, C4, D10, & D14

PROJECT #: 1322

DATE: MARCH 2, 2022

THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

A2.08

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

	TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER / REFERS TO DRAWING SHEET NUMBER
101-1	INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS
A	INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS
	DATUM POINT, INDICATES ELEVATION
DS	DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

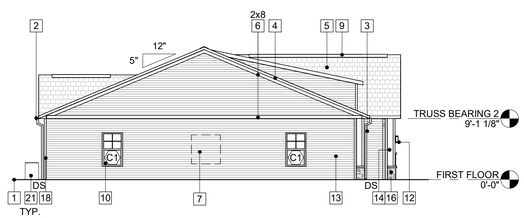
20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

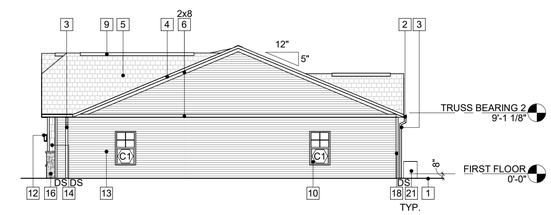
23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

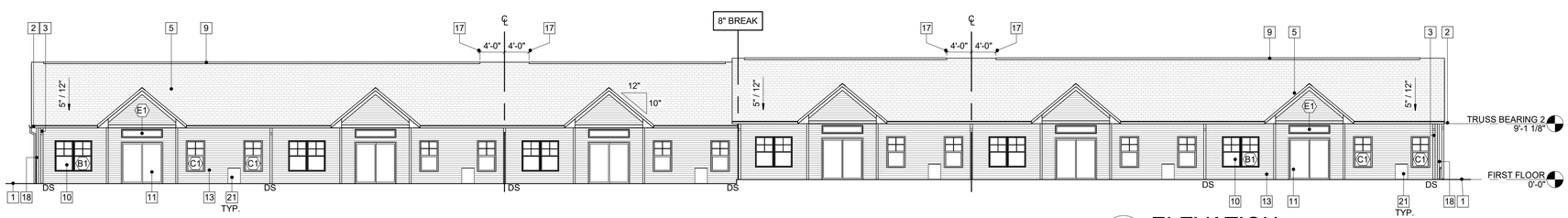
25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.



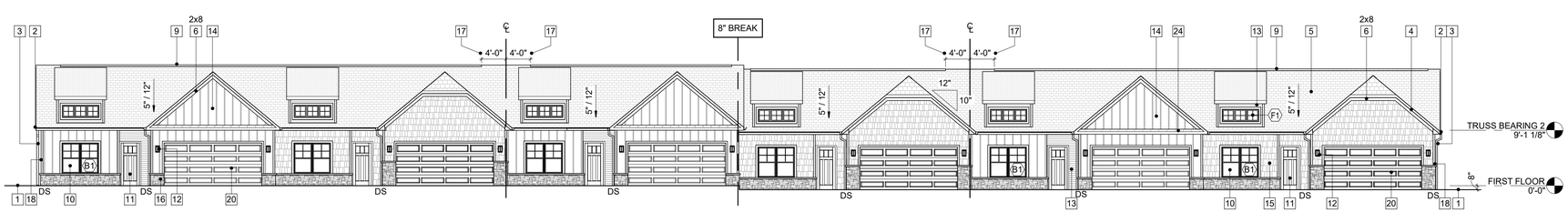
4 ELEVATION BUILDING 'A12' - LEFT
3/32" = 1'-0"



3 ELEVATION BUILDING 'A12' - RIGHT
3/32" = 1'-0"



2 ELEVATION BUILDING 'A12' - REAR
3/32" = 1'-0"



1 ELEVATION BUILDING 'A12' - FRONT
3/32" = 1'-0"

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEVATIONS - BUILDING A12

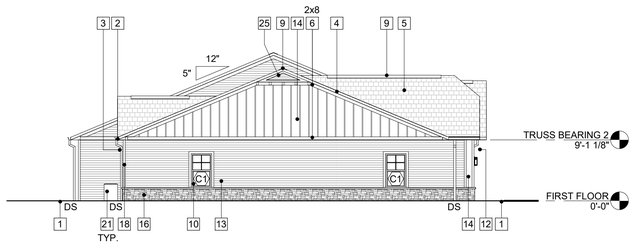
PROJECT #: 1322

DATE: MARCH 2, 2022

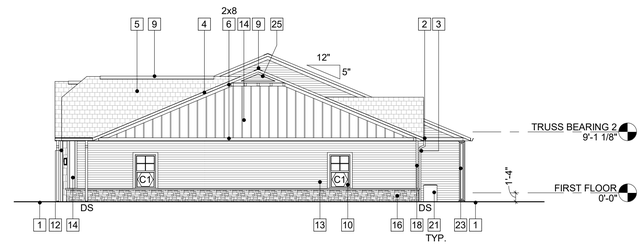
THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

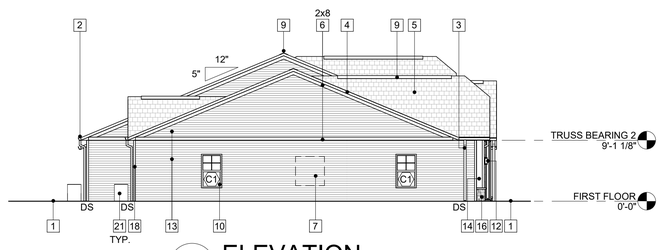
A2.09



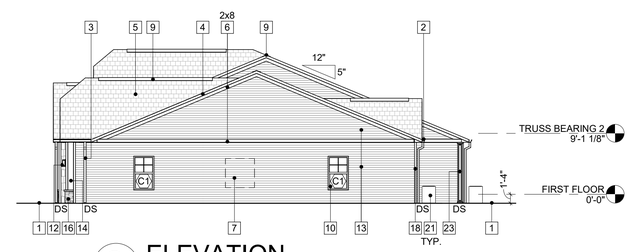
6 ELEVATION BUILDINGS 'B14' - LEFT - HP
3/32" = 1'-0"



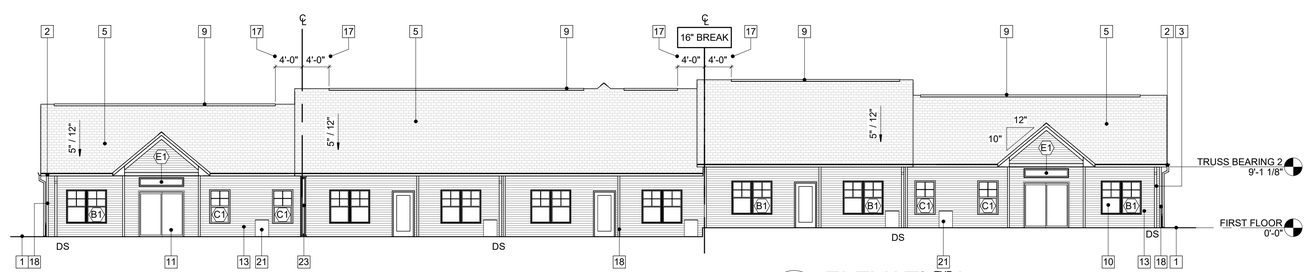
5 ELEVATION BUILDING 'B1'- RIGHT - HP
3/32" = 1'-0"



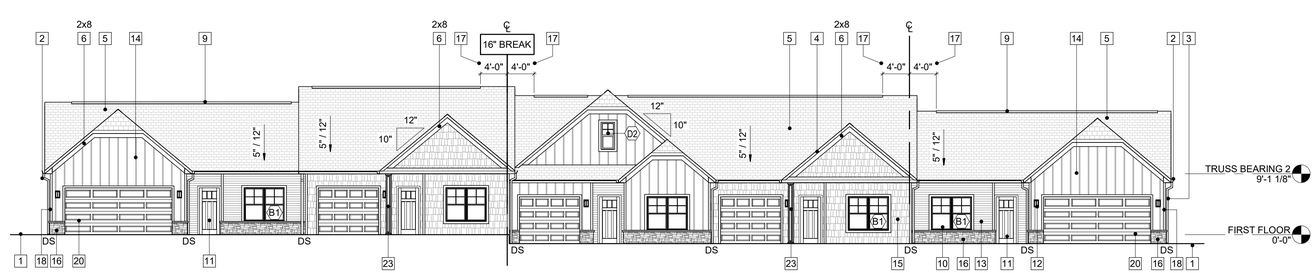
4 ELEVATION BUILDING 'B1' - LEFT
3/32" = 1'-0"
BUILDINGS 'A3', 'A4', & 'D6' SIM.



3 ELEVATION BUILDING 'B14' - RIGHT
3/32" = 1'-0"
BUILDINGS 'A3', 'A4', & 'D6' SIM.



2 ELEVATION BUILDING 'B1' & 'B14' - REAR
3/32" = 1'-0"
BUILDINGS 'A3', 'A4', & 'D6' SIM.



1 ELEVATION BUILDING 'B1' & 'B14' - FRONT
3/32" = 1'-0"
BUILDINGS 'A3', 'A4', & 'D6' SIM.

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEVATIONS - BUILDINGS B1 & B14

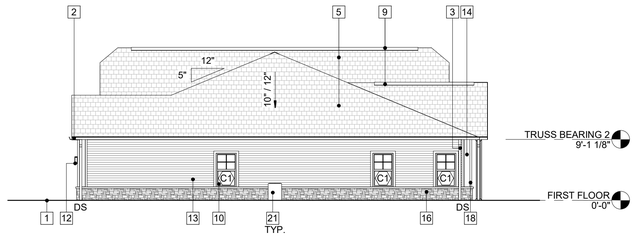
PROJECT #: 1322
DATE: MARCH 2, 2022

THE HAMPTONS AT THE HEIGHTS

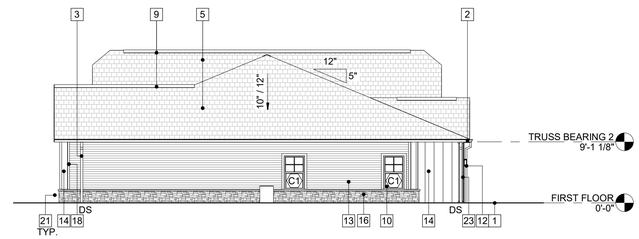
EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

A2.10

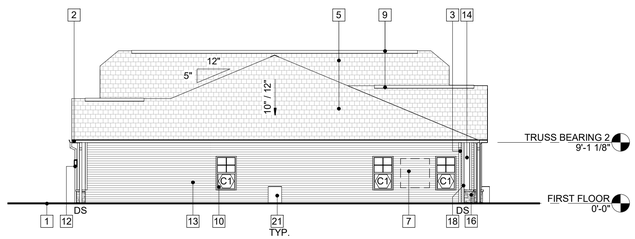
BUILDINGS 'A3', 'A4', & 'D6' SIM.



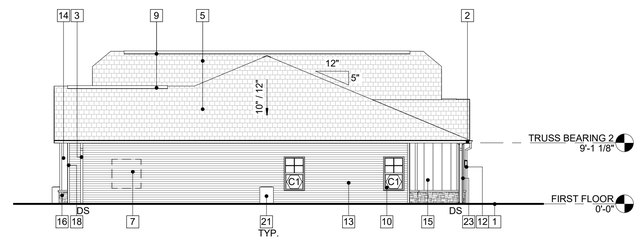
6 ELEVATION BUILDINGS 'B9' - LEFT - HP
3/32" = 1'-0"



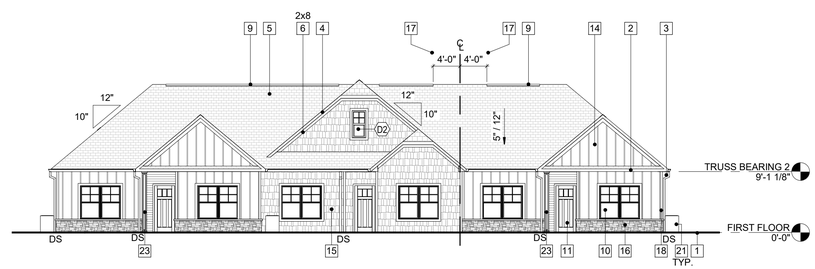
5 ELEVATION BUILDING 'D1' - RIGHT - HP
3/32" = 1'-0"



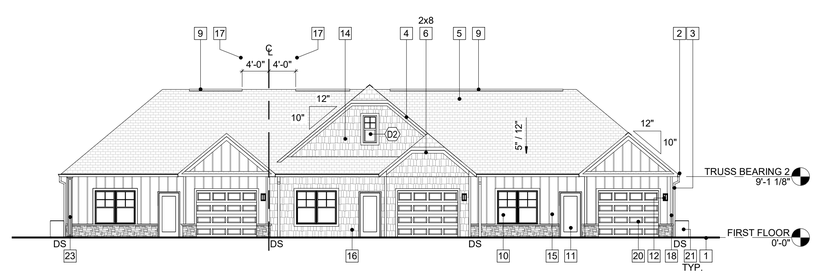
4 ELEVATION BUILDINGS 'B6', 'D1' 'D2', 'D3', & 'D4' - LEFT, 'B7', 'B8', & 'B9' (MIRR.)
3/32" = 1'-0"



3 ELEVATION BUILDINGS 'B6', 'D2', 'D3', & 'D4' - RIGHT, 'B7', & 'B8' (MIRR.)
3/32" = 1'-0"



2 ELEVATION BUILDINGS 'B6', 'D1', 'D2', 'D2', 'D3', & 'D4' - REAR HP, 'B7', 'B8', & 'B9' (MIRR.)
3/32" = 1'-0"



1 ELEVATION BUILDINGS 'B6', 'D1', 'D2', 'D3', & 'D4' - FRONT, 'B7', 'B8', & 'B9' (MIRR.)
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

	TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER / REFERS TO DRAWING SHEET NUMBER
101-1	INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS
A	INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS
	DATUM POINT, INDICATES ELEVATION
DS	DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXT. ELEV. - BLDGS. B6, D1, D2, D3, & D4, B7, B8, & B9 (MIRR.)

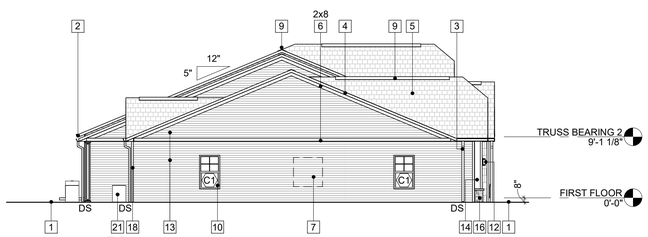
PROJECT #: 1322

DATE: MARCH 2, 2022

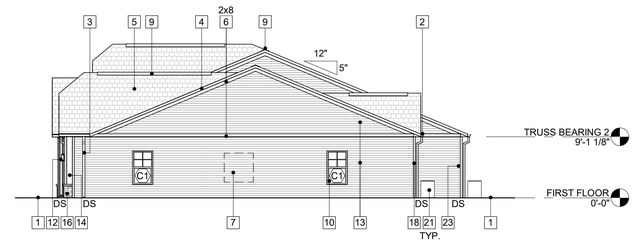
THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

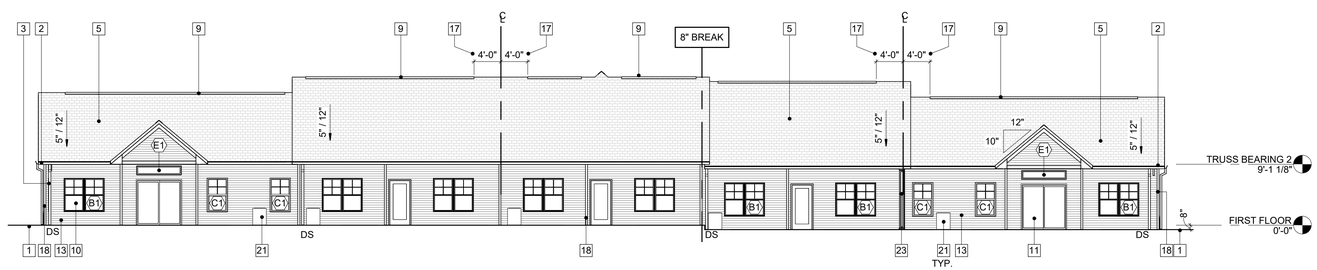
A2.11



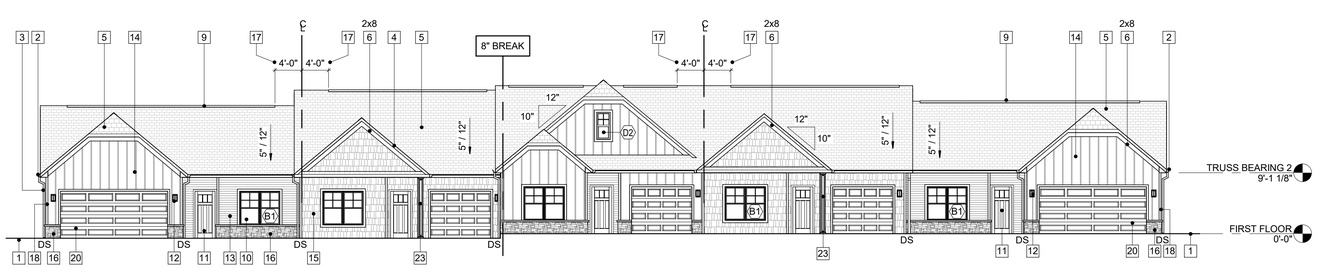
4 ELEVATION BUILDING 'C2' - LEFT
3/32" = 1'-0"



3 ELEVATION BUILDING 'C2' - RIGHT
3/32" = 1'-0"



2 ELEVATION BUILDING 'C2' - REAR
3/32" = 1'-0"



1 ELEVATION BUILDING 'C2' - FRONT
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

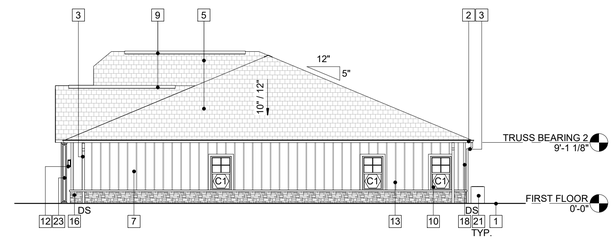
EXTERIOR ELEVATIONS - BUILDING C2

PROJECT #: 1322
DATE: MARCH 2, 2022

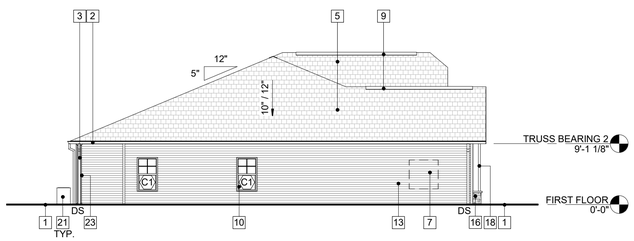
THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

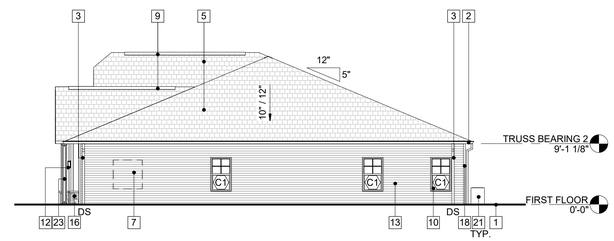
A2.12



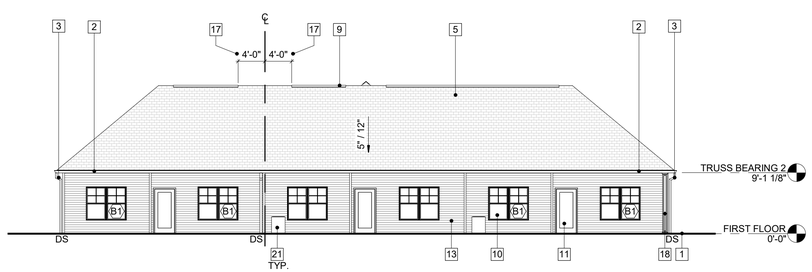
6 ELEVATION BUILDING 'D11' - RIGHT - HP
3/32" = 1'-0"



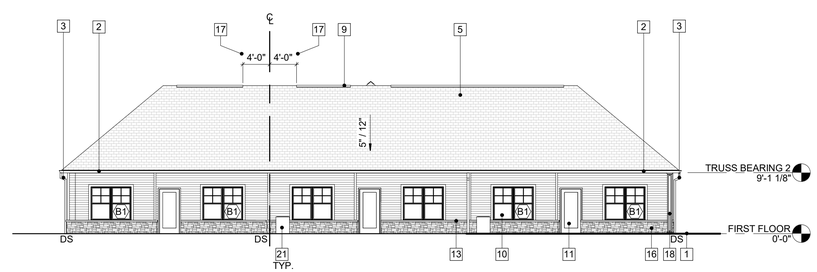
5 ELEVATION BUILDINGS 'D7', 'D8', 'D11' & 'D12' - LEFT
3/32" = 1'-0"



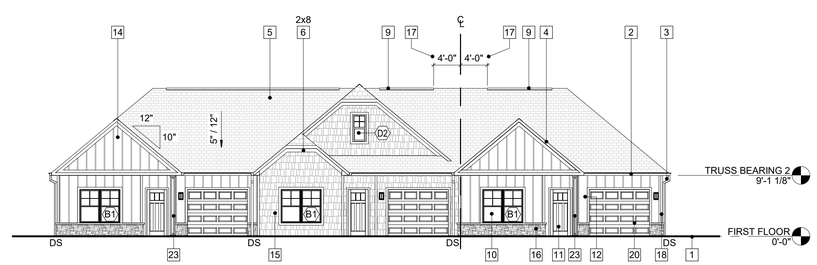
4 ELEVATION BUILDINGS 'D7', 'D8', & 'D12' - RIGHT
3/32" = 1'-0"



3 ELEVATION BUILDINGS 'D11' & 'D12'- REAR
3/32" = 1'-0"



2 ELEVATION BUILDINGS 'D7' & 'D8' - REAR - HP
3/32" = 1'-0"



1 ELEVATION BUILDINGS 'D7', 'D8', 'D11' & 'D12' - FRONT
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEVATIONS - BLDGS. D7, D8, D11, D12

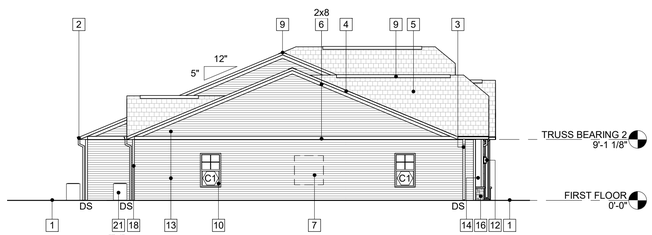
PROJECT #: 1322

DATE: MARCH 2, 2022

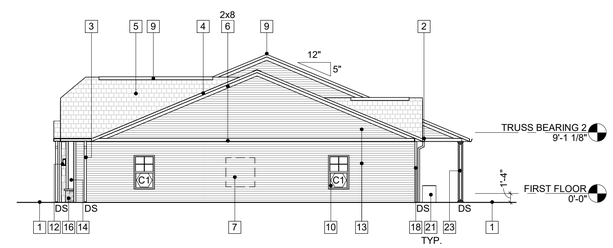
THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

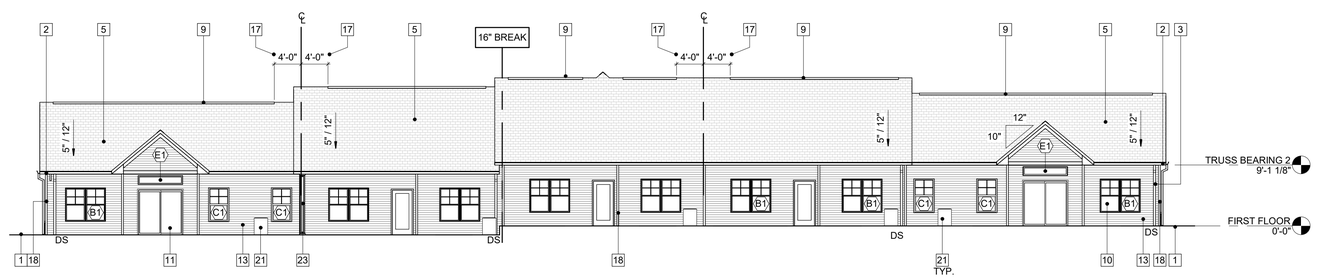
A2.15



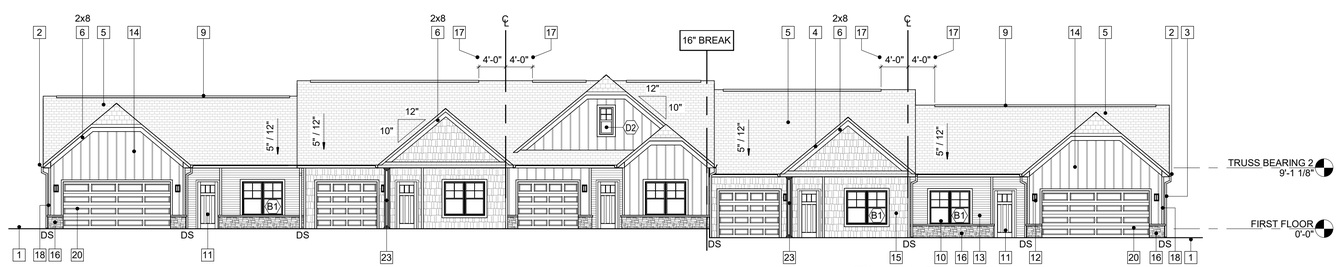
4 ELEVATION BUILDING 'D13' - LEFT
3/32" = 1'-0"



3 ELEVATION BUILDING 'D13' - RIGHT
3/32" = 1'-0"



2 ELEVATION BUILDING 'D13' - REAR
3/32" = 1'-0"



1 ELEVATION BUILDING 'D13' - FRONT
3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. COORDINATE ALL EXTERIOR FINISH MATERIALS, STYLES, AND COLORS WITH OWNER.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

SYMBOL LEGEND

TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER

101-1 INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

A INDICATES WINDOW TYPE, REFER TO SHEET A6.3 FOR WINDOW ELEVATIONS

DATUM POINT, INDICATES ELEVATION

DS DOWNSPOUT, SEE DETAILS

FLAG NOTES - EXTERIOR ELEVATIONS

1 APPROXIMATE FINISHED GRADE, SEE CIVIL DRAWINGS

2 PREFINISHED ALUMINUM GUTTER; K-STYLE, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS.

3 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT.

4 TYPICAL FASCIA TRIM - ALUM CLAD 2x6 WITH ALUM DRIP EDGE, TYP UNO.

5 ARCHITECTURAL FIBERGLASS SHINGLE ROOF PER ASSEMBLY AND SPECS.

6 VINYL TRIM BAND, SIZE AS INDICATED.

7 FIBER CEMENT PANEL (PRE-ROCK AT ELECTRICAL GEAR); LOCATE JOINTS BEHIND BRACKETS AND/OR TRIM AND FLASH ALL HORIZONTAL JOINTS IN PANEL SIDING PER MFR. TEXTURE TO BE APPROVED BY OWNER. GC TO COORDINATE LOCATIONS IN FIELD PRIOR TO ROUGH-IN.

9 CONTINUOUS RIDGE VENT TO MATCH ROOF SHINGLES, TYP.

10 WINDOW PER SCHEDULE, TYP. SEE PLANS. PROVIDE 4" NOMINAL TRIM AROUND ALL FRONT AND HIGH PROFILE (HP) LOCATIONS.

11 DOOR PER SCHEDULE, TYP. SEE PLANS.

12 DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

13 PREMIUM VINYL DUTCH LAP SIDING - 5" EXPOSURE. COORDINATE FINAL COLOR(S) WITH OWNER.

14 VINYL BOARD ON BATTEN: 2" BATTEN AT 12" O.C., COLOR(S) BY OWNER.

15 PREMIUM VINYL SHAKE SIDING. COORDINATE FINAL STYLE & COLOR(S) WITH OWNER.

16 MANUFACTURED STONE VENEER, REFER TO DETAILS FOR MORE INFORMATION. COORDINATE FINAL COLOR, SIZE, AND STYLE WITH OWNER.

17 NO OPENINGS OR PENETRATIONS WITHIN MIN. 4'-0" OF EITHER SIDE OF 2-HOUR FIRE RATED WALL, TYP.

18 4" NOMINAL VINYL CORNER TRIM, COLOR(S) BY OWNER.

20 OVERHEAD DOOR, COLOR BY OWNER. REFER TO SCHEDULE.

21 A/C UNIT, TYP. REFER TO PLANS AND MECHANICAL DRAWINGS.

23 DECORATIVE COLUMN OVER WOOD POST/COLUMN, COLOR AND STYLE BY OWNER.

24 STANDING SEAM METAL ROOF ACCENT, COLOR AND STYLE BY OWNER.

25 DECORATIVE VENT AND BRACKETS, COLOR AND STYLE BY OWNER.

3/32" = 1'-0"
0 12' 18' 24' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com
MANN • PARSONS • GRAY
ARCHITECTS

EXTERIOR ELEVATIONS - BUILDING D13

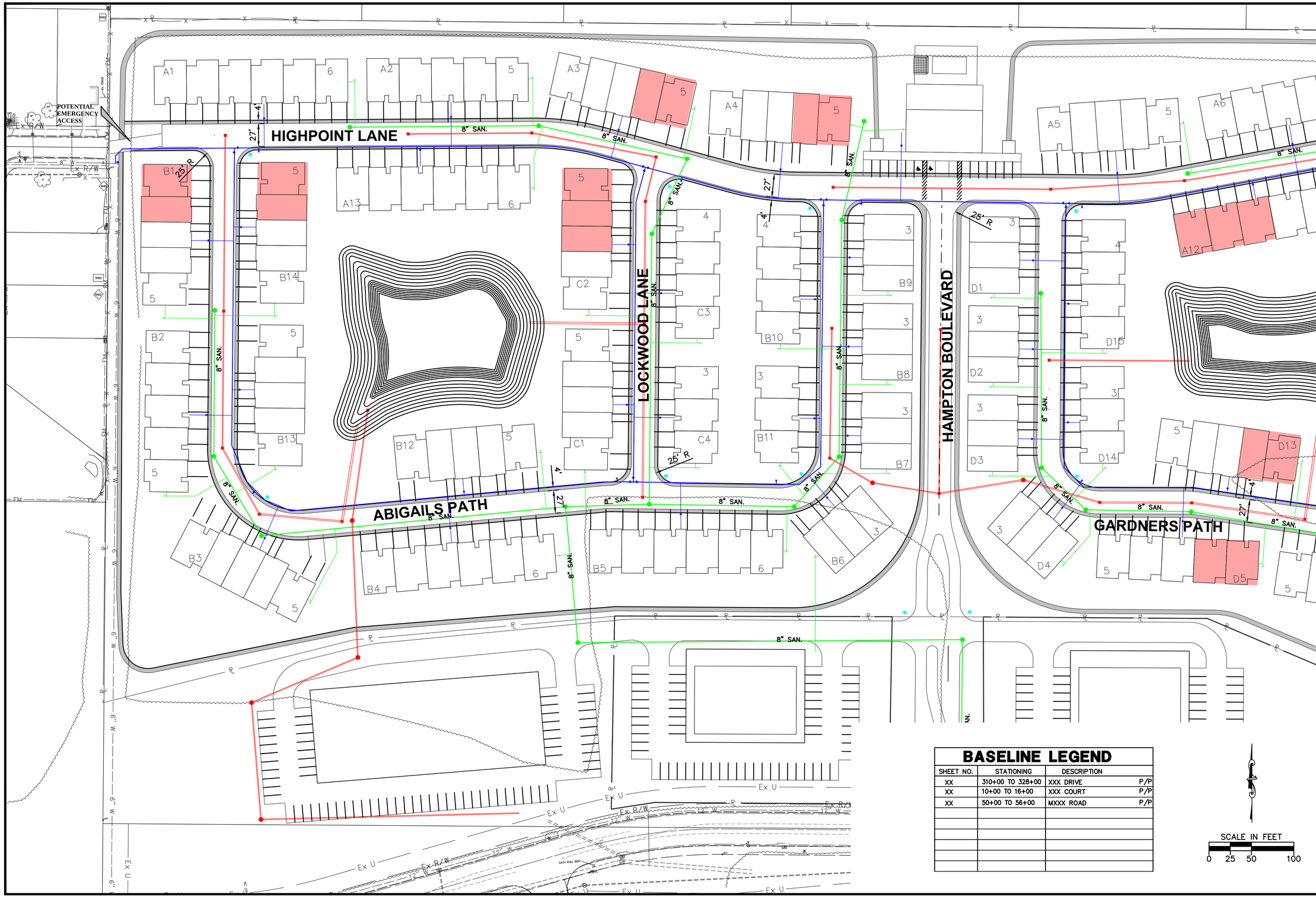
PROJECT #: 1322

DATE: MARCH 2, 2022

THE HAMPTONS AT THE HEIGHTS

EXECUTIVE BOULEVARD
HUBER HEIGHTS, OHIO 45424

A2.17



BASELINE LEGEND

SHEET NO.	STATIONING	DESCRIPTION	
XX	310+00 TO 328+00	XXX DRIVE	P/P
XX	10+00 TO 16+00	XXX COURT	P/P
XX	50+00 TO 56+00	MXXX ROAD	P/P

SCALE IN FEET

0 25 50 100

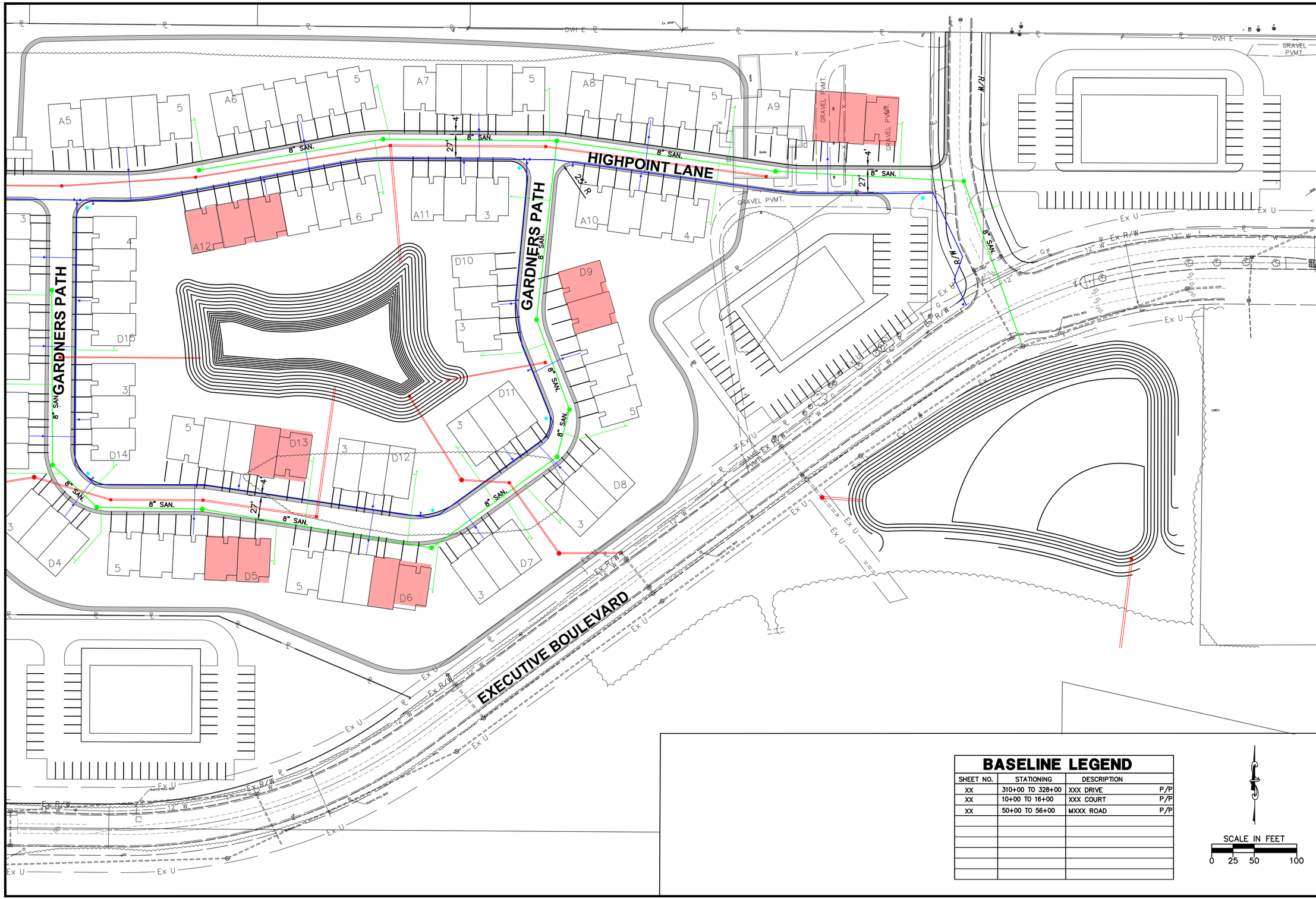
ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

HAMPTONS AT THE HEIGHTS
CITY OF HUBER HEIGHTS
WEST SCHEMATIC PLAN

REVISIONS:

FILE NAME	Schematic Plan
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2105
DATE	02-09-2022
SHEET NUMBER	1 OF 8



BASELINE LEGEND

SHEET NO.	STATIONING	DESCRIPTION	
XX	310+00 TO 328+00	XXX DRIVE	P/P
XX	10+00 TO 16+00	XXX COURT	P/P
XX	50+00 TO 56+00	MXXX ROAD	P/P

SCALE IN FEET

0 25 50 100

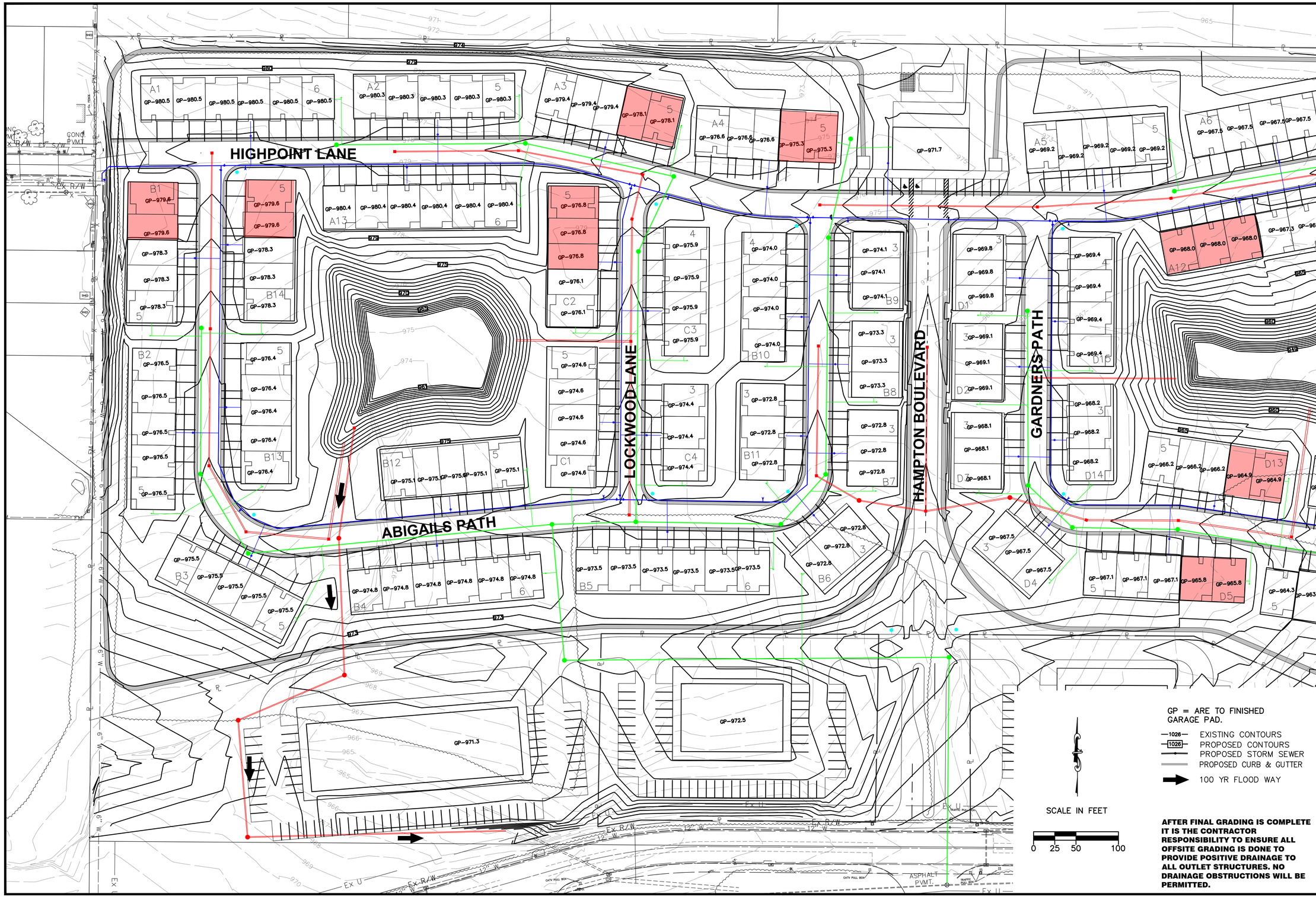
ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

HAMPTONS AT THE HEIGHTS
CITY OF HUBER HEIGHTS
EAST SCHEMATIC PLAN

REVISIONS:

FILE NAME	Schematic Plan 2
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2105
DATE	02-09-2022
SHEET NUMBER	2 OF 8



AFTER FINAL GRADING IS COMPLETE IT IS THE CONTRACTOR RESPONSIBILITY TO ENSURE ALL OFFSITE GRADING IS DONE TO PROVIDE POSITIVE DRAINAGE TO ALL OUTLET STRUCTURES. NO DRAINAGE OBSTRUCTIONS WILL BE PERMITTED.

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

HAMPTONS AT THE HEIGHTS
CITY OF HUBER HEIGHTS
PRELIMINARY WEST GRADING PLAN

REVISIONS:

FILE NAME	GRADING
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2105
DATE	02-09-2022
SHEET NUMBER	3 OF 8

AFTER FINAL GRADING IS COMPLETE IT IS THE CONTRACTOR RESPONSIBILITY TO ENSURE ALL OFFSITE GRADING IS DONE TO PROVIDE POSITIVE DRAINAGE TO ALL OUTLET STRUCTURES. NO DRAINAGE OBSTRUCTIONS WILL BE PERMITTED.

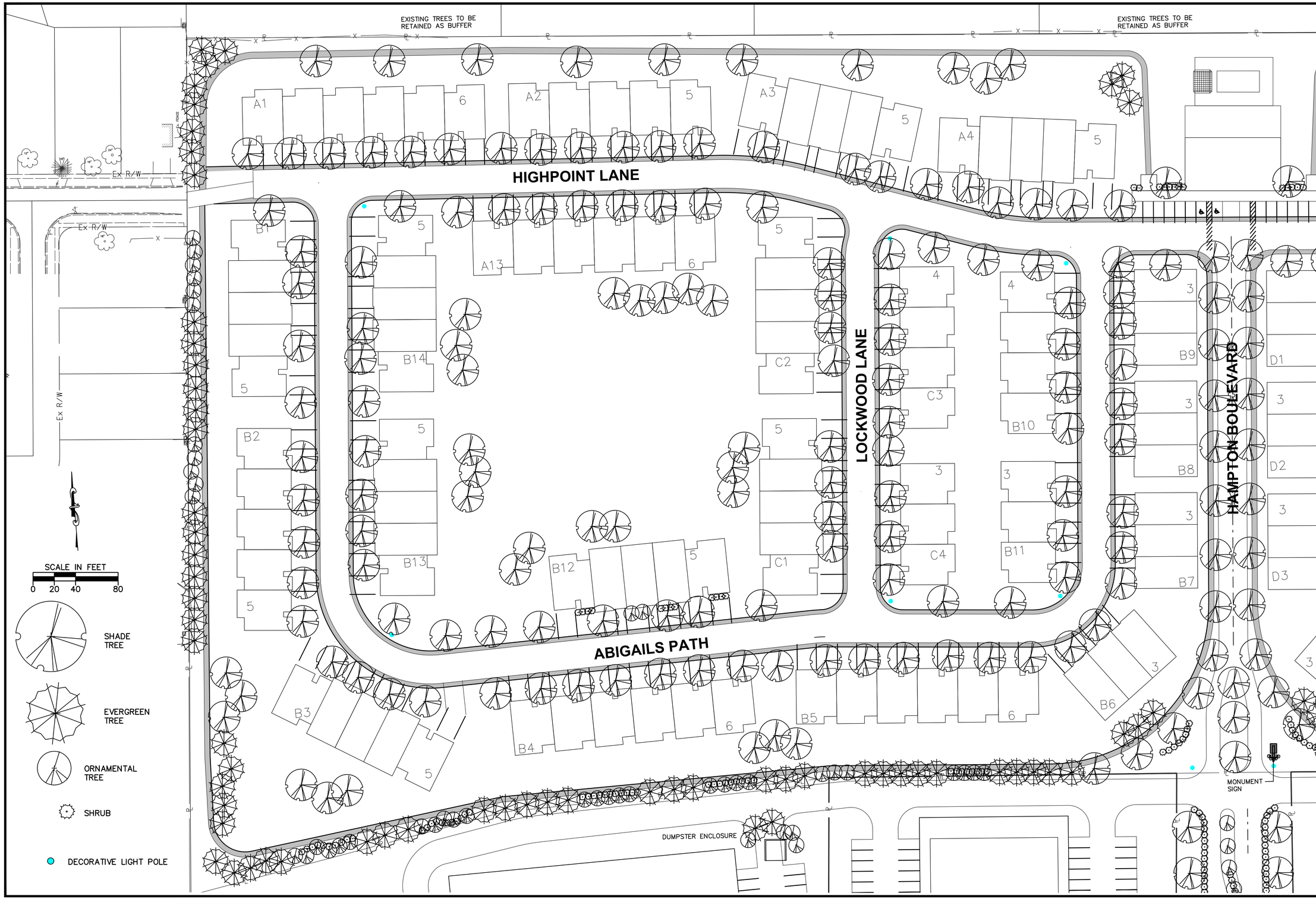
ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

HAMPTONS AT THE HEIGHTS
CITY OF HUBER HEIGHTS
PRELIMINARY EAST GRADING PLAN

REVISIONS:

FILE NAME	GRADING (2)
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2105
DATE	02-09-2022
SHEET NUMBER	4 OF 8



ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

HAMPTONS AT THE HEIGHTS
CITY OF HUBER HEIGHTS
LANDSCAPE WEST

REVISIONS:

FILE NAME	LANDSCAPE WEST
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2105
DATE	02-09-2022
SHEET NUMBER	5 OF 8

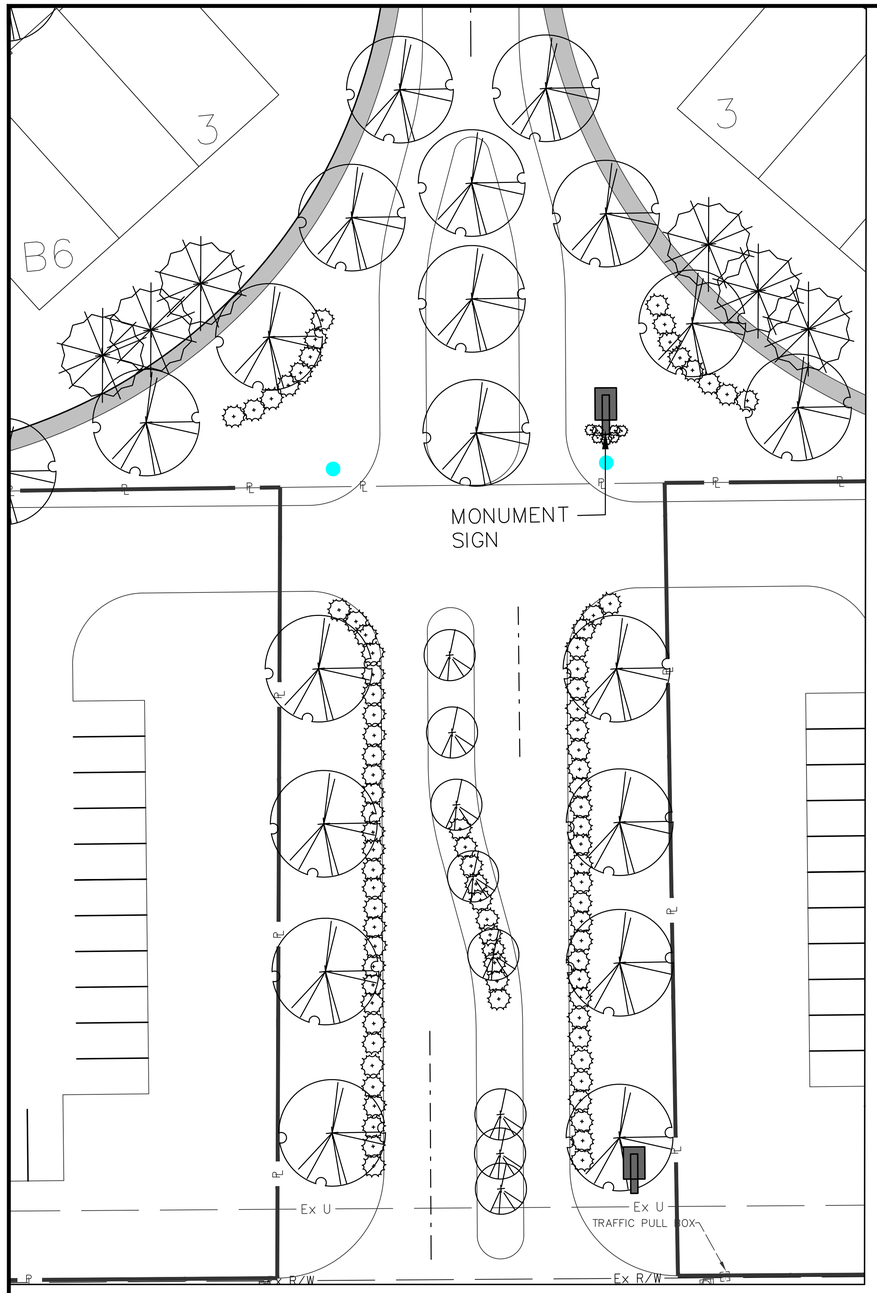
ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

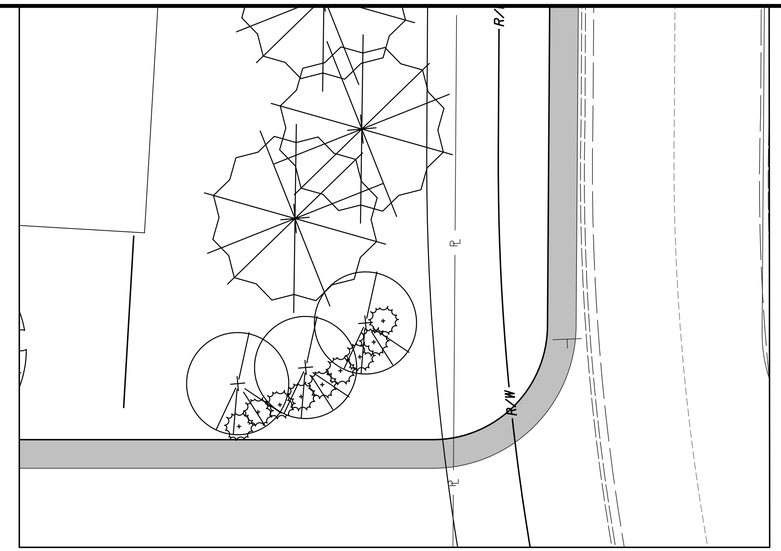
HAMPTONS AT THE HEIGHTS
CITY OF HUBER HEIGHTS
LANDSCAPE EAST

REVISIONS:

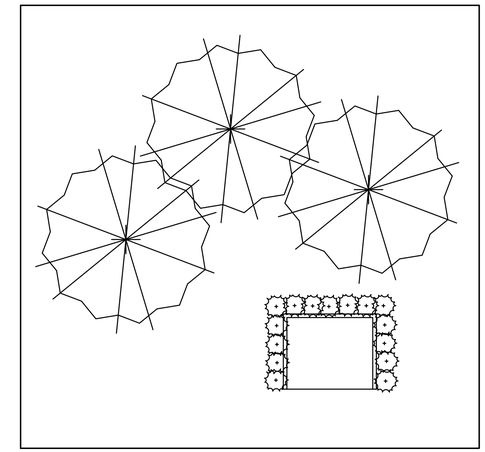
FILE NAME	LANDSCAPE EAST
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2105
DATE	02-09-2022
SHEET NUMBER	6 OF 8



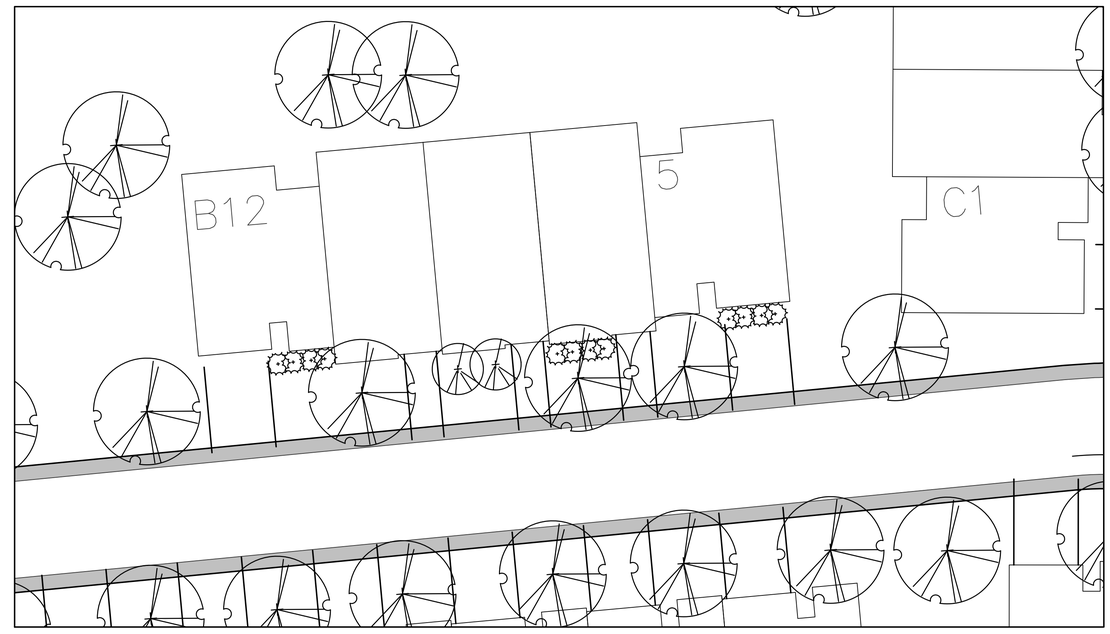
SCALE IN FEET
0 10 20 40



SCALE IN FEET
0 5 10 20



TYPICAL DUMPSTER
LANDSCAPE SCREENING



TYPICAL BUILDING LANDSCAPE

SCALE IN FEET
0 10 20 40

ORNAMENTAL TREE

SHADE TREE

EVERGREEN TREE

SHRUB

DECORATIVE LIGHT POLE

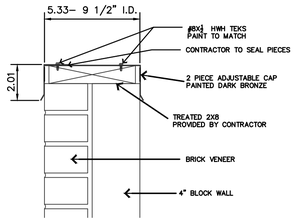
ChoiceOne Engineering

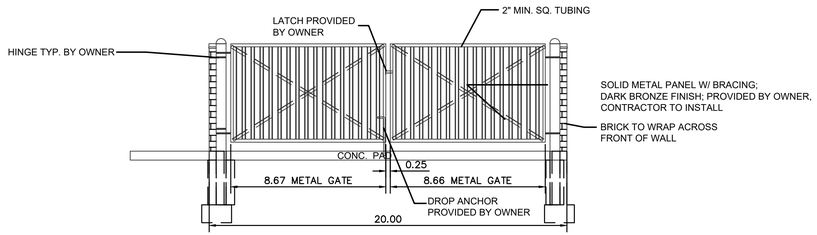
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

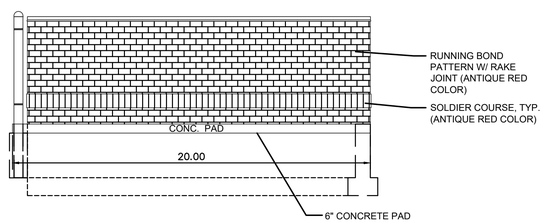
HAMPTONS AT THE HEIGHTS
CITY OF HUBER HEIGHTS
LANDSCAPE ENTRIES

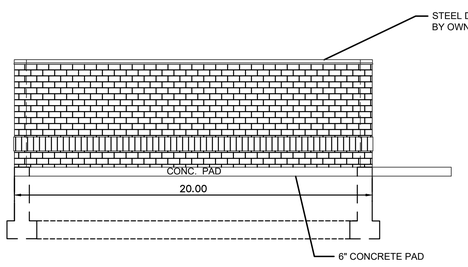
REVISIONS:

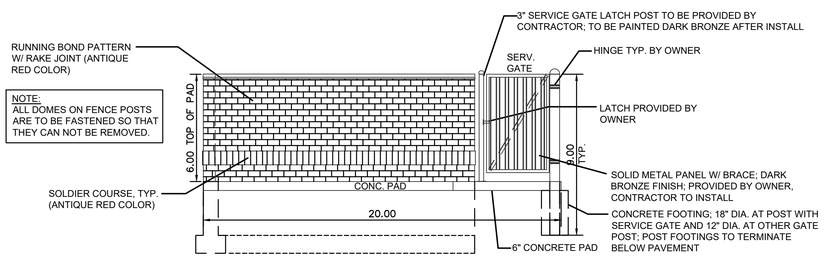
FILE NAME	ENTRIES
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2105
DATE	02-09-2022
SHEET NUMBER	7 OF 8

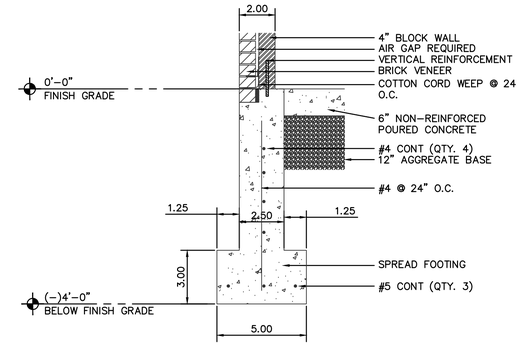


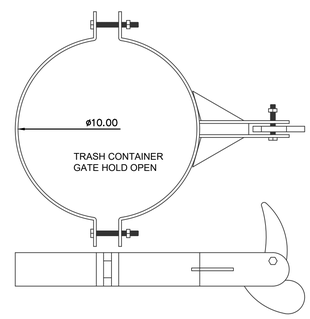


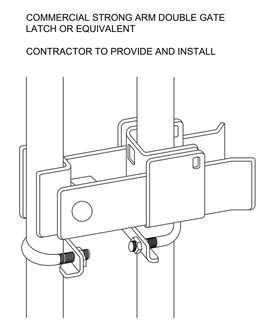


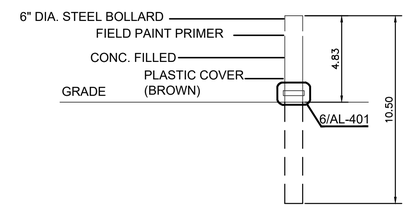


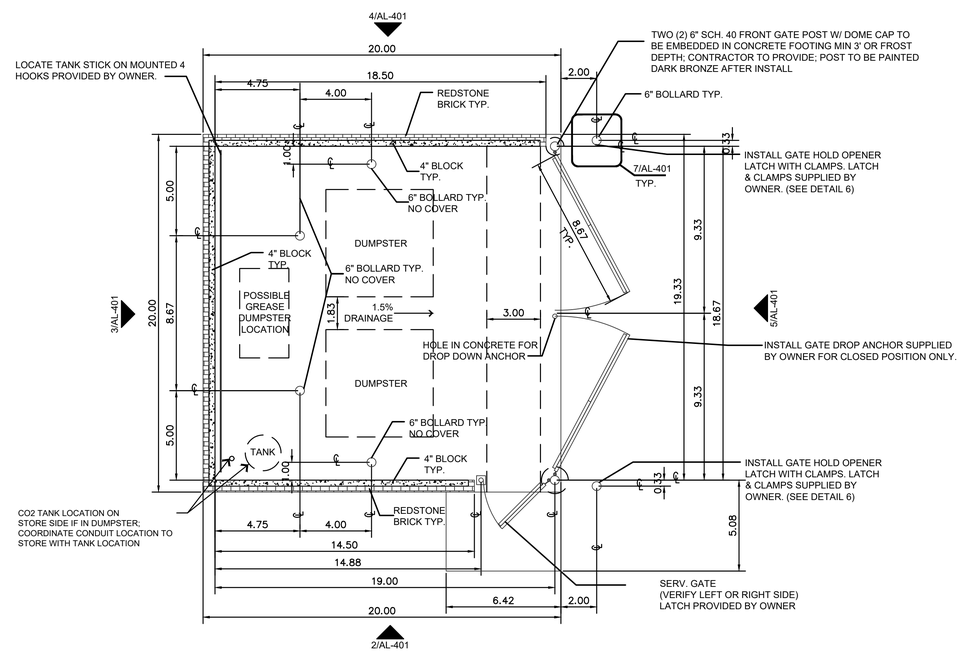












ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

HAMPTONS AT THE HEIGHTS
CITY OF HUBER HEIGHTS
DUMPSTER ENCLOSURE DETAILS

REVISIONS:

FILE NAME	DUMPSTER
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT–HHE–2105
DATE	02–09–2022
SHEET NUMBER	8 OF 8

RECORD PLAN
LEHMAN PLAT

LOCATED IN SECTION 18, TOWN 2, RANGE 8 M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
43.067 ACRES TOTAL

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	325.00'	61.22'	10°47'34"	61.13'	S00°06'03"E
C2	200.00'	26.08'	07°28'16"	26.06'	N01°45'42"W
C3	75.00'	29.16'	22°16'39"	28.98'	S09°09'53"E
C4	25.00'	35.80'	82°03'19"	32.82'	N20°43'27"E
C5	560.00'	52.45'	05°22'00"	52.43'	S59°04'07"W
C6	582.67'	21.51'	02°06'53"	21.50'	N57°26'34"E
C7	552.67'	353.90'	36°41'21"	347.88'	N76°50'40"E
C8	612.67'	175.81'	16°26'28"	175.20'	S86°58'07"W
C9	275.00'	122.87'	25°35'56"	121.85'	S07°30'14"E
C10	25.00'	37.92'	86°53'57"	34.39'	S63°45'11"E
C11	560.00'	107.96'	11°02'43"	107.79'	S67°16'29"W
C12	560.00'	220.80'	22°35'28"	219.37'	S84°05'34"W
C13	300.00'	134.04'	25°35'56"	132.92'	S07°30'14"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.81'	S01°58'26"W
L2	33.47'	S20°18'12"E
L3	21.76'	N20°18'12"W
L4	127.66'	S56°23'07"W
L5	13.28'	S78°44'53"W
L6	140.57'	N84°36'42"W
L7	225.92'	S05°23'18"W

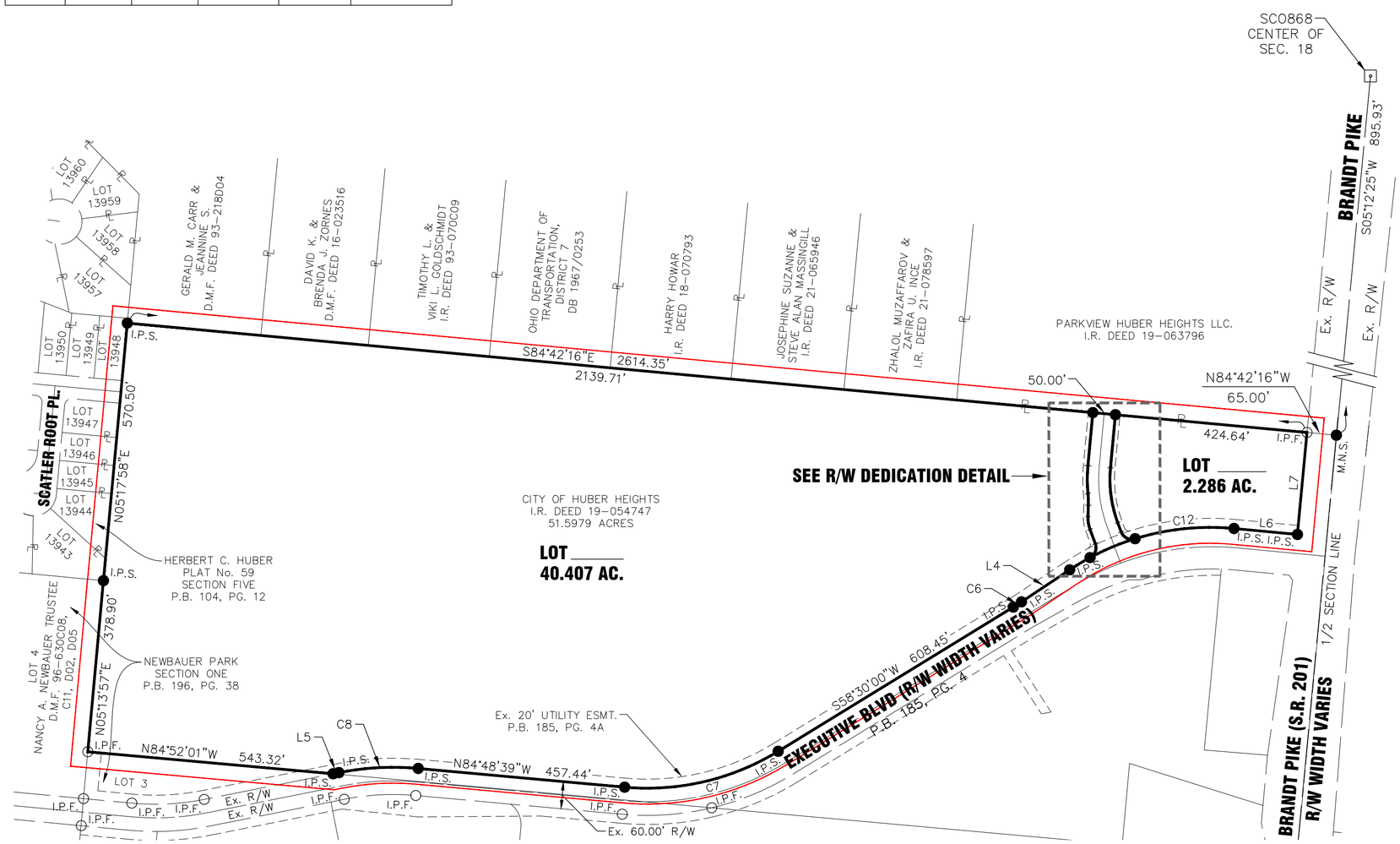
THE BEARING OF S05°-12'-25"W ALONG THE 1/2 SECTION LINE WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

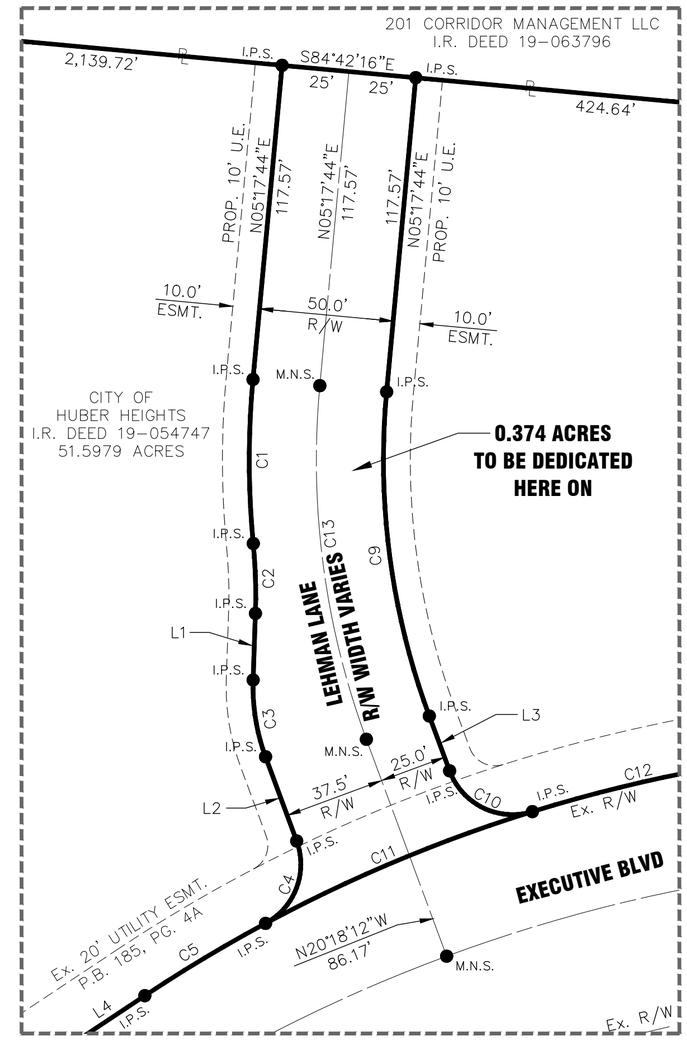
SCALE: 1"=200'

0 100' 200' 400'

ACREAGE SUMMARY

LOT _____ 40.407 ACRES
LOT _____ 2.286 ACRES
R/W DEDICATION 0.374 ACRES
TOTAL 43.067 ACRES





R/W DEDICATION DETAIL
1"=40'

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" I.R.ON PIN FOUND
- M.N.S. MAG NAIL SET
- MONUMENT BOX W/IP FOUND

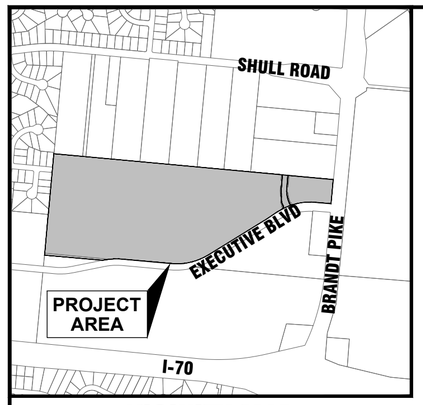
PERTINENT INFORMATION

SUR. 87-42
LAND SURVEY 2019-0011
PLAT BOOK 185, PAGE 4A

ALLEN J. BERTKE, P.S. #8629 _____ DATE

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 11-5-2021
DRAWN BY: R.D.J.
JOB NUMBER: MOT-HHE-2107
SHEET NUMBER 1 OF 2



VICINITY MAP

RECORD PLAN

LEHMAN PLAT

LOCATED IN SECTION 18, TOWN 2, RANGE 8 M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
43.067 ACRES TOTAL

APPROVALS

APPROVED THIS _____ DAY OF _____, 20__,
BY THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

_____,
CHAI.R.MAN

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20__,
BY THE COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO

_____, _____,
MAYOR CLERK

OCCUPATION STATEMENT

LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

PROPERTY LINES CALCULATED FROM EXISTING MONUMENTATION AND SURVEYS OF RECORD.

DESCRIPTION

BEING 43.067 ACRES OUT OF A 51.5979 ACRE TRACT, SITUATE IN SECTION 18, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, OWNED BY THE CITY OF HUBER HEIGHTS AS CONVEYED IN I.R. DEED 19-054747 OF THE MONTGOMERY COUNTY DEED RECORDS.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DI.R.ECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN SEPTEMBER 2021. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

PLAT AUTHORIZATION AND DEDICATION

CITY OF HUBER HEIGHTS, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF HUBER HEIGHTS, OHIO, ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS LEHMAN PLAT. FURTHERMORE, CITY OF HUBER HEIGHTS DEDICATES THE ROAD RIGHT-OF-WAY AND RESERVES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAI.R., REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

BY: _____, DATE: _____,
CITY OF HUBER HEIGHTS

CITY OF HUBER HEIGHTS, BEING AFFI.R.MED, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

SIGNED AND ACKNOWLEDGED
OWNER: CITY OF HUBER HEIGHTS IN THE PRESENCE OF:

_____,
CITY OF HUBER HEIGHTS

STATE OF OHIO
COUNTY OF MONTGOMERY, SS

BE IT REMEMBERED,
THAT ON THE THIS ___ DAY OF _____, 20___,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME CITY OF HUBER HEIGHTS, OWNER, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AS OWNER AND THE VOLUNTARY ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____,
NOTARY PUBLIC

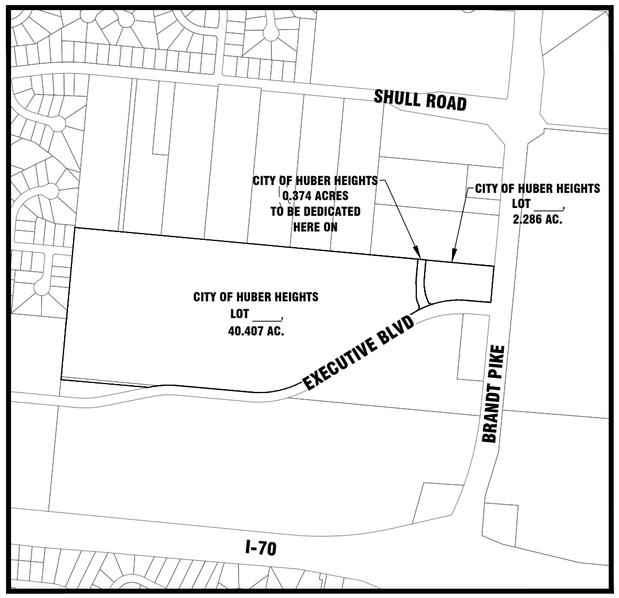
_____,
MY COMMISSION EXPI.R.ES

APPROVED FOR DESCRIPTION ONLY

FILE # 2021-0332 ,

_____, _____,
MONTGOMERY COUNTY ENGINEER DATE

_____, _____,
CHECKED BY DATE



SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR ARE CONTAINED WITHIN SURVEY.

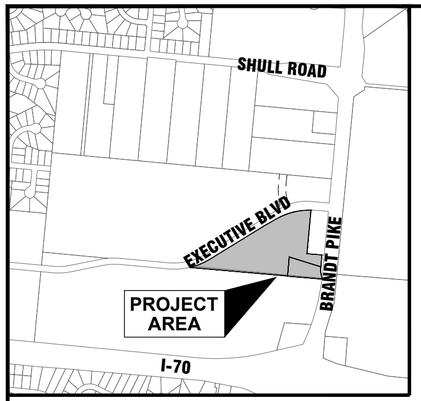
_____ _____
ALLEN J. BERTKE, P.S. #8629 DATE

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

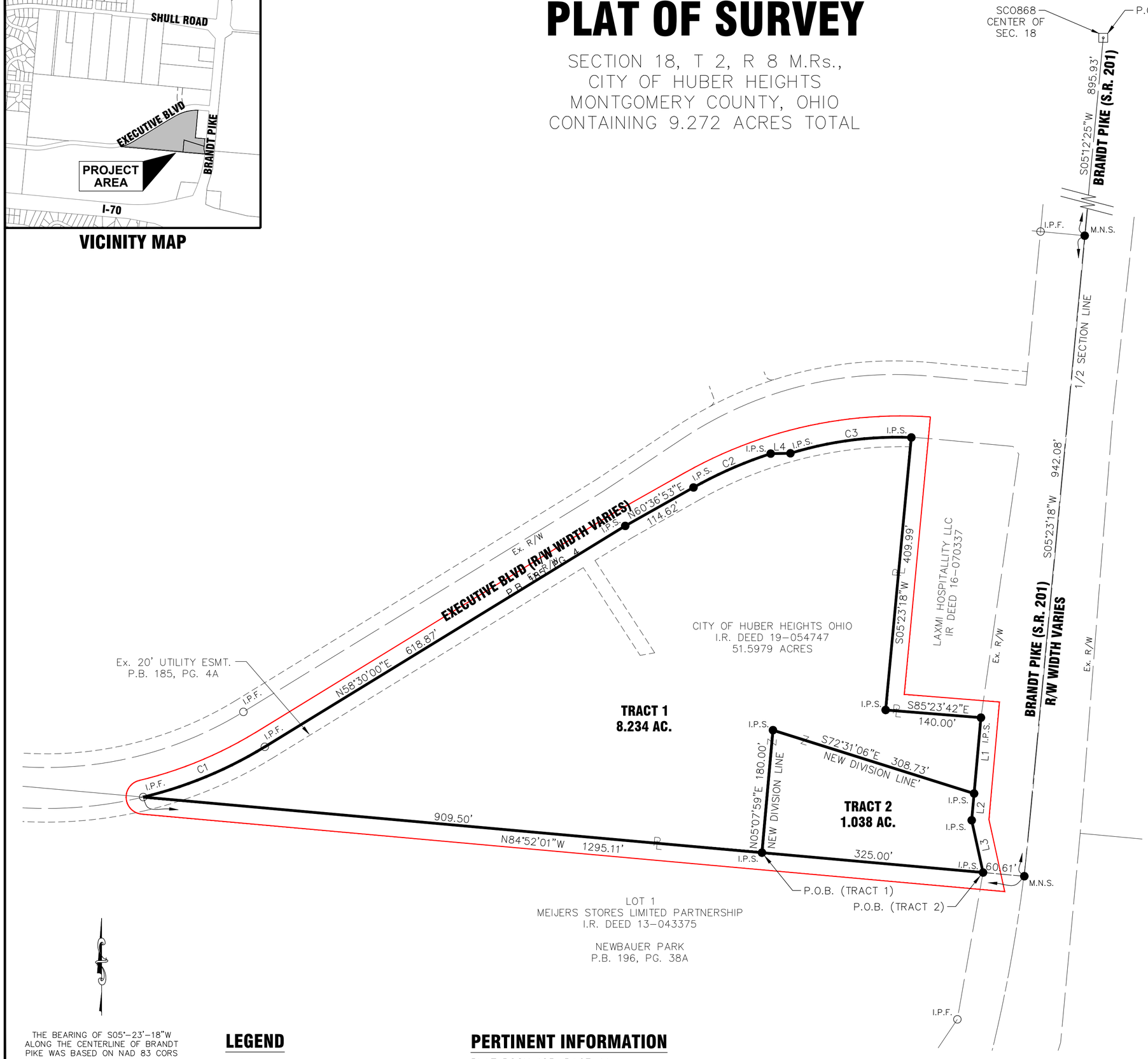
DATE:	11-5-2021
DRAWN BY:	R.D.J.
JOB NUMBER:	MOT-HHE-2107
SHEET NUMBER	2 OF 2

PLAT OF SURVEY

SECTION 18, T 2, R 8 M.Rs.,
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
CONTAINING 9.272 ACRES TOTAL



VICINITY MAP



CITY OF HUBER HEIGHTS ADMINISTRATOR

THIS PLAT WAS INSPECTED AND ACCEPTED BY ME THIS ____ DAY OF _____, 20__.

_____
CITY MANAGER
SCOTT FALKOWSKI

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	612.67'	193.40'	18°05'09"	192.59'	N67°32'35"E
C2	533.67'	179.34'	19°15'15"	178.50'	N82°31'25"E
C3	620.00'	123.63'	11°25'30"	123.43'	N66°19'29"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	111.54'	S05°09'13"W
L2	39.28'	S05°09'13"W
L3	78.28'	S12°17'02"E
L4	28.97'	N89°03'01"E

OCCUPATION STATEMENT

LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

PROPERTY LINES CALCULATED FROM EXISTING MONUMENTATION AND SURVEYS OF RECORD.

CERTIFICATION

I CERTIFY THAT THE BOUNDARY SURVEY OF THIS SURVEY WAS PREPARED IN ACCORDANCE WITH O.A.C. 4733-37. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

THE BEARING OF S05°-23'-18"W ALONG THE CENTERLINE OF BRANDT PIKE WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 50' 100' 200'

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" I.R.ON PIN FOUND
- M.N.S. MAG NAIL SET
- MONUMENT BOX W/IP FOUND

PERTINENT INFORMATION

PLAT BOOK 185, PAGE 4A
PLAT BOOK 196, PAGE 38A
PLAT BOOK 223, PAGE 32A
DEED 07-030037
LAND SURVEY 2006, PAGE 587

ALLEN J. BERTKE, P.S. #8629 _____ DATE

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 10-29-2021
DRAWN BY: R.D.J.
JOB NUMBER: MOT-HHE-2107
SHEET NUMBER 1 OF 1

Huber Heights Fire Division

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

Occupancy Name:	The Hamptons at the Heights
Occupancy Address:	7125 Executive Boulevard

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:	22-051
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	3/25/2022

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). *(Current layout does not appear to meet the 300 feet spacing.)***

- **If buildings are required to be sprinklered at least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified Ordinance 1521.01(e).**
- **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 apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1. (Boulevard lanes may need to be widened depending on proposed size.)**
- **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.**
- **If required, fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1.**
- **If required, immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4.**

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

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

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

Memorandum

Staff Report for Meeting of March 29, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: March 22, 2022

Subject: BDP 22-12 "Hamptons at the Heights"
Rezoning and Basic Development Plan

Application dated March 15, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Horizon Line Development - Applicant City of Huber Heights - Owner
DEVELOPMENT NAME:	Hamptons at the Heights
ADDRESS/LOCATION:	7125 Executive Boulevard
ZONING/ACREAGE:	PEP - Planned Employment Park / ~43 Acres
EXISTING LAND USE:	Vacant land / Agriculture
ZONING ADJACENT LAND:	A & PM – North; PM – South; A – East; R-7 & PEP - West
REQUEST:	The applicant requests approval of a rezoning from Planned Employment Park to Planned Mixed Use; and approval of a Basic Development Plan containing a mix of residential and commercial uses.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1179
CORRESPONDENCE:	In Favor – None received In Opposition – None received

STAFF ANALYSIS AND RECOMMENDATION:

Overview:
The applicant is requesting approval for a rezoning of approximately 43 acres from Planned Employment Park to Planned Mixed Use, to facilitate the construction of 197 residential townhome apartments and five commercial out lots.

Applicable Zoning Regulations
The appliable zoning chapters include: 1171 General Provisions, 1179 Planned Mixed Use District, 1181 General Provisions, 1189 Signs. The relevant sections are citied and discussed below:

Chapter 1171 General Provisions

1171.01 Purpose.

Planned Unit Developments Districts may be permitted as amendments to the zoning map, after application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. The provisions of this chapter are adopted to unify planning and development in such districts. Applications for rezoning of land into a Planned Unit Development District shall be granted only when the basic development plan for the project is such that the public health, safety and morals shall not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. PUD rezonings may be approved only when a basic development plan for the area has been approved by Council. A detailed development plan shall then be approved for zoning permit to be approved for development in the District. Normally the detailed development plan shall be approved by the Planning Commission after the rezoning and basic development plan have been approved by Council. Owners shall have the option however, of submitting a combined basic and detailed development plan ("combined development plan") if they should so desire for some or all of the site.

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

1171.05 Contents of basic development plan.

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

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

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

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

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

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

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

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

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

<u>Development Standards Analysis:</u>

1179.06 Development standards.

Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:

(a) Minimum Land Area Requirement. A minimum of 20 acres shall be required.

The area proposed to be rezoned to PM is approximately 35 acres.

(b) Covenants. The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed-Use District.

The applicant has proposed development and use standards that are generally consistent with the applicable zoning regulations. Staff would like to see the following revisions:

- Residential garage openings shall be set back at least 20-feet from the back of the sidewalk. (It appears this is the case in most instances; however, the drawings are not dimensioned and to the greatest extent possible staff desire to limit the overhang of vehicles into the sidewalk pathways).
- The following proposed permitted non-residential uses should be eliminated from permitted use list:
    - Filling stations
    - Sweepstakes cafes
    - Convenience store
    - Self-Storage – Indoor Climate Controlled
    - Car Wash

(c) Required Mix of Land Uses. A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.

The area contains a mixture of residential, commercial and office uses.

(d) Site Planning.

(1) The combination of different uses, whether as part of one building or as part of the overall development, shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor or any other annoyances for any uses within the development or neighboring properties.

This site is located along a well-traveled thoroughfare, surrounded by residential uses to the north and west, commercial uses to the south, and Carriage Hill MetroPark to the east. The vast majority of the proposed land uses are residential and are located adjacent to other residential uses. The proposed commercial out lots, which will likely have more intensive uses, are appropriated located to front Executive Boulevard.

(2) A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.

Commodity crop production is the current use of the site, and few natural features exist. There is a small drainage stream that bisects the site near the southwest corner, which crosses under Executive Boulevard and ultimately into Drylick Run Creek. The proposed development plan appears to limit the impact on the drainage stream.

In general, the site slopes west to east. Two onsite and one offsite stormwater basins will provide for stormwater management. The stormwater basins are designed to be wet basins, which will provide an attractive landscape amenity.

(3) The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize truck traffic through residential areas of the development.

This development will have two entrances from Executive Boulevard that are aligned and spaced in a manner where little traffic conflict points should exist. Interior sidewalks and walking trails are proposed for pedestrian circulation. As the commercial spaces are developed sidewalks along the north side of Executive Boulevard should be constructed to provide pedestrian connections to the amenities near and along Executive Boulevard.

(4) Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Underground parking facilities are encouraged.

Parking for the residential units is provided by what appears to be a mixture of one-and two-car garages, along with driveway space. The applicant is providing at least two spaces per unit for the residential development, including the driveway space. As previously stated, the setback from the garage face to the back of sidewalk for the residential units should be a minimum 20-feet.

(5) The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.

The proposal provides interior sidewalks and walking paths. Additional sidewalks should be constructed as the commercial lots are developed along Executive Boulevard to provide pedestrian access to the surrounding amenities.

(6) Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.

A sign package was not submitted with the application; however, two monument signs are indicated on the landscaping plan. Signs shall comply with Chapter 1189.

(7) Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:

A. With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.

B. With multiple buildings on a single property, nonresidential buildings or mixed-use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed-use building.

C. All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

The residential buildings are set back 15-feet from each residential building. While the commercial out lots illustrate generic building footprints, plenty of land area exists to meet these setback requirements.

(8) No maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements.

The residential buildings are approximately 20-feet tall.

(9) Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.

The plans and renderings indicate a mixture of decorative light poles and wall sconce lighting throughout the residential development. A lighting plan will be required at the detailed development plan phase.

(10) Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.

The site plan indicates the trash receptacles will be fully enclosed where provided.

(11) The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM.

The architecture of the commercial structures is not indicated in the application, but will be reviewed at the time of the detailed development plan submission for each out building.

(12) The distribution systems for utilities are required to be underground.

All utilities will be placed underground.

(13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.

The residential open space will be owned by the apartment development owner.

(14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard, and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.

No on-site fencing is proposed

(15) With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.

A phasing plan was not submitted.

1179.07 Landscaping.

To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of landscaping and buffering is required. Therefore, a PM development shall include the following landscaping and buffering:

(a) Development Landscaping. Within the PM development that is proposed, entirely residential buildings shall be screened from nonresidential and mixed-use buildings with a 20-foot-wide buffer strip that includes a six-foot-high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year around. Parking areas, accessways, or any impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(b) Perimeter Landscaping. In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year-round. Parking areas,

accessways or an impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

The applicant proposes to retain the existing trees along the north property line as a buffer, and the closest structure is approximately 80-feet from the property line. Staff does not feel a 6-foot-high landscaping mound is warranted and would require the removal of existing trees.

Along the west property line, the screening will be a mixture of evergreen and ornamental trees. No mounding or fencing is proposed or required.

(c) Parking Lot Landscaping. All parking lots are required to have interior landscaped areas as outlined in Chapter 1185, "Parking and Loading".

The commercial out lots will be reviewed at the detailed development plan phase; however, the covenants indicate the commercial developments will comply with Chapter 1185.

(d) Street Tree Requirement. All frontage property within a PM development that abuts public rights-of-way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per 40 feet of frontage planted just outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer's Office.

Street trees are indicated throughout the development. Street trees will be required along Executive Boulevard as those sites are developed.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning and Basic Development Plan to construct 197 residential units and five commercial out lots. Staff recommend the following conditions for approval:

1) The setback for the residential units shall be a minimum of 20-feet between the garage face and the back of the sidewalk.
2) The permitted uses shall exclude those recommended by staff.

3) The water mains and sanitary sewers shall be built to city standards and in easements.
4) The applicant shall submit a sign package consistent with Section 1189.
5) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Planning Commission Action

Planning Commission may take the following actions with a motion:

1) Approve the rezoning and basic development plan with or without conditions;
2) Deny the rezoning and basic development plan (the Commission should state the specific reasons for denial); or
3) Table the application.

Planning Commission Decision Record

WHEREAS, on March 04, 2022, the applicant, Horizon Line Development, requested approval of a Rezoning and Basic Development Plan to Planned Mixed (PM) for 35 acres at 7125 Executive Boulevard, Parcel Number P70-03910-0005 of the Montgomery County, Ohio Records (Case BDP 22-12); and

WHEREAS, on March 29, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

Ms. Vargo moved to recommend approval of the request by the applicant, Horizon Line Development, of a Rezoning and Basic Development Plan to Planned Mixed (PM) for 35 acres at 7125 Executive Boulevard, Parcel Number P70-03910-0005 of the Montgomery County, Ohio Records (Case BDP 22-12)
in accordance with the recommendation of Staff's Memorandum dated
March 22, 2022, with the following conditions:

1. The setback for the residential units shall be a minimum of 20-feet between the garage face and the back of the sidewalk.

2. The water mains and sanitary sewers shall be built to city standards and in easements.

3. The applicant shall submit a sign package consistent with Section 1189.

4. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department;

Seconded by Ms. Opp. Roll call showed: YEAS: Ms, Thomas, Ms. Opp, Ms. Vargo, and Mr. Walton. NAYS: Mr. Jeffries. Motion to recommend approval carried 4-1.

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
March 29, 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. **BASIC DEVELOPMENT PLAN - The applicant, AMARJIT TAKHAR, is requesting approval of a Basic Development Plan and Rezoning to (Planned Commercial) PC for 35 acres at State Route 35 for a Service Station (BDP 22-08).**

Mr. Sorrell stated that the applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

This case was tabled at the March 15, 2022, to allow time to review the revised development plan that was submitted shortly before the meeting. The crux of the revision reconfigures the western access point to allow for a future extension of Center Point 70 Boulevard and meet the development standards of the Planned Commercial District.

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-

trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The revised site plan illustrates 76 parking spaces, including 10 for semi-trucks. This is an increase from 62 automobile parking spaces.

The proposed uses are principally permitted in the PC district. The revised plan indicates a 15-foot perimeter buffer yard, which meets the standards for this chapter. All other standards for this Chapter are met.

The revision meets the requirements of Chapter 1181. The revised plans illustrate street trees placed every 40-feet. No exterior lighting plan was submitted at this time, but will be submitted at the time of detailed development review. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

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 revised proposal meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The revised plan indicates 70 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

Other Considerations:

Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. The applicant has adjusted the site plan by reconfiguring the parking and circulation plan. The revised configuration will likely improve vehicle stacking at the intersection along the proposed roadway, rather than internally as was originally illustrated.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

<u>Recommendation</u>

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the revised basic development plan with the following conditions:

- Applicant shall comply will all fire code requirements.

Action

Ms. Thomas moved to approve the request by the applicant Amarjit Takhar, for approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) on approximately nine (9) acres of a 35-acre parcel at property located on the East side of intersection of State Route 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County Ohio Records (ZC BDP 22-08) and accordance with the recommendation of staff's memorandum dated March 22, 2022 and the Planning Commission's Decision Record attached thereto.

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

Move to City Council

VII. New 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 stated that This case was originally ZC 21-47, which contemplated 132 units (66 2-family townhomes) on approximately 23 acres. The applicant withdrew the application and is now submitting approval for 97 units, comprised of 29 single-family lots and 34 two-family townhomes. The average density is approximately 4.33/units per acre.

The proposed one-family lots are slightly smaller and 20-feet shallower than what is prescribed by the code. The 64-foot-wide lots are significantly smaller in square footage than prescribed by the code, however this does provide a housing product for those households who do not want or need a larger yard. Overall, the average lot size in this development is 6,937 square feet. In staff's professional opinion the slightly smaller and shallower lots will have a negligible impact on surrounding properties and the character of the area.

Each unit, both detached and attached, will contain a two-car garage, along with driveway space for parking. The proposal complies with this standard.

All utilities will be placed below ground.

The applicant has submitted proposed elevations that that are consistent with this requirement.

While landscaping and screening is not required in the Planned Residential District, the applicant is proposing significant buffering and screening along Bellefontaine Road, and along the interior gas transmission easement.

The comprehensive plan indicates this area should be single-family with a maximum density of six (6) units per acre. The proposed development contains 29 single-family homes and 35 duplex townhomes. The overall density of the development is 4.33 units per acre, consistent with the comprehensive plan.

While no phasing plan was submitted with the application, this is a relatively small subdivision for Huber Heights.

The public roads are adequate for this development. Bellefontaine Road is classified as a Major Collector in the City Thoroughfare Plan

The site is served by adequate utilities.

The applicant is proposing significant landscaping and screening beyond the code requirements along Bellefontaine Road. Additional tree plantings are proposed throughout the development in the common areas.

It is the staff's opinion the proposal meets the standards outlined in Section 1171.06 and the intent of 1171.09. Staff recommends approval of the rezoning to Planned Residential and the combined Basic and Detailed Development Plan to construct 97 homes. Staff recommends approval with the following conditions:

1) The dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
2) The applicant will comply with all stormwater requirements, per the City Engineer;
3) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Bob Krohngold was present.
Cindy Smith and Tracy Harman

Discussion on the Fire Assessment and percentage of masonry

Action

Ms. Thomas moved to approve the request by the applicant Campbell Berling for 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, Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (ZC CBDP 22-11) in accordance with the recommendation of Staff's Memorandum dated March 22, 2022, and the Planning Commission Decision Record attached thereto.

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

Move to City Council

2. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, HORIZON LINE DEVELOPMENT, is requesting approval of a Rezoning and Basic Development Plan to PM (Planned Mixed) for 197 unit Residential Town-Home Apartment Community, located at 7125 Executive Boulevard (ZC BDP 22-12).**

Mr. Sorrell stated that the applicant is requesting approval for a rezoning of approximately 43 acres from Planned Employment Park to Planned Mixed Use, to facilitate the construction of 197 residential townhome apartments and five commercial out lots.

The applicant has proposed development and use standards that are generally consistent with the applicable zoning regulations. Staff would like to see the following revisions:

- Residential garage openings shall be set back at least 20-feet from the back of the sidewalk. (It appears this is the case in most instances; however, the drawings are not dimensioned and to the greatest extent possible staff desire to limit the overhang of vehicles into the sidewalk pathways).
- The following proposed permitted non-residential uses should be eliminated from permitted use list:
    - Filling stations
    - Sweepstakes cafes
    - Convenience store
    - Self-Storage – Indoor Climate Controlled
    - Car Wash

The area contains a mixture of residential, commercial and office uses.

This site is located along a well-traveled thoroughfare, surrounded by residential uses to the north and west, commercial uses to the south, and Carriage Hill MetroPark to the east. The vast majority of the proposed land uses are residential and are located adjacent to other residential uses. The proposed commercial out lots, which will likely have more intensive uses, are appropriated located to front Executive Boulevard.

Commodity crop production is the current use of the site, and few natural features exist. There is a small drainage stream that bisects the site near the southwest corner, which crosses under Executive Boulevard and ultimately into Drylick Run Creek. The proposed development plan appears to limit the impact on the drainage stream.

In general, the site slopes west to east. Two onsite and one offsite stormwater basins will provide for stormwater management. The stormwater basins are designed to be wet basins, which will provide an attractive landscape amenity.

This development will have two entrances from Executive Boulevard that are aligned and spaced in a manner where little traffic conflict points should exist. Interior sidewalks and walking trails are proposed for pedestrian circulation. As the commercial spaces are developed sidewalks along the north side of Executive Boulevard should be constructed to provide pedestrian connections to the amenities near and along Executive Boulevard.

Parking for the residential units is provided by what appears to be a mixture of one-and two-car garages, along with driveway space. The applicant is providing at least two spaces per unit for the residential development, including the driveway space. As previously stated, the setback from the garage face to the back of sidewalk for the residential units should be a minimum 20-feet.

The proposal provides interior sidewalks and walking paths. Additional sidewalks should be constructed as the commercial lots are developed along Executive Boulevard to provide pedestrian access to the surrounding amenities.

A sign package was not submitted with the application; however, two monument signs are indicated on the landscaping plan. Signs shall comply with Chapter 1189.

The residential buildings are set back 15-feet from each residential building. While the commercial out lots illustrate generic building footprints, plenty of land area exists to meet these setback requirements.

The residential buildings are approximately 20-feet tall.

The plans and renderings indicate a mixture of decorative light poles and wall sconce lighting throughout the residential development. A lighting plan will be required at the detailed development plan phase.

The site plan indicates the trash receptacles will be fully enclosed where provided.

The architecture of the commercial structures is not indicated in the application, but will be reviewed at the time of the detailed development plan submission for each out building.

All utilities will be placed underground.

The residential open space will be owned by the apartment development owner.

The applicant proposes to retain the existing trees along the north property line as a buffer, and the closest structure is approximately 80-feet from the property line. Staff does not feel a 6-foot-high landscaping mound is warranted and would require the removal of existing trees.

Along the west property line, the screening will be a mixture of evergreen and ornamental trees. No mounding or fencing is proposed or required.

The commercial out lots will be reviewed at the detailed development plan phase; however, the covenants indicate the commercial developments will comply with Chapter 1185.

Street trees are indicated throughout the development. Street trees will be required along Executive Boulevard as those sites are developed.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning and Basic Development Plan to construct 197 residential units and five commercial out lots. Staff recommend the following conditions for approval:

1) The setback for the residential units shall be a minimum of 20-feet between the garage face and the back of the sidewalk.
2) The permitted uses shall exclude those recommended by staff.
3) The water mains and sanitary sewers shall be built to city standards and in easements.
4) The applicant shall submit a sign package consistent with Section 1189.
5) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Eric Allen
Kevin Brolema
Steve Massingill

Discussion on the entertainment area, traffic, widening Executive, adding turn lane.

Action

Ms. Vargo moved to approve the request by the applicant Horizon Line Development, for approval of a Rezoning and Basic Development Plan to Planned Mixed (PM) for 35 acres at 7125 Executive Boulevard, Parcel Number P70 03910 0005 of the Montgomery County Ohio Records (ZC BDP 22-12) in accordance with the recommendation of Staff's Memorandum dated March 29, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 4-1.

Move to City Council

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the March 15, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning and Basic Detailed Development Plan, Medical Facility
Major change and Detailed Development Plan, Commercial Lot
Major Change and Detailed Development Plan, Discount Tire

XI. Upcoming Meetings

March 29, 2022
April 12, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:33 p.m.

Terry Walton, Chair	**Date**
Geri Hoskins, Administrative Secretary	**Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

TO APPROVE A BASIC DEVELOPMENT PLAN AND REZONING TO PLANNED MIXED USE (PM) FOR THE PROPERTY LOCATED AT 7125 EXECUTIVE BOULEVARD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-03910-0005 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE BDP 22-12).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Case BDP 22-12 and on March 29, 2020, recommended approval by a vote of 4-1 of the Basic Development Plan and Rezoning to Planned Mixed Use (PM); and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Basic Development Plan and Rezoning to Planned Mixed Use (PM) (Case 22-12) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The setback for the residential units shall be a minimum of 20-feet between the garage face and the back of the sidewalk.
2. The water mains and sanitary sewers shall be built to city standards and in easements.
3. The applicant shall submit a sign package consistent with Section 1189.
4. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Section 2. The permissible uses and development standards are described in the attached Exhibit A and incorporated herein.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the day of, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

ORDINANCE XXXX.XX
EXHIBIT A

PLANNED UNIT DEVELOPMENT
PUD-PM XXXX.XX

HAMPTONS AT THE HEIGHTS
PLANNED MIXED USE DISTRICT
Huber Heights, Ohio

SECTION 100.01 STATEMENT OF INTENT

This land lies at the intersection of Brandt Pike and Executive Boulevard near the Rose Music Center at the Heights and represents a focal point of the district for visitors and residents alike. As such, there is interest in protecting and guiding the character of its development, including future uses, land planning, and design.

The objective of this Planned Unit Mixed district (PUD-PM) is to facilitate the creation of a successful, well-planned, visually appealing residential, commercial, and office mixed-use project that will complement surrounding development and provide an attractive destination to live, work and play for residents and visitors. The PUD-PM will also encourage imaginative and creative development design while providing flexibility to the developer beyond what traditional zoning would allow.

The PUD shall meet the requirements in the Planning and Zoning Code, with any exceptions listed hereafter in this Ordinance and Exhibits.

a) Chapter 1111 Planned Development Requirements
b) Chapter 1171 General Provisions Code
c) Chapter 1179 (PM) Planned Mixed Use District

SECTION 100.02 DISTRICT BOUNDARIES

The PUD district boundaries and location of land uses are illustrated on Exhibit B, following property lines as displayed. All questions of PUD boundary interpretation shall be determined by the Planning Commission in accordance with the purpose and intent of these regulations.

SECTION 100.03 REGULATIONS

(A) District Development standards.

Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:

1. **Minimum Land Area Requirement and Density.**

   a. A minimum of 20 acres shall be required.

   b. Dwelling unit density for the entire district shall not exceed twenty four (24) dwelling units per acre of land on which dwellings are constructed.

2. **Covenants.**

   The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this PUD ordinance and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed Use District.

3. **Required Mix of Land Uses.**

   The following uses are permitted in a PM Development: residential, commercial, and office.

4. **Site Planning.**

   a. The combination of different uses whether as part of one building or as part of the overall development shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor or any other annoyances for any uses within the development or neighboring properties.

   b. A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.

   c. The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize

truck traffic through residential areas of the development. The approximate proposed access points are indicated in Exhibit B and D.

d. Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system.

e. The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be

f. Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.

g. Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:

   With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings. Along the west property line, minimum rear building setback shall be 40 feet. Along the north property line, minimum rear building setback shall be 30 feet.

   All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

h. For the nonresidential buildings, including commercial, office, and hotels, no maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements. No residential dwelling shall exceed 4 stories or 55 feet in height.

i. The provisions of Chapter 1181.21 “Lighting Standards” shall apply. To create continuity in the PUD district, dark bronze or black ornamental poles and fixtures are to be used throughout. Coach lights placed on the building front are permitted to illuminate the sidewalks, driveways and streets. Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.

j. Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.

The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM. The design standards of the residential units and clubhouse shall be of a similar character to the architectural details, fenestration, and color variation as shown in Exhibit C. Vinyl and cultured Stone materials are permitted for the residential structures.

k. The distribution systems for utilities are required to be underground.

l. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.

m. The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential

n. With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.

(B) Stormwater.

The entire PUD-PM stormwater collection is to be handled by on-site and off-site detention/retention stormwater ponds. The on-site facilities are within the PUD district. The off-site facilities are located outside of the district in the area southeast area at Brandt Pike and Executive Boulevard and will serve as a regional stormwater pond for the district.

(C) Landscaping.

To protect and promote a harmonious development that ensures a functional and logical arrangement of the proposed mixed uses, the effective and efficient use of landscaping and buffering is required. The intent of the PUD-PM landscape development standards in Chapter 1179.07 shall be met. Exhibit D is attached and incorporated herein which illustrates the intent of landscape screening and buffering between various residential and non-residential land uses within the PUD-PM district.

(D) Parking and loading.

For commercial and office portion of district, the provisions of Chapter 1185, "Parking and Loading" shall apply, except that the off-street loading spaces and docks shall be provided with area, location and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking. Within the PM development, off-street loading areas shall be physically isolated and/or enclosed from residences in or adjacent to the PM Development. In all cases, off-street loading spaces and docks are prohibited in the front and side yards of any property.

For the residential portion of district, the provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, and that a minimum of 20’ distance is required between the residential garage face and the back of sidewalks, to allow a vehicle to park in the driveway without overhanging sidewalks.

SECTION 100.04 Permitted uses.

(A) Residential Permitted Uses

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

(B) Commercial and Office Permitted Uses

The following principal uses are permitted.

Retail, office and commercial establishments;

Stores and shops for the conducting of any retail business;

Financial offices including banks, credit unions, savings, and loans;

Professional offices, including medical and dental clinics and offices;

Personal service commercial establishments;

Hotels;

Restaurants, cafes, tearooms and other eating places;

Bars, breweries, and distilleries offering alcohol for on and off site consumption;

Fueling stations;

Car Wash

Fueling stations and Car Wash uses are not permitted in Area 3, as illustrated on the attached Exhibit B and incorporated herein. These specific uses are only permitted in the easternmost areas designated as Area 1 and 2, in addition to all the commercial and office permitted uses.

(C) Accessory uses (Residential and Nonresidential)

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

Uses customarily incident to all principal permitted uses; and

Temporary buildings and uses for construction purposes, not to exceed 12 months.

(D) Special uses (nonresidential)

The following shall be permitted as special uses:

Places of worship.

Fraternal organizations, service clubs and other nonprofit organizations in accordance with the provisions of Chapter 1135. In addition to the criteria set forth in Chapter 1135, the parking requirements may have to be reviewed yearly as determined by the Planning Commission.

Commercial printing and publishing.

Technical services and professional offices, including, data processing facilities, testing laboratories and technical schools.

(Any use the principal function of which is basic research, design and/or pilot or experimental product development or technical training.

Business and industrial service facilities.

Laboratories: experimental, film, testing, research or engineering.

Medical, dental and optical manufacturing.

(E) Prohibited uses

The following uses are specifically prohibited:

Bingo Establishments and Instant Bingo Facilities;

Kennels, unless as an accessory use to a veterinarian;

Cemeteries;

Blacksmith shops;

Machine shops, sheet metal and commercial painting shops;

Lumber yards;

Establishments for display, hire, sale and repair of farm implements, semi-tractors, and semi-trailers;

Truck stops or service stations servicing and/or repairing semis, semi-tractors and semi-trailers;

Parking of semis, semi-tractors and semi-trailers except for the purposes of loading or unloading and located in a designated loading space for a reasonable length of time necessary to load or unload;

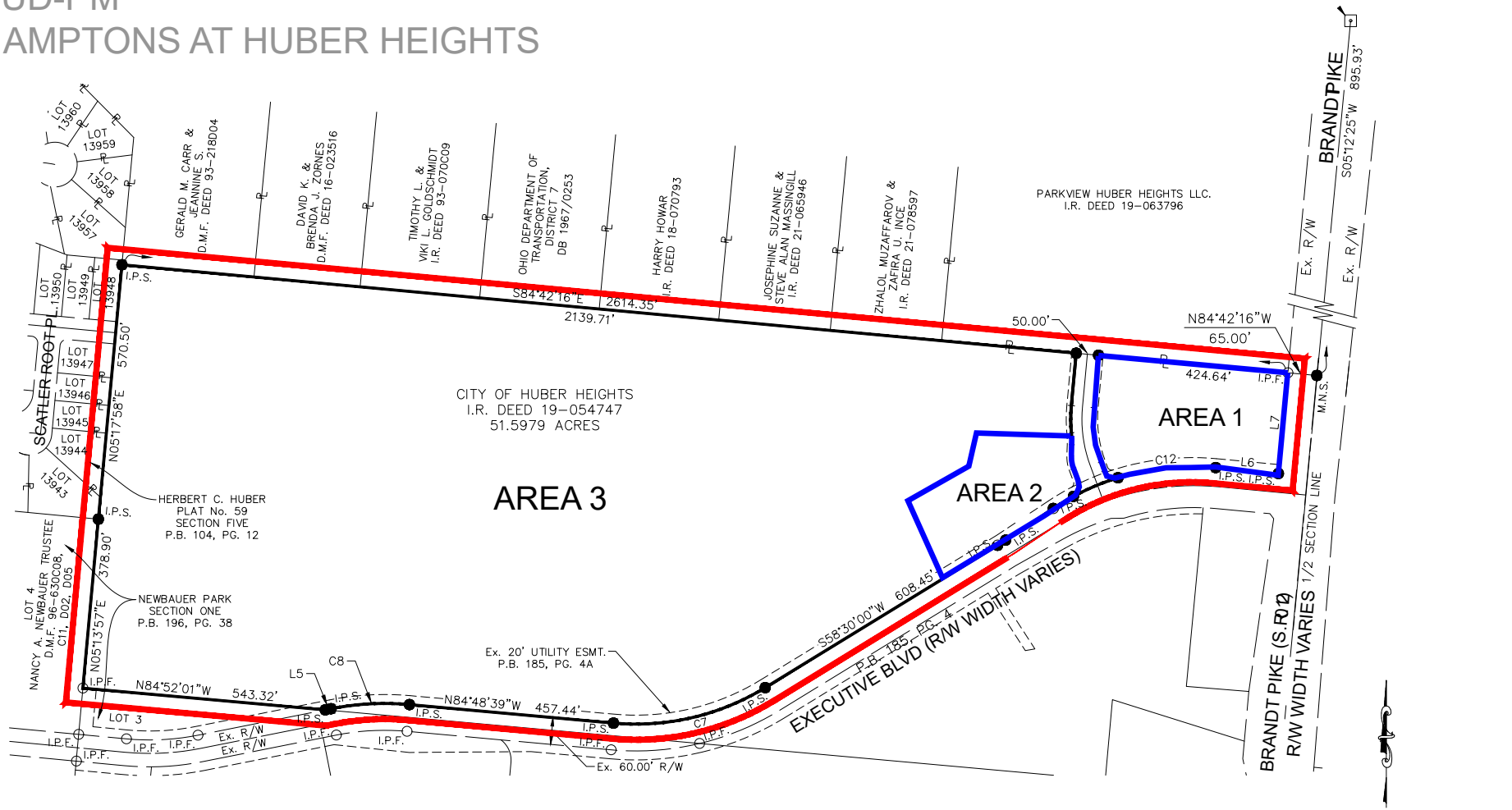
Sexually oriented businesses;

Outside storage except for trash containers or recycling containers that are screened as required by this chapter;

Above ground parking garage

EXHIBIT B

PUD-PM
HAMPTONS AT HUBER HEIGHTS



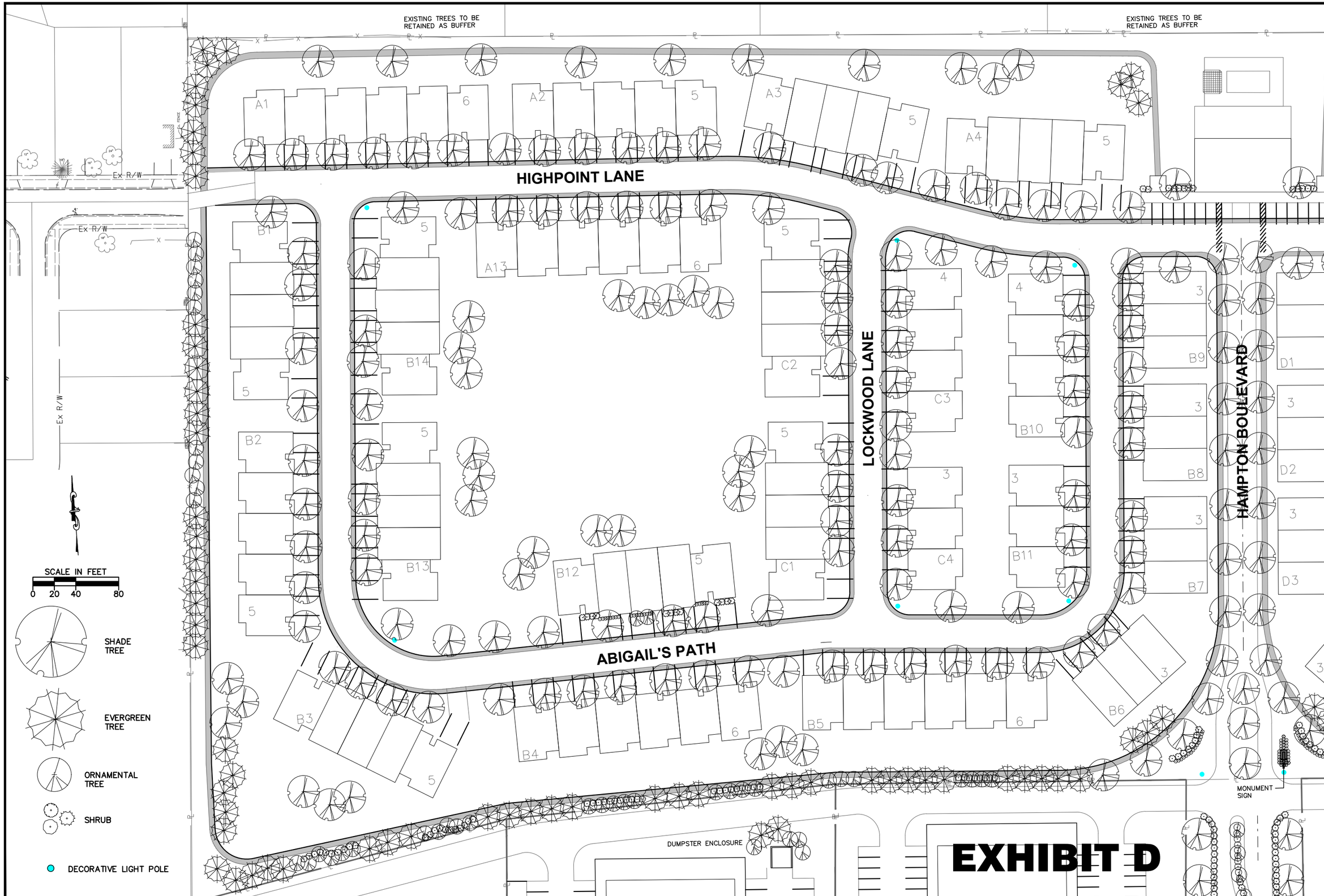
THE BEARING OF S05°-12'-25"W ALONG THE 1/2 SECTION LINE WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

0 100' 200' 400'

EXHIBIT C

PUD-PM

HAMPTONS
AT THE HEIGHTS



ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

EXECUTIVE BOULEVARD-PRIDE ONE
CITY OF HUBER HEIGHTS
LANDSCAPE WEST

REVISIONS:

FILE NAME	LANDSCAPE WEST
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2015
DATE	02-09-2022
SHEET NUMBER	5 OF 8

EXISTING TREES TO BE RETAINED AS BUFFER

EXISTING TREES TO BE RETAINED AS BUFFER

HIGHPOINT LANE

GARDNER'S PATH

A5 A6 A7 A8 A9 A10 A11 A12

D1 D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15

DUMPSTER ENCLOSURE

DUMPSTER ENCLOSURE

MONUMENT SIGN

R/W

Ex R/W

Ex U

Ex 12" SAN

12" W

GRAVEL PVMT

TRAFFIC PULL BOX

SCALE IN FEET

0 20 40 80

ORNAMENTAL TREE

SHADE TREE

SHRUB

EVERGREEN TREE

DECORATIVE LIGHT POLE

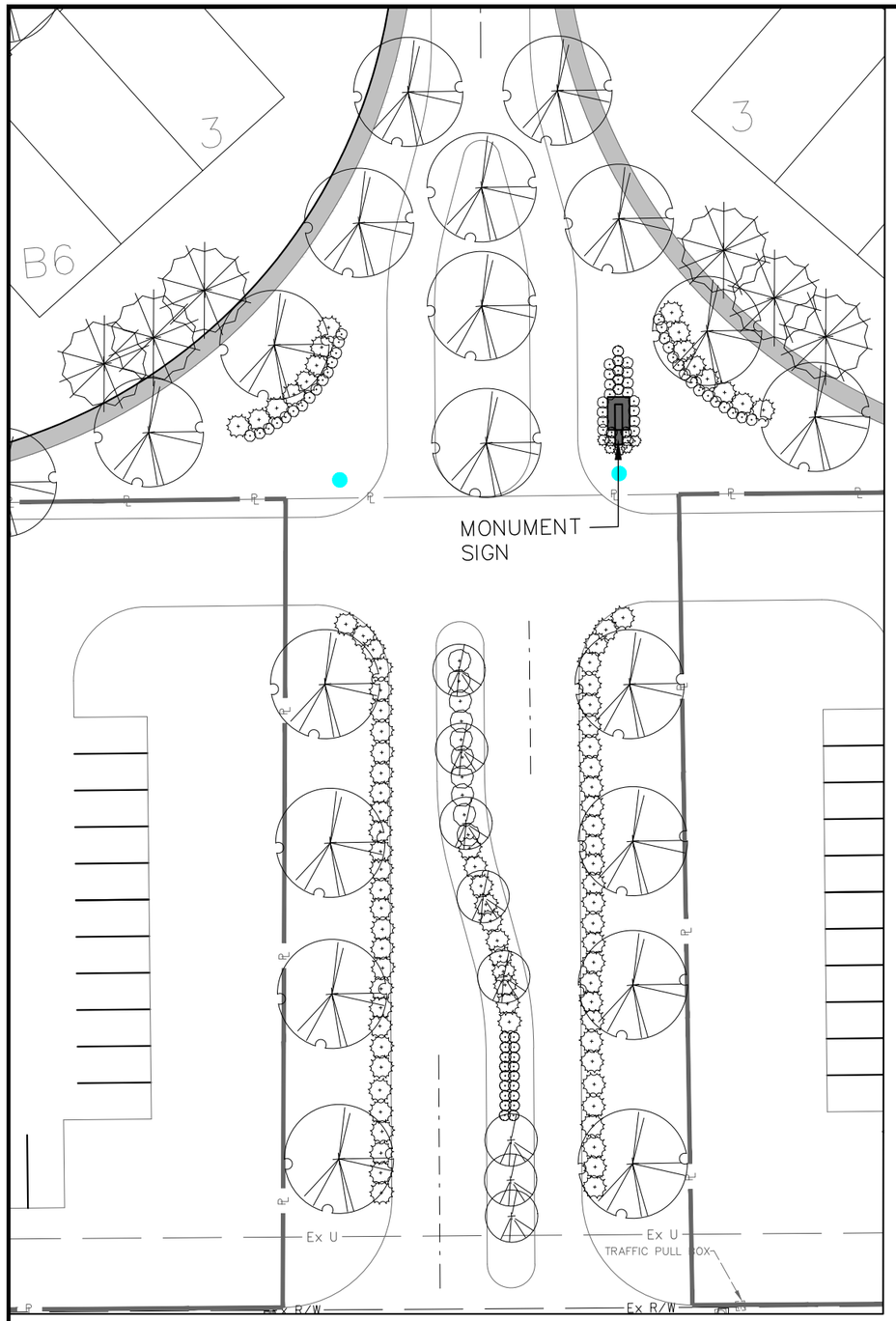
ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

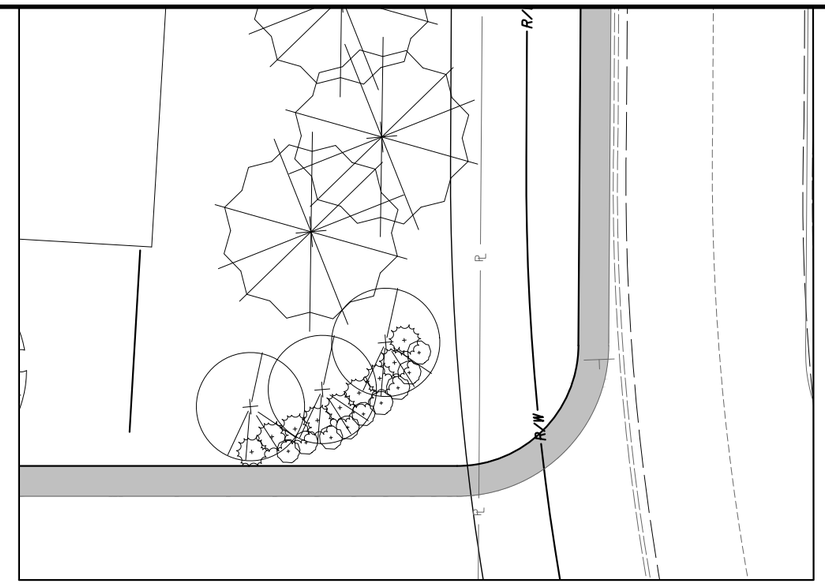
EXECUTIVE BOULEVARD-PRIDE ONE
CITY OF HUBER HEIGHTS
LANDSCAPE EAST

REVISIONS:

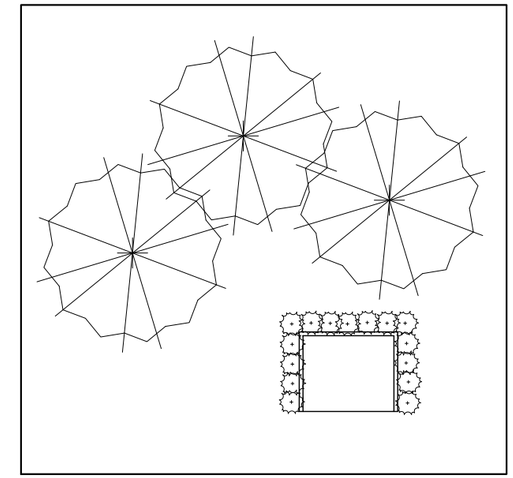
FILE NAME	LANDSCAPE EAST
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2015
DATE	02-09-2022
SHEET NUMBER	6 OF 8



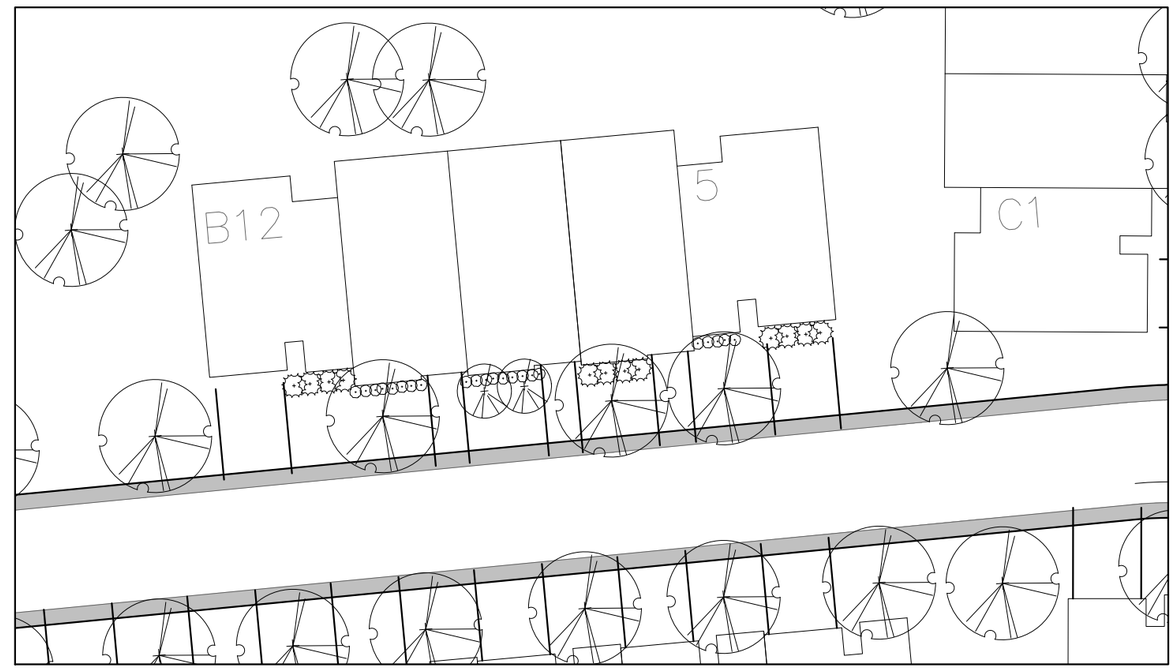
SCALE IN FEET
0 10 20 40



SCALE IN FEET
0 5 10 20



TYPICAL DUMPSTER
LANDSCAPE SCREENING



TYPICAL BUILDING LANDSCAPE

SCALE IN FEET
0 10 20 40

ORNAMENTAL TREE

SHRUB

SHADE TREE

EVERGREEN TREE

DECORATIVE LIGHT POLE

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

EXECUTIVE BOULEVARD-PRIDE ONE
CITY OF HUBER HEIGHTS
LANDSCAPE ENTRIES

REVISIONS:

FILE NAME	ENTRIES
DRAWN BY	KMM
CHECKED BY	MLS
PROJECT No.	MOT-HHE-2015
DATE	02-09-2022
SHEET NUMBER	7 OF 8

AI-8311

Topics of Discussion **L.**

Council Work Session

Meeting Date: 04/19/2022

Brandt Pike Revitalization Project

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/16/2021 and 12/07/2021 and 01/04/2022 and 01/18/2022 and 02/08/2022 and 02/22/2022 and 03/08/2022 and 03/22/2022 and 04/05/2022 and 04/19/2022

Audio-Visual Needs: None

Emergency Legislation?: No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Brandt Pike Revitalization Project

Purpose and Background

This item is to continue discussion on the Brandt Pike Revitalization Project. The link to the Brandt Pike Target Revitalization Plan from May, 2017 is as follows: https://www.hhoh.org/DocumentCenter/View/2667/Brandt_Pike_Target_Revitalization_Plan_FINAL_DRAFT_2017_0512

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8344 **Topics of Discussion** **M.**

Council Work Session

Meeting Date: 04/19/2022

Liquor Permit #0055605 - Action Palace - 5605 Old Troy Pike

Submitted By: Anthony Rodgers

Department: City Council

Type of Liquor Permit: New

Motion/Ordinance/ Resolution No.:

Agenda Item Description

Liquor Permit #0055605 - Action Palace - 5605 Old Troy Pike

Review and Comments - Police Division

The Police Division has no objections to the approval of this liquor permit.

Review and Comments - Fire Division

The Fire Division has no objections to the approval of this liquor permit.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Liquor Permit

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

0055605 PERMIT NUMBER	NEW TYPE	ACTION PALACE OHIO LLC DBA ACTION PALACE 5605 OLD TROY PIKE HUBER HGTS OH 45424
ISSUE DATE		
03 15 2022 FILING DATE		
D5 PERMIT CLASSES		
57 083 A D34403 TAX DISTRICT RECEIPT NO.		

FROM 03/30/2022

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT RECEIPT NO.		

MAILED 03/30/2022 RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/02/2022

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES A NEW 0055605
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF HUBER HGTS CITY COUNCIL
6131 TAYLORSVILLE RD
HUBER HGTS OHIO 45424

AI-8343 **Topics of Discussion** **N.**

Council Work Session

Meeting Date: 04/19/2022

Culture and Diversity Citizen Action Commission Appointment - B. Gulalieu

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/19/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Board and Commission Appointments

* Culture and Diversity Citizen Action Commission

Purpose and Background

The City's interview panel recommends the appointment of Bayram Gulalieu to the Culture and Diversity Citizen Action Commission for a term ending December 31, 2023. A background check on Mr. Gulalieu was completed through Human Resources.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Application - B. Gulalieu

Application For City Boards and Commissions

HUBER HEIGHTS
Come Grow With Us!

6131 Taylorsville Road
Huber Heights, Ohio 45424
Phone: (937) 233-1423
Fax: (937) 233-1272
www.hhoh.org
An Equal Opportunity Employer

Qualified applicants are considered for all positions without regard to race, color, religion, sex, national origin, marital or veteran status, or disability.

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY

Board or Commission Applied For:	**Date Applied:**
Culture and Diversity	3-15-2022

Last Name	First Name	Middle Name
Gulaliev	Bayram	P

Address	City	State	Zip Code
3331 Arrowwood st	Tipp City	OH	45371

Home Phone Number	Daytime Phone Number	E-mail Address
	9713446170	

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	Russia	
COLLEGE		
GRADUATE SCHOOL		
OTHER (Specify)		

COMMUNITY INVOLVEMENT

Please list all civic, community, or non-profit organizations to which you have belonged or currently do belong, and your dates of service.

Organization	**Dates of Service**
Osman Gazi Mosqie	2018 — Present

EMPLOYMENT HISTORY

Name of Employer	Position(s) Held	Dates of Employment
Infinity lines llc (Self Employe)	Owner	2016 - Present

REFERENCES

Name	Address	Telephone Number
Jeff Gore		
Name	Address	Telephone Number
Cindy Davidson		
Name	Address	Telephone Number

STATEMENT OF INTEREST

Please tell us why you are interested in serving on this board or commission

I am involved in Gray wolf wrestling developed by Turkish Community. We are working with children and teenagers to get them Interested in sports. Our goals is to keep our childerens to serve our Community.
I am interested in serving on this board to be more Involved and help our community to grow and be more productive and healthy.

REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☑ **Yes** ☐ **No**

Do you currently reside in the City of Huber Heights? ☑ **Yes** ☐ **No**

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☑ **Yes** ☐ **No**

Are you a registered voter? ☑ **Yes** ☐ **No**

Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☑ **Yes** ☐ **No**

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my qualifications and suitability for appointment. I have been advised that these screening procedures might include, but are not limited to, interviews, criminal record checks, driving records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

In addition, I also hereby understand that the City of Huber Heights cannot guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom.

Signature 3-15-2022 **Date**