

**Planning Commission
February 14, 2023, Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. **Oath of Office, Mr. David Cassity**

III. Present at the meeting: Mr. Cassity, Mr. Jeffries, 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.

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

V. **Citizens Comments**

None.

VI. **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.

VII. **Pending Business**

None.

VIII. **New Business**

1. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, METROPOLITAN HOLDINGS, LTD, is requesting approval of a Rezoning to PM (Planned Mixed Use) and a Basic Development Plan of a proposed new 320 unit multi-family project. Property is located at 6801 Executive Boulevard (BDP 23-02).**

Mr. Sorrell stated the applicant requests a rezoning of 25.3 acres to Planned Mixed Use and approval of a Basic Development Plan to facilitate the construction of up to 320 residential units (1- and 2-bedroom apartments) on approximately 21.3 acres and approximately 4 acres for commercial / retail uses.

The applicant recently completed the Parkview Apartments near Executive Blvd. and Brandt Pike. That project has been extremely successful and the applicant has been in discussions with the city for quite some time regarding this development, and the city's desire to see additional housing units support the burgeoning entertainment district anchored by the Rose Music Center.

Other entertainment uses include TJ Chumps and Warped Wing, which is under construction. The current Community Entertainment District boundary does not include this site, but may be extended in the near future to capture this proposed commercial area, as well as Warped Wing to the west.

Site Characteristics

The overall site is bisected by a natural stream (non-delineated) which effectively creates two residential sites above and below the stream, and one commercial area above the stream. The developer has chosen to maintain the stream as a natural amenity and develop the area with a 70-foot stream protection buffer, typical best practice developments along waterways. Staff is very supportive of maintaining the natural stream feature.

The site has access to all utilities along Executive Blvd.

Applicable Zoning Regulations

This application is the first step in the development process and the Basic Development Plan sets the following parameters:

- Allowable Uses
- Site Density
- Development parameters (general layout, setbacks, height, massing)
- Pedestrian and vehicular connections

The applicant is proposing a comprehensive set of development standards. The staff analysis focuses on the conformity of the proposed development regulations to those found within the zoning code. Since this is a Basic Development Plan, not all development information is required, such as detailed lighting and landscaping plans.

The applicable zoning chapters include: 1171 General Provisions, 1179 Planned Mixed Use, and 1181 General Provisions.

Staff Analysis

The analysis below is divided into two discussions: the rezoning analysis and the conformance with the zoning regulations.

Rezoning Analysis:

The applicant desires to rezone the property from PEP to PM for the purpose of constructing up to 320 residential units and commercial / retail uses. The nature of this area is evolving to a residential and entertainment district. This movement is being facilitated by market forces as well as large community investments such as the Rose, Warped Wing and TJ Chumps. This application is consistent with the evolving nature of the area and the residential component will accelerate the development of a district with a critical mass to sustain additional entertainment uses such as restaurants, taverns and breweries.

Conformance with Comprehensive Plan

The city's comprehensive plan indicates the site is located in a "Grow and Enhance" character area. Growth areas are those locations within the city where economic development and mixed uses should be encouraged, and low-

The site currently has natural vegetation along the rear property line that is approximately 25-feet wide. If the required grading can avoid removing significant existing trees, then staff is comfortable with this buffering plan. At this point in the development process, the final grading plans are still being developed and the impact to the existing treeline will not be known until the detailed development plan submission.

Chapter 1185 Parking and Loading

The applicant is proposing residential parking stalls dimensions of 9' x 18'. The zoning code requires 10' x 18'. The applicant is proposing 663 spaces, 640 are required. Staff supports this deviation in parking stall size due to the site constraints. Constructing 10' x 18' stalls will reduce the number of parking spaces by approximately 60 spaces.

Additional Comments:

Fire: See Attached.

City Engineer: The engineer had no comments at this point in the review process.

Ms. Vargo asked about the stream crossing

Mr. Cassity asked about current zoning PEP

Mr. Jeffries asked about parking space calculations, masonry being only 15%

Ms. Vargo asked about ROW, deceleration lanes, 2 way left turn lane, how to override the traffic study, parking space size, masonry front facing buildings

Ms. Thomas commented on entrances and exits and increased traffic

Mr. Cassity commented on actual speed taken into consideration and front elevations

Ms. Vargo asked about curb cut

Mr. Jeffries asked if parking count included garages

Jamie Oberschlake from MHL stated they are familiar with Huber Heights, Parkview has 9 x 18 parking spaces, masonry will be more than Parkview.

Todd Foley from POD Design said there would be a buffer and frontage, buildings are over 100 ft. from property line. There is a gas and water line, Commercial component, amenities similar to Parkview.

Mr. Jeffries asked about 11 ft. ROW set back

Joe McCabe from MHL stated they want to protect the site, comprise with traffic, renters by choice, landscape buffer along Northern side, only 3 story

Mr. Sorrell said enough ROW to add extra lane on South side of Executive, full lane widening

Mr. Vargo asked if any trees in neighbors yards, is the stream significant, walking paths, elevators

Mr. Cassity asked about noise impact

Residents that spoke

Andrew Waldman spoke to history of noise, turnover in homes, curtains at the Rose are not used, Zoning code.

Karla Riste said current residency needs taken into account, demographics, no children, no disabilities, and no minorities . ADA compliance and bus routes, high quality, class a people

Ms. Vargo stated that everyone on the Commission lives here also.

Patricia Ayer how far from garage to property line, huge trees and fencing, access to my backyard, noise from Rose, water pressure

Jim Norgrove spoke about privacy and security, leave the trees alone and cameras

Michael Mcleod spoke on sound and noise, restricted income, water drainage, traffic study, entertainment district, trees, additional water sources, mosquito maintenance, internet

Jeff Morford against more building, traffic, retention ponds not water features, Miami County annexation.

MHL said no cameras ever into other properties, no security concerns at Parkview, 7 day management, income levels to qualify, fair housing laws, ADA compliant is Federal law, aerators or fountains, working with Metroparks

Action

Ms. Thomas moved to approve the request by the applicant, METROPOLITAN HOLDINGS, LTD, is requesting approval of a Rezoning to PM (Planned Mixed Use) and a Basic Development Plan of a proposed new 320 unit multi-family project. Property is located at 6801 Executive Boulevard (BDP 23-02).

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

IX. Additional Business

None

X. Approval of the Minutes

Without objection, the minutes of the January 10, 2023, Planning Commission meeting are approved.

XI. Reports and Calendar Review

Mr. Sorrell stated the next meeting he will present the Comprehensive Plan for approval.

XII. Upcoming Meetings


February 28, 2023

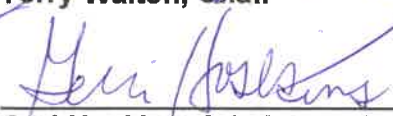
March 14, 2023

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XIII. Adjournment

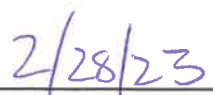
There being no further business to come before the Commission, the meeting was adjourned at approximately 8:44 p.m.



Terry Walton, Chair


Geri Hoskins, Administrative Secretary



Date


Date