

**Planning Commission
February 28, 2023, 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. 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.

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

Mr. Walton thanked everyone for their condolences.

- IV. **Citizens Comments**

None.

- V. **Swearing of Witnesses**

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

- VI. **Pending Business**

None.

- VII. **New Business**

- 1. **REPLAT - The applicant, CITY OF HUBER HEIGHTS, is requesting approval of a Replat of 40.407 acres into four lots of various size to facilitate redevelopment. Property is located at 7125 Executive Boulevard (RP 23-05).**

Mr. Sorrell stated that the applicant requests a replat of 40.407 acres into four lots of various sizes. The replat is requested to facilitate redevelopment of the area by allowing the developer to purchase the four lots at various periods according to a redevelopment agreement executed between the City and the developer, Pride One. This replat is the initial steps in the redevelopment process.

The developer will be coming forward with a rezoning and basic development plan approval in the subsequent months.

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The Planning Commission should consider this replat an interim step. Additional replat(s) will be needed based upon the terms and conditions imposed during the basic development plan approval.

This replat conforms with Section 1105 (preliminary plat) of the City Code of Regulations. This plat is simply for the subdivision of the land and not for the dedication of any streets, alleyways or easements.

This replat conforms with Chapter 1178 (Planned Employment Park), which requires a minimum frontage of 100-feet.

The applicant desires to subdivide 40.407 acres into four lots of various sizes to facilitate the transfer and subsequent redevelopment of the land. The replat meets all requirements of the subdivision regulations and current zoning classification.

A rezoning and basic development plan approval request will be forthcoming and therefore Planning Commission should consider this replat an interim step in the redevelopment process.

Action

Mr. Jeffries moved to approve the request by the applicant, CITY OF HUBER HEIGHTS, for approval of a Replat of 40.407 acres into four lots of various size to facilitate redevelopment. Property is located at 7125 Executive Boulevard (RP 23-05).

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

2. COMPREHENSIVE PLAN - The applicant, CITY OF HUBER HEIGHTS, is requesting adoption of the 2023 Comprehensive Plan (ZC 23-06).

Mr. Sorrell presented the 2023 Comp Plan (attached).

Discussion on the property maintenance code being reviewed during the same period as the City's development codes.

Action

Mr. Cassity moved to approve the request by the applicant, CITY OF HUBER HEIGHTS, for adoption of the 2023 Comprehensive Plan (ZC 23-06) in accordance with the recommendation of Staff's memorandum dated February 22, 2023, as amended.

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

VIII. Additional Business

IX. Approval of the Minutes

Without objection, the minutes of the February 14, 2023, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Sorrell stated a Rezoning for a campground behind and north of Gander Mountain and a BDP for Sheetz at 8245 Brandt Pike. Also Flying Ace will give an informal presentation about carwash on Brandt Pike.

XI. Upcoming Meetings

March 14, 2023
March 28, 2023

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:15 p.m.



Terry Walton, Chair

Geri Hoskins, Administrative Secretary

Date

Date

ZC 23-06 2023 Comprehensive Plan

February 28, 2023

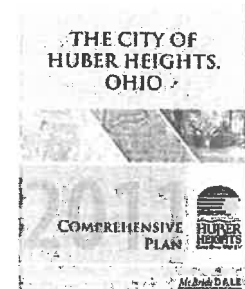
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Presentation Contents

- Purpose of the comprehensive plan
- Community engagement efforts
- Key themes, goals, and implementation recommendations
- Next steps

Brief overview:

- Current comprehensive plan was adopted in 2011
- Update began in spring 2022
- Engaged Yard & Company to assist in the development of the plan



2

What is a comprehensive plan?

A statement of the community's goals, objectives, and policies to help guide public and private development.

Key characteristics of comprehensive plans are:

- **They are comprehensive.** The plan covers the entire jurisdiction, as opposed to a limited areas or sections of a community.
- **They are general.** A comprehensive plan summarizes high-level policies, goals and objectives, as opposed to a zoning ordinance that regulates the design and use of individual parcels.
- **They are long-range.** A comprehensive plan looks forward 15* to 20 years.

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Why are comprehensive plans important?

Developing the plan allows residents to help set goals and guide the community's priorities.

Comprehensive plans:

- Identify the vision and shape the long-term development of well-designed neighborhoods, including land uses, parks, streets, open spaces, public utilities, and infrastructure.
- Outline actions the City and its partners can undertake to implement the community goals and visions outlined in the plan.



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Community Engagement Efforts

- Branding
- Steering committee
- Surveys (online, offline, mapping)
- Multimedia
- Public events

**HUBER
HEIGHTS**
COMPREHENSIVE PLAN

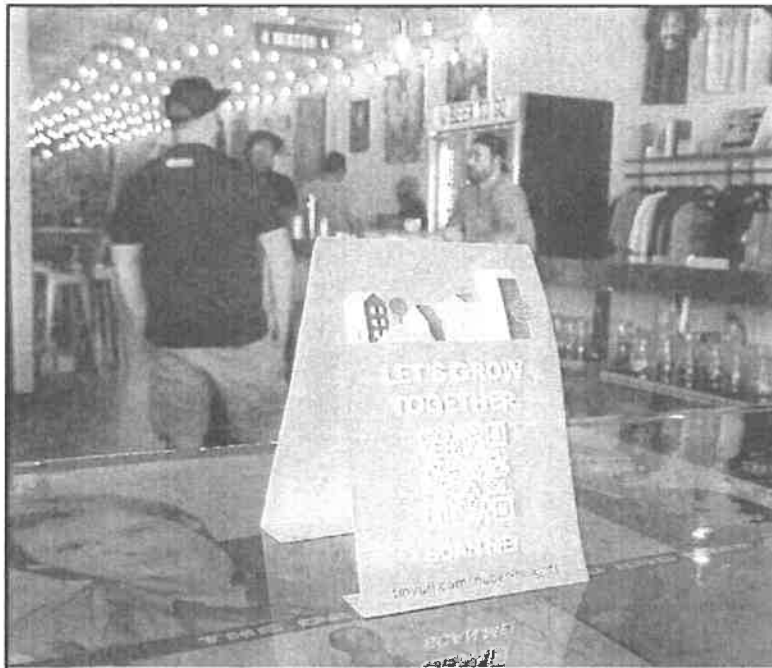
**HUBER
HEIGHTS**
COMPREHENSIVE PLAN

**HUBER
HEIGHTS**
COMPREHENSIVE PLAN



A Comprehensive Plan branding kit was created and used throughout the planning process.

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Pop-up at Alematic Brewing

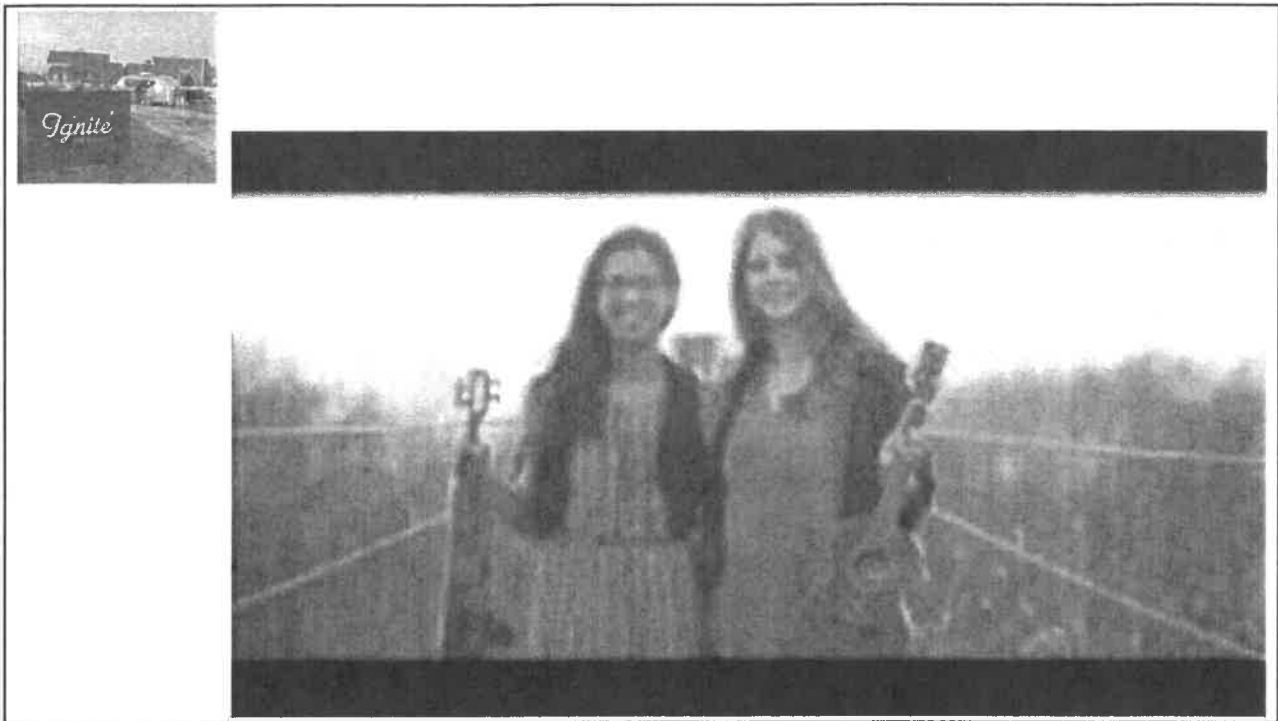


Pop-up at the Farmers Market at The Heights



Feedback on the draft Plan

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Community Engagement Efforts

Reach:

- 1400 surveys
- 200 people at Ignite the Heights
- Over 4,800 direct engagements
- 54,000 reached through social media



Public pins with comments posted to the online interactive map



Steering Committee Meeting

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BUILD LOCAL WALKABILITY & REGIONAL CONNECTIVITY

FIND OUR CENTERS

CONNECT OUR HISTORY TO OUR FUTURE

OPERATIONALIZE THE GROWTH STRATEGY

Public Engagement Outcomes

Four Areas of Opportunities

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BUILD LOCAL WALKABILITY & REGIONAL CONNECTIVITY

What would most improve your local walkability & regional connectivity?

Improvement Measure	Rating (Dots)
Improve street safety	8
Expand bike/walk networks	10
Improve transit access	6
Bring leisure, employment, ability to meet daily needs near home	9
Expand number of connections that get me where I need to go	7
Expand broadband and utility grid capacity	5

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CONNECT OUR HISTORY TO OUR FUTURE

How can the City best leverage our history for an even better future?

Update our planning and development process to meet our objectives



Broaden economic development objectives and toolkit



Promote a wide range of housing types and price points



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FIND OUR CENTERS

Which type of center should be our primary focus?

Live Local



Work



Play



Riverfront



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OPERATIONALIZE THE GROWTH STRATEGY

Which of these functions would you like to see most prioritized?

Refresh and activate the brand to communicate our vision



Broaden investment in community engagement (events, gathering spaces, growth)



Align staff tools and resources with implementation needs



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Key Themes, Goals and Initiatives

MOBILITY PLAN

GOALS + OBJECTIVES

- » Support multi-modal access
- » Better distribute traffic by mode, route, and time of day
- » Encourage walkable density
- » Encourage human-centered innovation
- » Lower household annual transportation cost
- » Set a new standard for multi-modal infrastructure

DEVELOPMENT PATTERNS

GOALS + OBJECTIVES

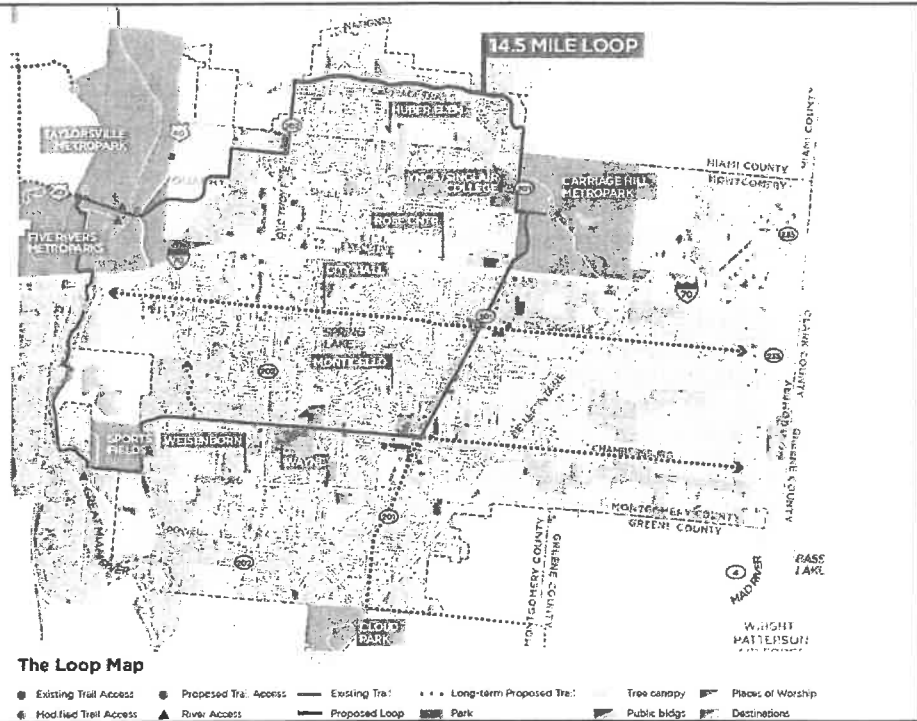
- » Encourage human-centered innovation
- » Focus on talent attraction/retention
- » Encourage walkable density
- » Allow people to live closer to jobs and amenities
- » Expand housing options
- » Focus growth in clusters

More intentional

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MOBILITY PLAN

THE LOOP



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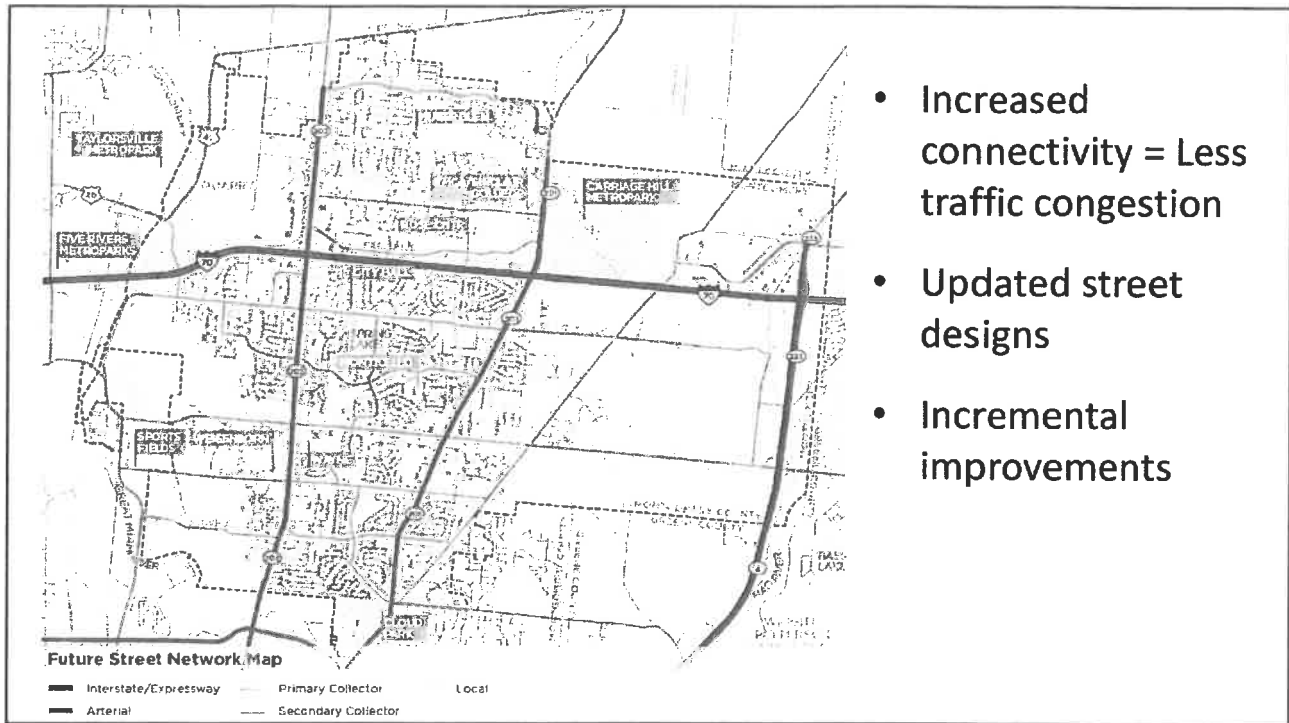
MOBILITY PLAN

STREETS FOR EVERYONE

- Streets make up the largest amount of public space
- An effective street network is critical for accommodating growth and enabling safe travel by all, including pedestrians, bicyclists, and vehicles.
- Focus on developing “complete streets”

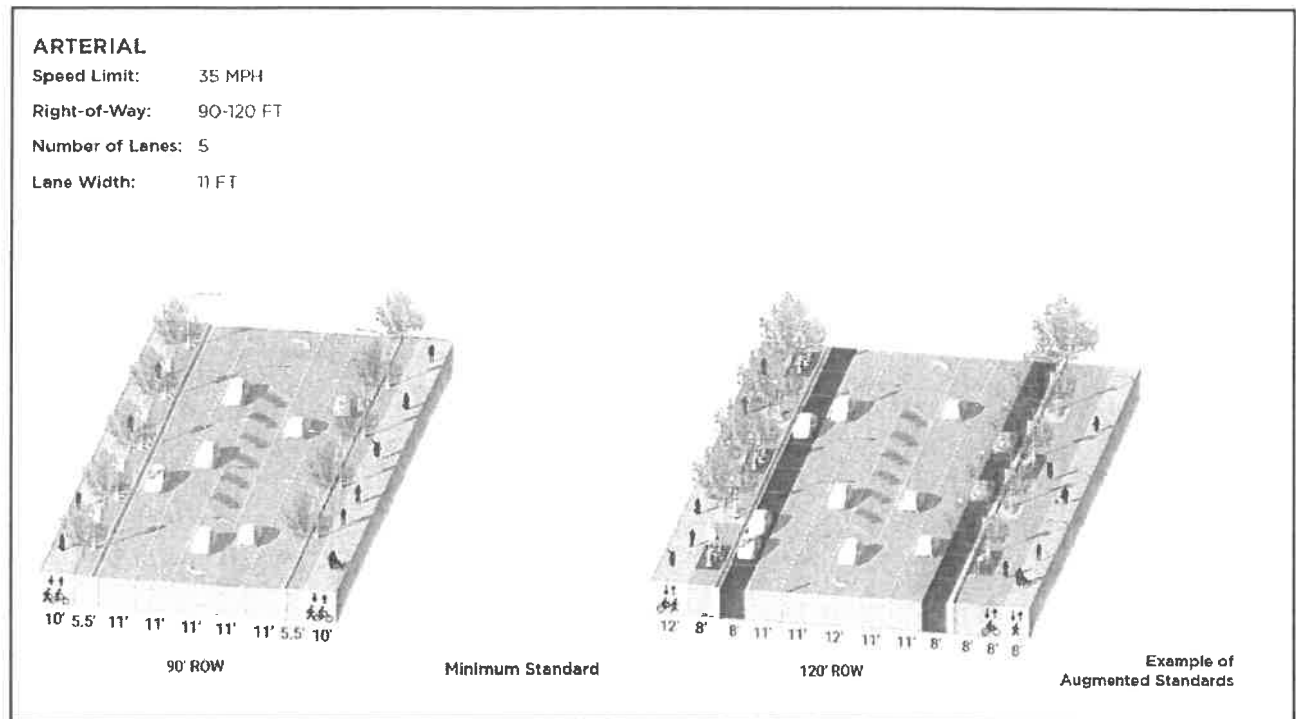


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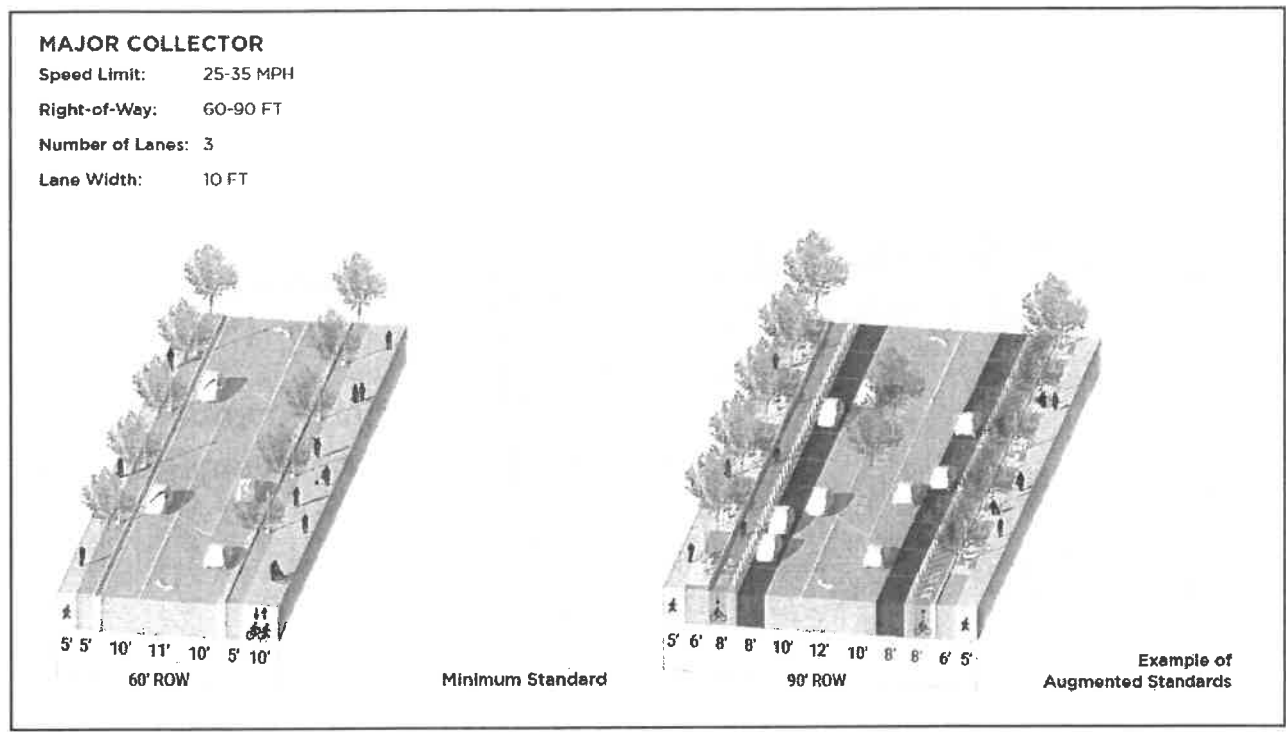


- Increased connectivity = Less traffic congestion
- Updated street designs
- Incremental improvements

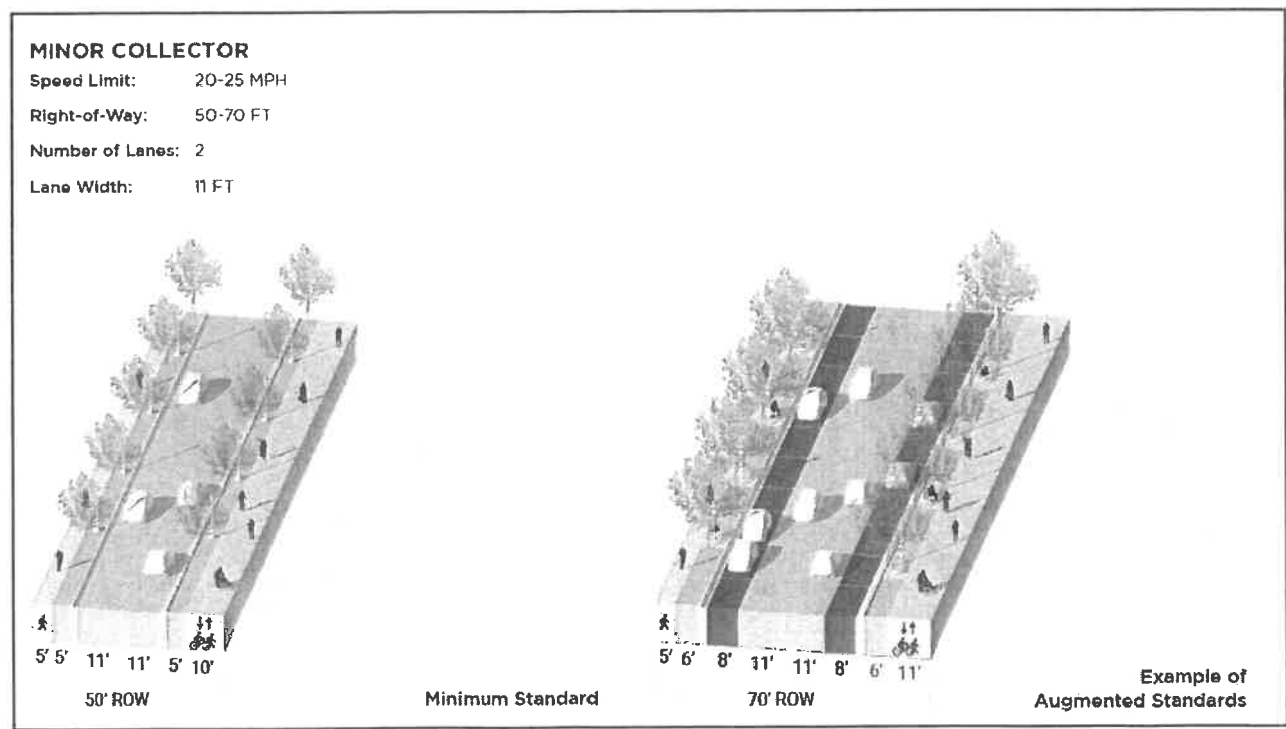
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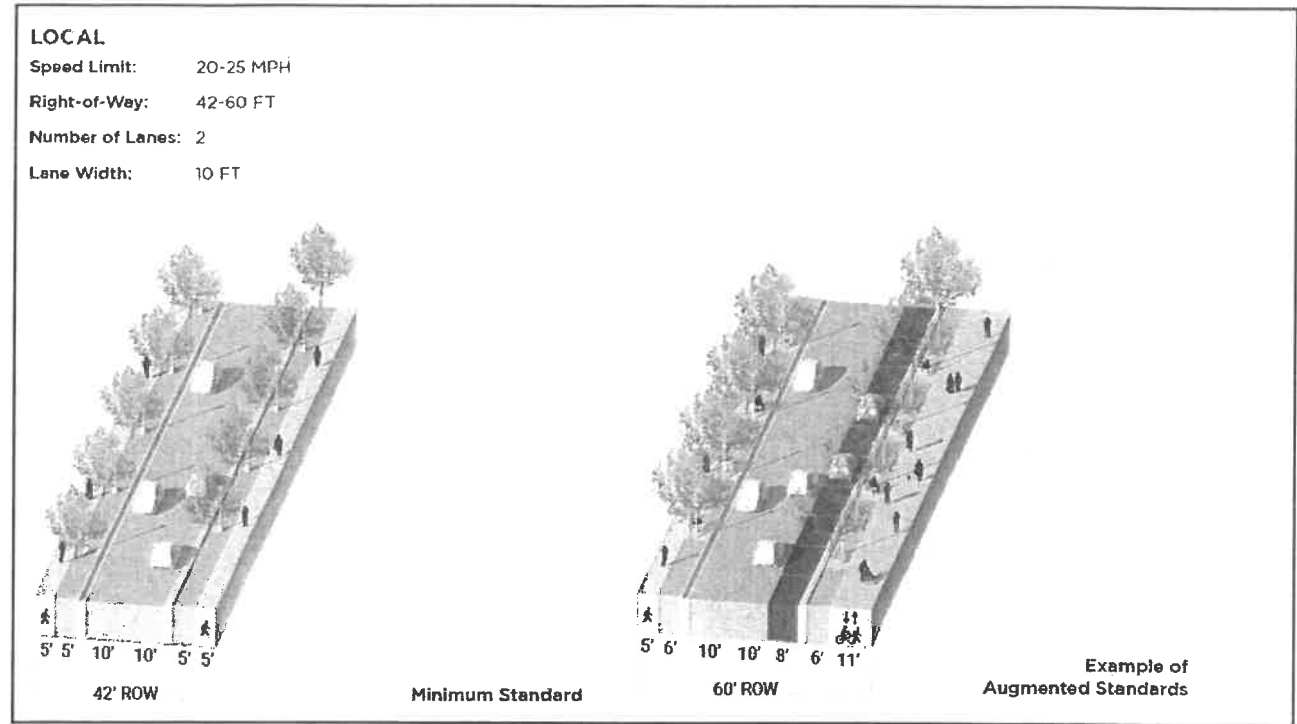
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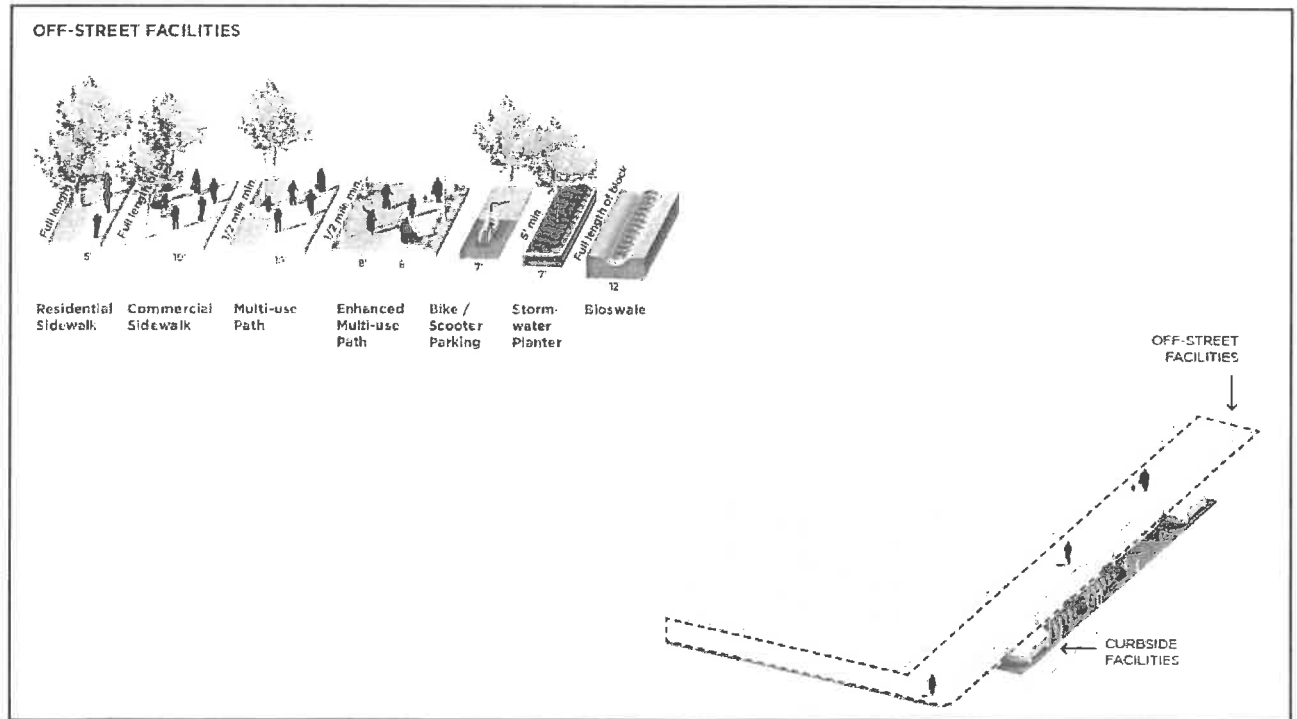
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IMPLEMENTATION STEPS

9-12 MONTHS

1 UPDATE LOCAL MOBILITY POLICIES

We should align our street design and use policies to meet our human-centered multi-modal infrastructure goals and objectives.

- » Adopt Street Network Map and Typical Sections
- » Update Subdivision Regulations
- » Eliminate or reduce parking minimums
- » Promote infill development
- » Support traffic calming
- » Introduce eBike incentive
- » Expand charging station availability
- » Implement access management

12-24 MONTHS

2 ALIGN STREET + TRAIL DESIGN STANDARDS WITH STATE & NATIONAL BEST PRACTICES

National resources and models should be utilized to guide our best-in-class street design.

- » Join NACTO
- » Incorporate ODOT Multi-Modal Design Guide (MDG)
- » Incorporate VisionZero goals and objectives
- » Incorporate Safe Routes to School Best Practices

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IMPLEMENTATION STEPS

24-36 MONTHS

3 CREATE LOOP MASTER PLAN

We sit on the edge of one of the country's best trail systems. The Loop will connect all of Huber.

- » Create Loop Master Plan
- » Vacate Old Skull Road

36-60 MONTHS

4 CREATE MULTI-MODAL PLANNING COORDINATOR STAFF POSITION

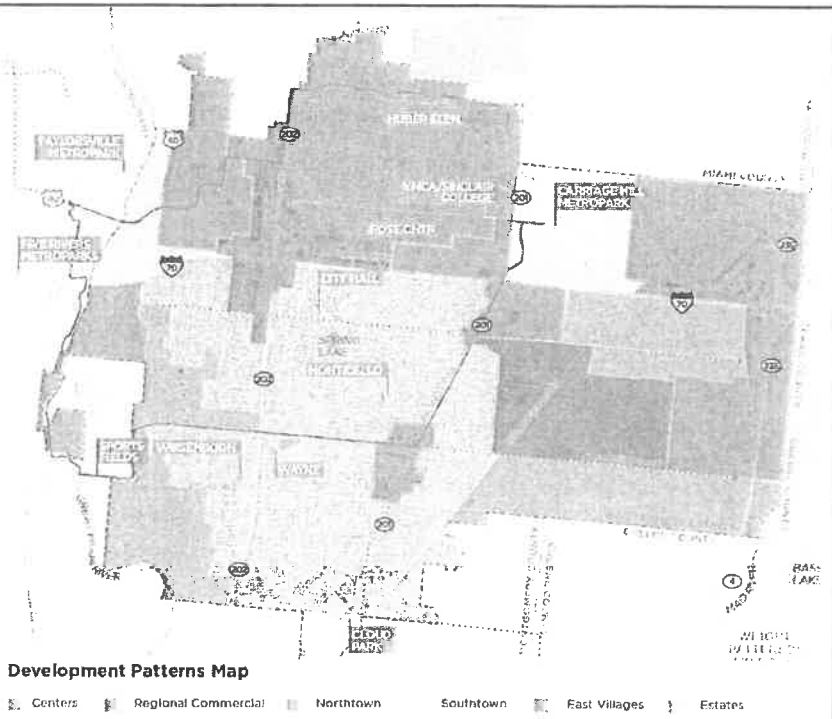
Dedicated staff and resources are required to maintainize and activate our mobility network.

- » Create new staff position
- » Improve track along priority routes
- » Diverted public works department to improve mobility and facilities

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DEVELOPMENT PATTERNS

Develop patterns focus on the physical environment where people live, work and play.



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DEVELOPMENT PATTERNS

By shifting from thinking about the City as separate land uses, development patterns think about the areas in terms of physical and environmental characteristics such as scale, building design and siting, open space, density and mass.

Focus on **place-making**: *how people feel about their areas and environments and how they function and engage within those places.*



GOALS + OBJECTIVES

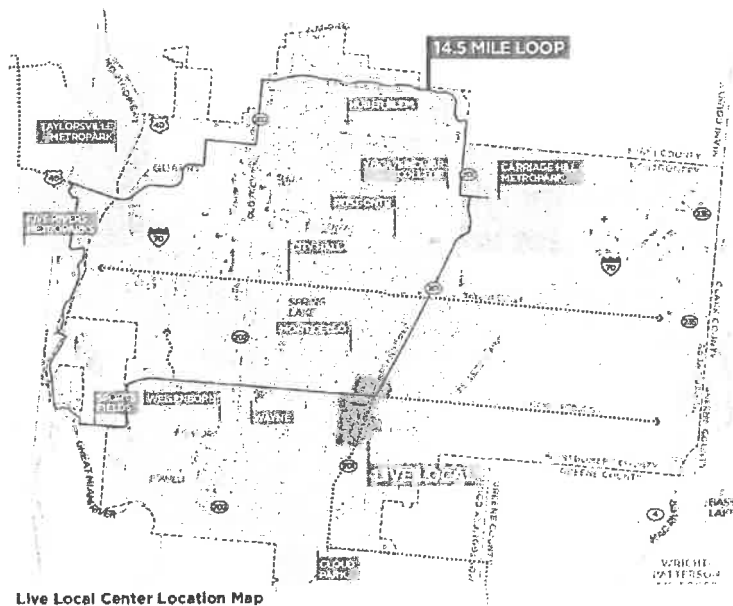
- » Encourage human-centered innovation
- » Focus on talent attraction/retention
- » Encourage walkable density
- » Allow people to live closer to jobs and amenities
- » Expand housing options
- » Focus growth in clusters

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CENTER: LIVE LOCAL

ESSENTIAL ELEMENTS

- » Build off the Brandt Pike Revitalization Plan and Marian Meadows development
- » Focus on local services, government functions, professional services, daily needs, retail, and amenities
- » Offer a wide range of housing types
- » Double down on a park-once walkable infrastructure and quality public realm
- » Update Brandt Pike Revitalization plan with recent developments and new opportunities



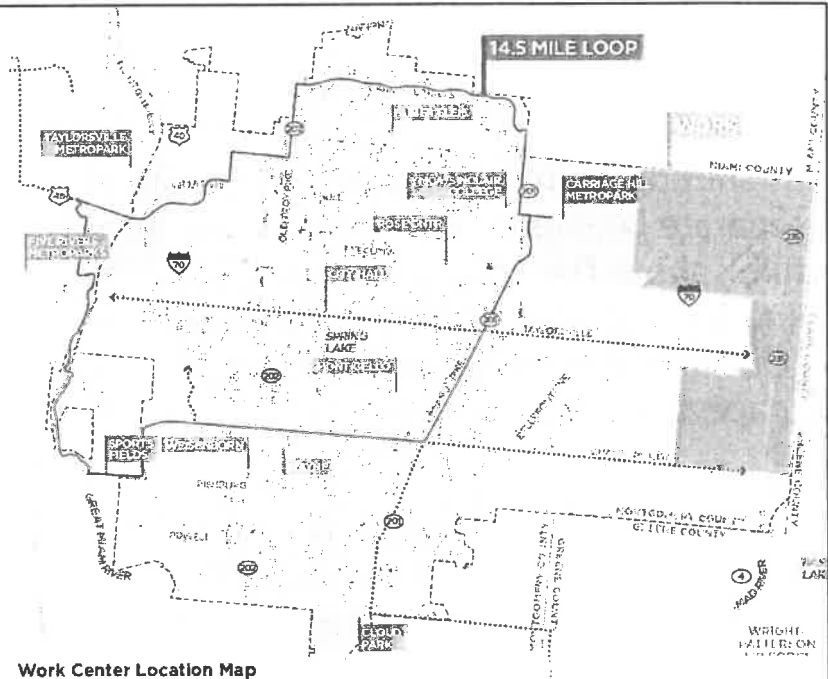
Live Local Center Location Map

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CENTER: WORK

ESSENTIAL ELEMENTS

- » Build off light industrial, industrial, and corporate anchors with access to highways and Wright Patterson
- » Develop for density, flexibility, and mix of use adjacencies
- » Build housing along the eastern edge of Carriage Hill Metro Park
- » While the focus is on employment, support multi-family residential and amenities where suitable
- » Economize and share infrastructure where feasible
- » Leverage current master development interest to create an integrated mixed-use environment

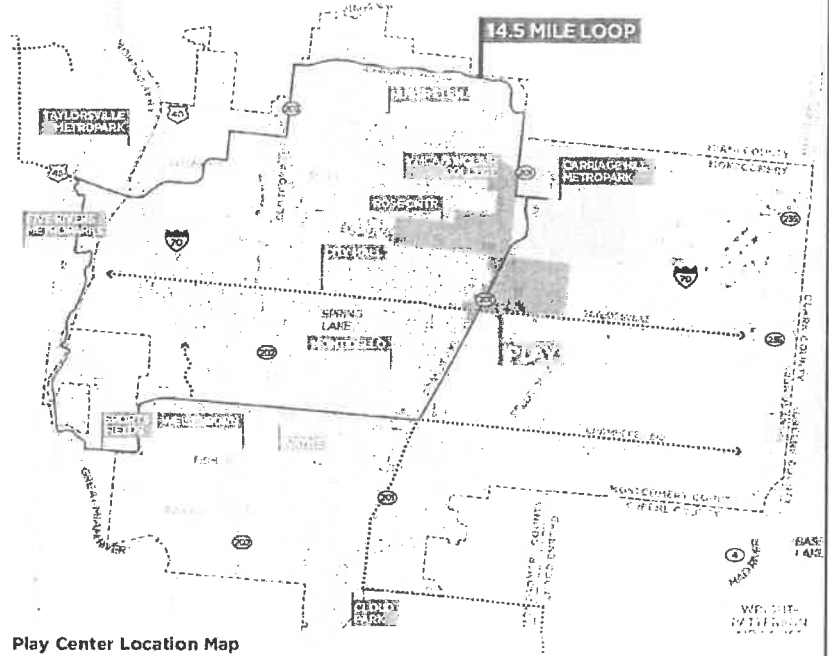


Work Center Location Map

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CENTER: PLAY**ESSENTIAL ELEMENTS**

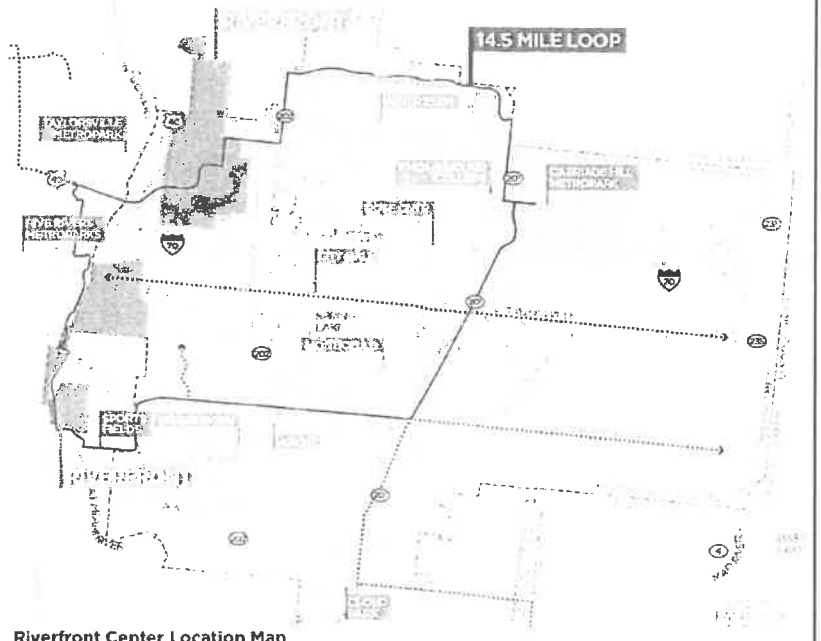
- » Build off recent momentum created by Executive Boulevard, the Rose Center, Warped Wing, the YMCA/ Aquatic Center/Sinclair, and Parkview Apartments
- » Target regionally-scaled hospitality and entertainment uses
- » Support multi-family and mixed-use development
- » Emphasize a park-once, dynamic visitor experience
- » Enhance connectivity within the district and to Carriage Hill MetroPark
- » Create sub area plan that incorporates and coordinates current market interest and future potential



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CENTER: RIVERFRONT**ESSENTIAL ELEMENTS**

- » Capitalize on under-developed land along the river and MetroPark
- » Connect to nearby retail, employment, and neighborhoods
- » Structure development around trail and green networks
- » Focus on traditional neighborhood and trail-oriented development principles
- » Explore annexation of land between Huber Heights and MetroPark
- » Create sub area plan for the center in conjunction with the Loop master plan



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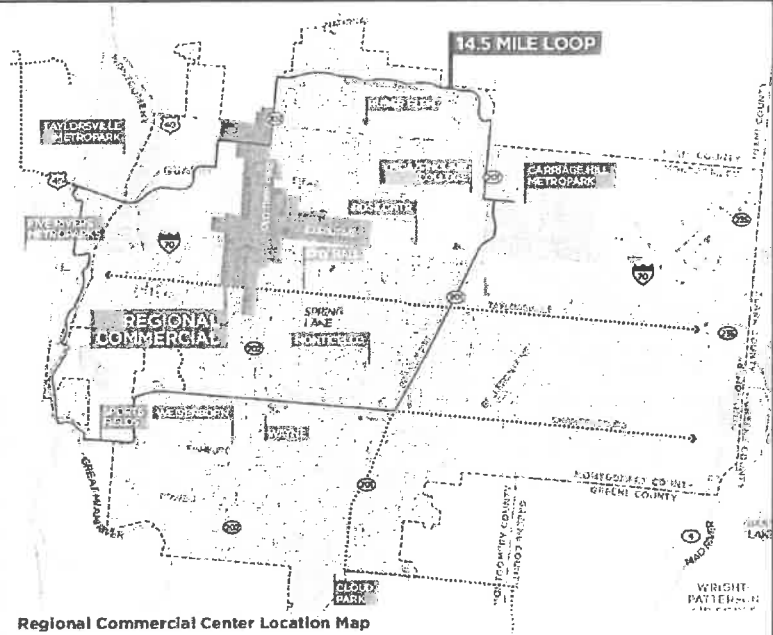
REGIONAL COMMERCIAL



Liberty Center, Liberty Township, OH

ESSENTIAL ELEMENTS

- » Large format commercial and out-lot retail
- » Focus on maintaining and growing current tenants; broadening the mix of uses; additional street connectivity; and beautification.
- » Encourage paving removal and parking lot redevelopment/reuse



Regional Commercial Center Location Map

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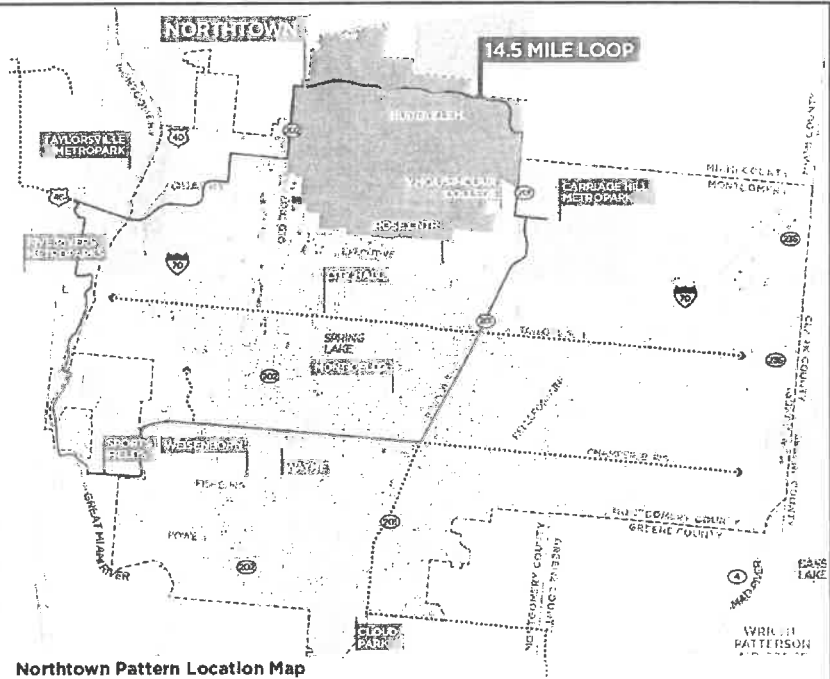
NORTHTOWN



Norton Commons, Louisville, KY

ESSENTIAL ELEMENTS

- » Late-century housing development
- » For existing developments, focus on completing subdivisions and completing bike/pedestrian networks
- » For new subdivisions, focus on bike/pedestrian infrastructure, external connections, streetscape, and setback garages



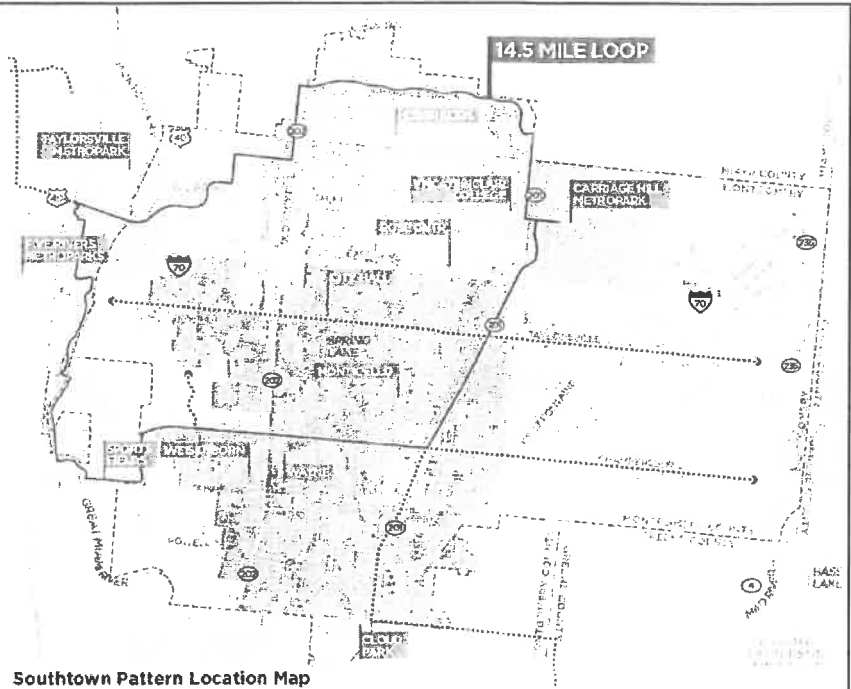
Northtown Pattern Location Map

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SOUTHTOWN

ESSENTIAL ELEMENTS

- » Mid-century brick homes and apartment complexes
- » Focus on renovation, infill development, and incremental broadening of uses and housing types
- » Continue to prioritize utility upgrades and expand focus on connectivity through street tree maintenance, sidewalks, placemaking, and traffic calming
- » Expand homeowner reinvestment tools and incentives
- » Broaden focus on marketing neighborhoods



Southtown Pattern Location Map

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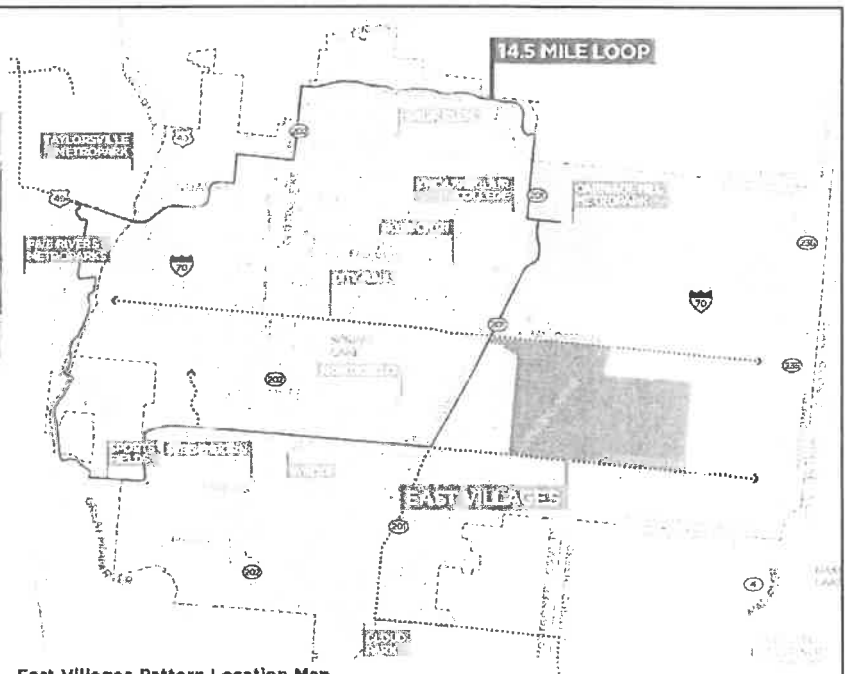
EAST VILLAGES



Wheeler District, OKC

ESSENTIAL ELEMENTS

- » Largely undeveloped land that will transition to new traditional neighborhood forms
- » For new development focus should be on heightened innovation and quality; inter-connected streets, trails and green spaces; human-centered design; walkable density; and a mix of uses



East Villages Pattern Location Map

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Staff Analysis and Recommendation

- The 2023 Comprehensive Plan draws from the rich history of Huber Heights and recognizes we have evolved from a bedroom community to a regional destination for entertainment, employment, and innovation.
- The plan builds on the strength and talents of our residents and community assets and our locational advantages.



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Staff Analysis and Recommendation

The Mobility Plan builds upon our current efforts to improve mobility options, particularly for bicyclists and pedestrians, and encourages the City to modernize our street design standards.

- The Loop can be an economic engine by linking Huber Heights neighborhoods to the 340-mile regional trail network.

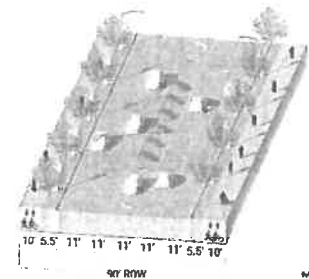


Example multi-use trails in Carmel, IN

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Staff Analysis and Recommendation

- Updating our street standards and emphasizing connectivity will create great corridors and reduce congestion and household transportation costs.
- The street sections illustrated in this plan are consistent with ODOT's Multimodal Design Guide and eligible for ODOT funding.
- The mobility plan encourages a commitment to Vision Zero (zero roadway deaths) goals and Safe Route to Schools best practices.



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Staff Analysis and Recommendation

The Development Patterns lens encourages the City to emphasize neighborhood character, context and building design and put less emphasis on a strict separation of land uses.

- The plan advocates a hybrid form-based development code rather than the current Euclidean zoning code.



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Staff Analysis and Recommendation

- The plan encourages a more efficient and market-responsive approach to land utilization, allowing smaller lots, less parking and more nimble land use regulations and processes.
- The plan recommends a more robust public engagement process while plans are being formulated and refined. Staff strongly support these goals.



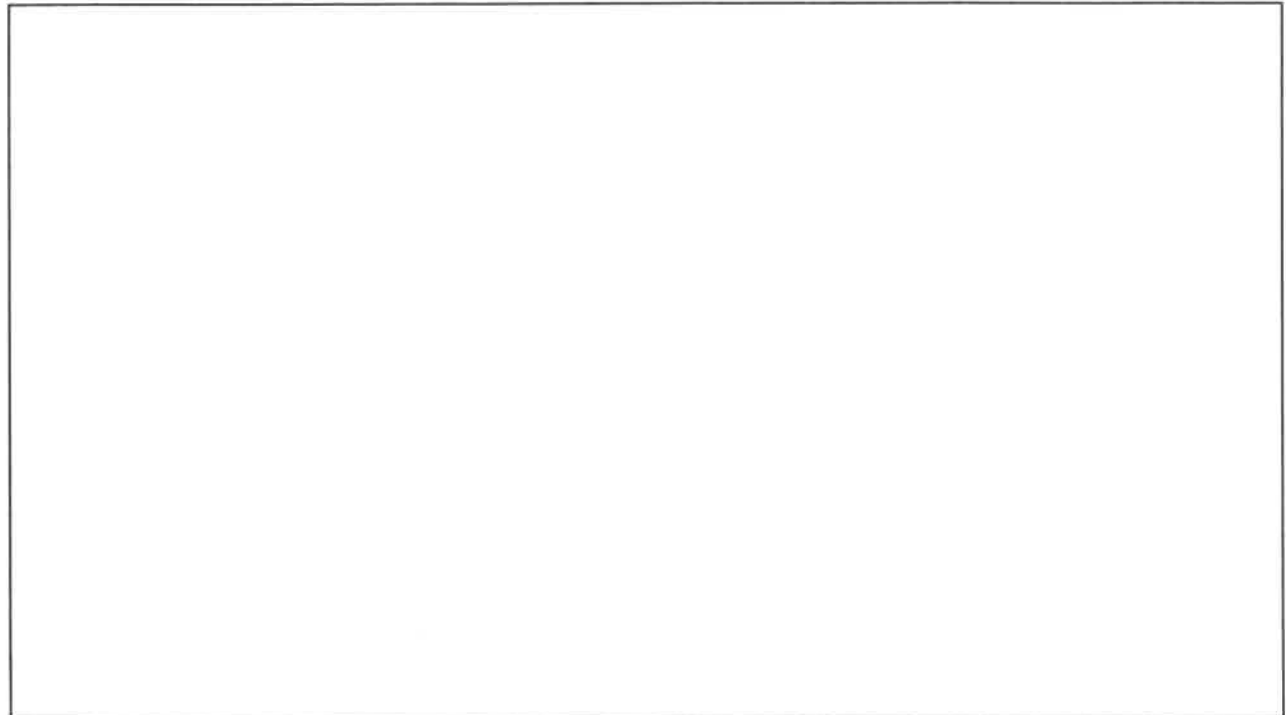
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Staff Analysis and Recommendation

The plan charts a path forward over the next 15 to 20 years that build upon our past successes and leverages the opportunities ahead to build a multi-dimensional community that provides the housing, jobs, amenities, and quality of life that future generations demand and deserve.

Staff recommends the adoption of the 2023 Comprehensive Plan.

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