



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
February 28, 2023
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Opening Remarks By The Chair and Commissioners
4. Citizens Comments
5. Swearing of Witnesses
6. Pending Business
7. New Business
 - A. 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).
 - B. COMPREHENSIVE PLAN - The applicant, CITY OF HUBER HEIGHTS, is requesting adoption of the 2023 Comprehensive Plan (ZC 23-06).
8. Additional Business

9. Approval of Minutes
 - A. Planning Commission February 14, 2023
10. Reports and Calendar Review
 - A. Rezoning - 8101 Old Troy Pike
Campground and Resort
 - B. Basic Development Plan - 8245 Brandt Pike Sheetz
11. Upcoming Meetings
 - A. March 14, 2023
March 28, 2023
12. Adjournment

AI-9036

7. A.

Planning Commission

Meeting Date: 02/28/2023

Replat

Information

Agenda Title

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).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Memorandum

Staff Report for Meeting of February 28, 2023

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: February 22, 2023
Subject: RP 23-05 /Replat – 7125 Executive Blvd

Application dated February 21, 2023

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant / Owner
DEVELOPMENT NAME: Lehman Plat
ADDRESS/LOCATION: 7125 Executive Blvd
ZONING/ACREAGE: Planned Employment Park (PEP) 40.407 acres
EXISTING LAND USE: Agricultural
ZONING
ADJACENT LAND: A – North; R-7 – West; PEP – South & East
REQUEST: The applicant requests approval of a replat of 40.407 acres into four lots of various size to facilitate redevelopment.
ORIGINAL APPROVAL: N/A
APPLICABLE HHCC: Chapter 1105, 1178
CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

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.

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.

Conformity with Subdivision Regulations

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.

Zoning Regulations

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

Staff Analysis

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.

Additional Comments:

Fire: No Comments Necessary

City Engineer: No Comments Necessary.

Recommendation

Staff recommends approval of the replat as submitted on the Record Plan dated 2-09-2023.

Planning Commission Action

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

- 1) Approve the Record Plan as submitted (staff recommendation);
- 2) Approve the Record Plan with conditions; or,
- 3) Deny the Record Plan.



Planning Commission Decision Record

WHEREAS, on February 21, 2023, the applicant, City of Huber Heights, requested approval of a Replat of 40.407 acres into four lots to facilitate redevelopment. Property is located at 7125 Executive Boulevard, further identified as Parcel Numbers P70 03910 0080 of the Montgomery County Auditor's Map (Case RP 23-05), and;

WHEREAS, on February 28, 2023, 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.

moved to approve the request by the applicant, City of Huber Heights, for approval of a Replat of 40.407 acres into four lots to facilitate redevelopment. Property is located on 7125 Executive Boulevard (Case RP 23-05), in accordance with the recommendation of Staff's Memorandum dated February 22, 2023, with the following conditions:

1. Approve as submitted.

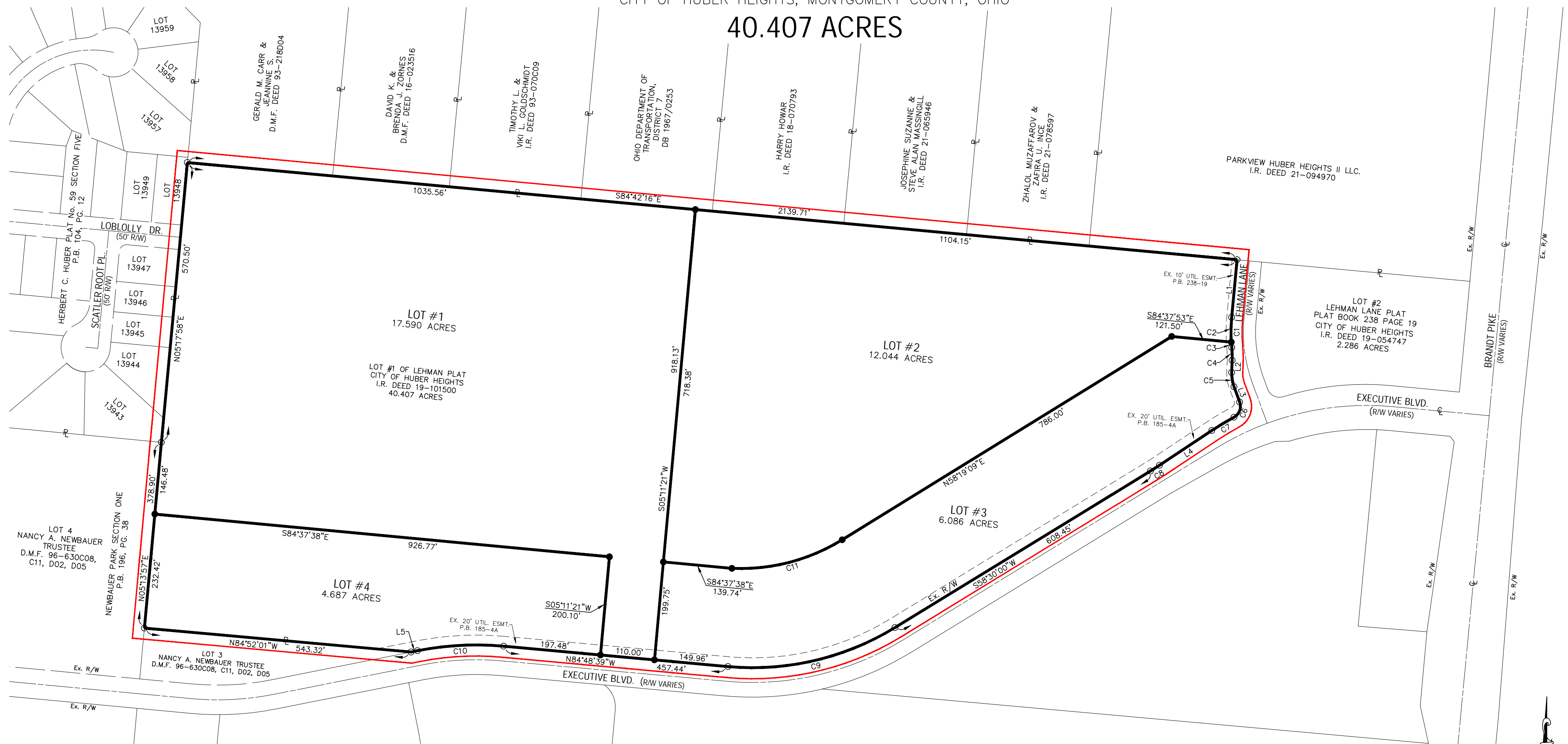
Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried .

Terry Walton, Chair
Planning Commission

Date

RECORD PLAN PRIDE ONE

BEING A REPLAT OF LOT #1 OF LEHMAN PLAT
AS RECORDED IN PLAT BOOK 238, PAGE 19
LOCATED IN SECTION 18, TOWN 2, RANGE 8 M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
40.407 ACRES



CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	325.00'	10°47'34"	61.22'	61.13'	S00°06'03"E
C2	325.00'	08°50'41"	50.17'	50.12'	S00°52'23"W
C3	325.00'	01°56'53"	11.05'	11.05'	S04°31'23"E
C4	200.00'	07°28'16"	26.08'	26.06'	S01°45'42"E
C5	75.00'	22°16'39"	29.16'	28.98'	S09°09'53"E
C6	25.00'	82°03'19"	35.80'	32.82'	S20°43'27"W
C7	560.00'	05°22'00"	52.45'	52.43'	S59°04'07"W
C8	582.67'	02°06'53"	21.51'	21.50'	S57°26'33"W
C9	552.67'	36°41'21"	353.90'	347.88'	S76°50'40"W
C10	612.67'	16°26'28"	175.81'	175.20'	S86°58'07"W
C11	392.05'	34°18'11"	234.72'	231.23'	N75°28'15"E

LINE CHART		
LINE	BEARING	DIST.
L1	S05°17'44"W	117.57'
L2	S01°58'26"W	24.81'
L3	S20°18'12"E	33.47'
L4	S56°23'07"W	127.66'
L5	S78°44'53"W	13.28'

OWNER
LOT #1 OF LEHMAN LANE PLAT
PLAT BOOK 238 PAGE 19
CITY OF HUBER HEIGHTS
I.R. DEED 19-054747
40.407 ACRES

ACREAGE SUMMARY

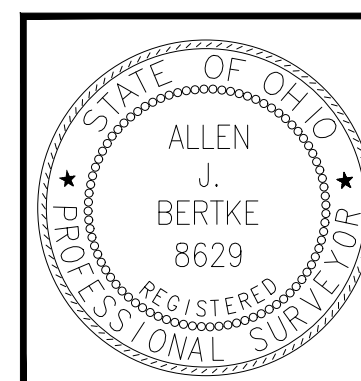
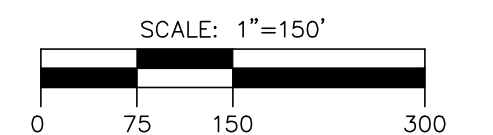
LOT # 1 - 17.590 ACRES
LOT # 2 - 12.044 ACRES
LOT # 3 - 6.086 ACRES
LOT # 4 - 4.687 ACRES
TOTAL ACREAGE - 40.407 ACRES

- NOTES:**
- EXECUTIVE BLVD. IS DEDICATED IN PLAT BOOK 185, PAGE 4A
 - LEHMAN LANE IS DEDICATED IN PLAT BOOK 238, PAGE 19

PERTINENT INFORMATION
SURVEY 87-42
LAND SURVEY 2019-0011
PLAT BOOK 185, PAGE 4A
I.R. DEED 19-054747
LEHMAN LANE-PLAT BOOK 238, PAGE 19

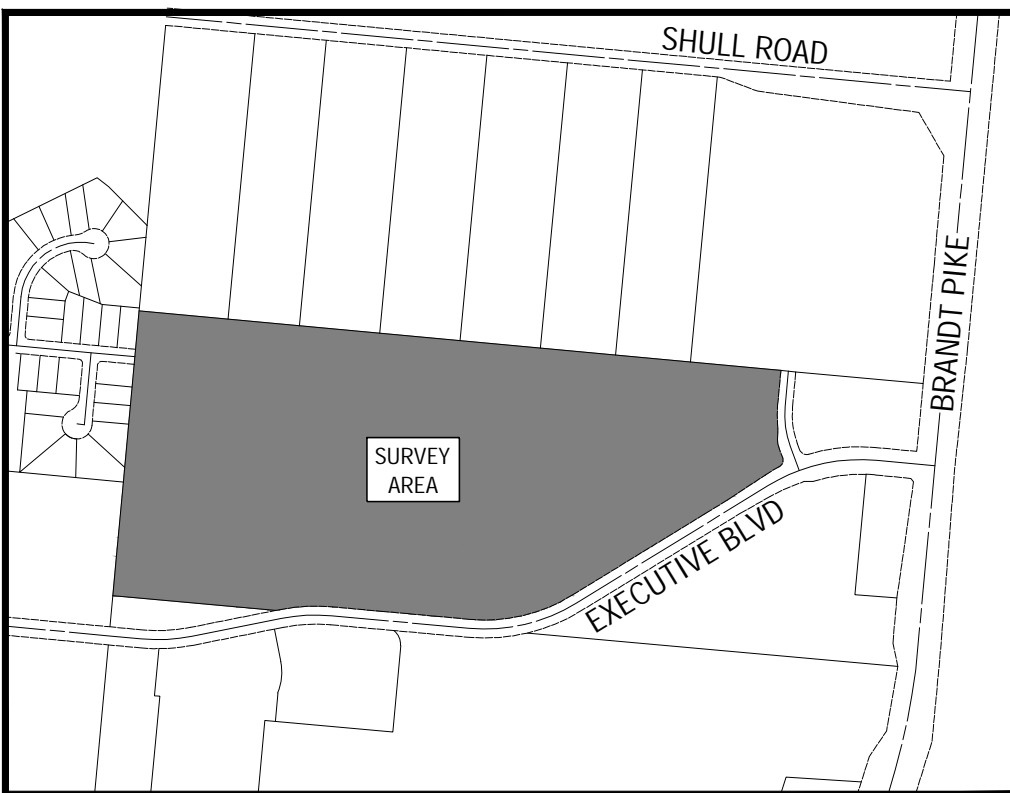
- LEGEND**
- - - EXISTING EASEMENT
 - 5/8" X 30" REBAR W/CAP SET
 - IRON PIN FOUND

THE BEARING OF N84°48'39"W ALONG THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE BLVD. WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



PREPARED BY:
ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 02-09-2023
DRAWN BY: RMF
JOB NUMBER: MOTHHE2302
SHEET NUMBER: 1 OF 2



VICINITY MAP

RECORD PLAN PRIDE ONE

BEING A REPLAT OF LOT #1 OF LEHMAN PLAT
AS RECORDED IN PLAT BOOK 238, PAGE 19
LOCATED IN SECTION 18, TOWN 2, RANGE 8 M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
40.407 ACRES

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR
ARE CONTAINED WITHIN SURVEY.

ACREAGE SUMMARY

LOT # 1 - 17.590 ACRES
LOT # 2 - 12.044 ACRES
LOT # 3 - 6.086 ACRES
LOT # 4 - 4.687 ACRES
TOTAL ACREAGE - 40.407 ACRES

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 ALL OF LOT #1 OF THE LEHMAN PLAT AS RECORDED IN PLAT BOOK 238, PAGE 19,
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.

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

CHAIRMAN

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____
BY THE COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO

MAYOR

CLERK

APPROVED FOR DESCRIPTION ONLY

FILE # 2023-_____

MONTGOMERY COUNTY ENGINEER

DATE

CHECKED BY

DATE

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 PRIDE ONE 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, REPAIR,
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 AFFIRMED, 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

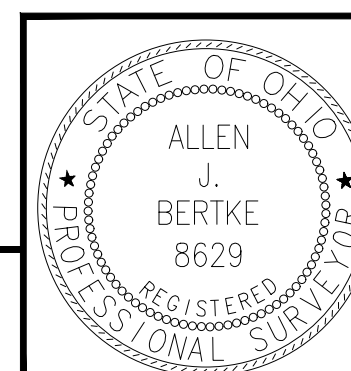
MY COMMISSION EXPIRES

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 DIRECT
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.

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:
02-09-2023

DRAWN BY:
RMF

JOB NUMBER:
MOTHHE2302

SHEET NUMBER

2 OF 2

AI-9037

7. B.

Planning Commission

Meeting Date: 02/28/2023

Comprehensive Plan

Information

Agenda Title

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

Purpose and Background

Attachments

Staff Report

Decision Record

Summary

Comprehensive Plan draft

Memorandum

Staff Report for Meeting of February 28, 2023

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: February 22, 2023
Subject: ZC 23-06 Comprehensive Plan Update

Department of Planning and Zoning **City of Huber Heights**

APPLICANT/OWNER: City of Huber Heights – Applicant
DEVELOPMENT NAME: N/A
ADDRESS/LOCATION: N/A
ZONING/ACREAGE: N/A
EXISTING LAND USE: N/A
**ZONING
ADJACENT LAND:** N/A
REQUEST: The applicant requests the adoption of the 2023
Comprehensive Plan
ORIGINAL APPROVAL: N/A
APPLICABLE HHCC: City Charter, Section 9.04
CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In the Spring of 2022, the City began the effort to update our comprehensive plan with the assistance of the consulting firm Yard & Company. The previous comprehensive plan was adopted in 2011. This staff report will outline the following:

- Purpose of the comprehensive plan.
- Public engagement activities to solicit feedback.
- Key themes, vision and goals within the plan.
- Next steps.

What is a comprehensive plan, and why are they important?

A comprehensive plan is a statement of the community's goals, objectives, and policies to help guide public and private development. The comprehensive plan is the overarching policy document that guides the development and implementation of zoning and subdivision regulations, location and classification of streets, public facilities, parks and open space, and housing and economic development programs.

Key characteristics of comprehensive plans are:

- **They are comprehensive.** The plan covers the entire jurisdiction, as opposed to some limited regions 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.

Why are they 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.

2023 Comprehensive Plan Summary

Public Engagement Efforts

An Engagement Plan was devised to ensure a broad mix of audience types was reached. A steering committee was appointed by City Council comprised of residents, business owners and elected officials. Stakeholders included renters and owners, employees, regional economic development partners, visitors of Huber Heights, local businesses, and cultural groups.

A mix of on- and offline engagement tools were utilized to help reach people based on their preferences. Engagement tools included a project web page, digital and paper

surveys, online and printed interactive maps, social media updates, newsletters, digital billboard advertisements, posters, postcards, flyers, and table toppers. Materials were distributed at community events and popular destinations. The public input evolved with the process, first focused on establishing a vision and later becoming more specific to desired strategies and tactics.

Surveys were distributed from June through September at events such as the farmer's market and National Night Out and various social media posts. Just over 1,400 people took the surveys. The engagement efforts culminated with the Ignite the Heights in November, with over 200 people attending.

Overall, between in-person events and social media efforts, we engaged with 4,800 people. The social media posts reached over 54,000 people throughout the project.

Key themes and goals within the plan

The plan recommendations are a strategy to reinvest in our existing communities and talent as a foundation for attracting new growth and investment, ensuring Huber Heights remains a destination of choice for residents, employers and other stakeholders.

Four key areas of opportunity emerged through the public engagement process:

- 1) **Build local walkability & regional connectivity.** Economic development opportunities, health and wellness, quality of life, and recreational and environmental conditions are improved when residents and workers can safely walk, bike, scoot, or roll to daily destinations. Investment in public transit, street infrastructure, and multi-use paths will improve daily travel within the City and with important regional destinations. Expanding the options for ways of traveling also provides drivers with a better experience through decreased congestion which is a reoccurring concern for community members.
- 2) **Find our centers.** The history of Huber Heights as a bedroom community for Dayton helped to establish the segmented areas that dominate the City today. Some areas are strictly residential, while others are reserved for the industrial, commercial, and office. While public health was historically a driver for this separation, today's businesses and employment operations can often locate alongside residential dwellings with mutual benefits. Clustered centers may become important places for community interactions and building civic pride.
- 3) **Connect our history to our future.** Residents of Huber Heights understand the connection between development, how it looks and feels, and a community's identity. Rather than focusing only on land use types, this plan utilizes Development Patterns to name, describe and guide the character of places in Huber Heights. The intent is to foster more holistic development processes that connect what exists today with what is collectively desired in the coming years. Doing so will not only strengthen neighborhoods through new investment; it will also retain current talent pools and improve the City's overall economy by

allowing new opportunities for innovation and commerce. This, in turn, will attract additional residential and employment growth.

- 4) **Operationalize the Growth Strategy.** The role of local government is to be the operating system that enables a high quality of life for all who live, work, learn, visit, and spend time in the community. A successful operating system will need to focus on three key components: brand activation, engagement, and management.

Based on the opportunities outlined above, the comprehensive plan guides the development and redevelopment policies of Huber Heights through the lens of two key themes: ***Mobility*** and ***Development Patterns***.

Mobility

The mobility plan focuses on how residents and stakeholders move and engage within the City, with the goal of reducing travel times and transportation costs and increasing human-scaled innovation and mobility options. Using a personal vehicle has been the dominant mode of transportation in Huber Heights for decades. As such, it has become a dominant force in household budgets, rivaling the cost of rent or mortgages.

As the City grows, interventions and a new approach to the street network are critical to maintaining a high quality of life. Walking, biking and other types of micro-mobility allow for a lighter impact on street surfaces, air quality, and general congestion.

The key goals and objectives of the mobility plan are:

- 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

These goals are accomplished through actions such as: modernizing our street design requirements and street network, encouraging walkable development, reducing the distance between where people live, work and play, and increasing mobility choices for Huber residents, such as better pedestrian and bike connectivity and encouraging development patterns that support transit options.

Key initiatives include:

The Loop. A 14.5-mile multi-use trail that helps connect Huber Heights neighborhoods to the existing Great Miami River Trail (GMRT). A paved, 96-mile multi-use trail that goes through Warren, Montgomery, Miami, Butler, and Shelby counties. The GMRT is a key component of the region's robust trail network that encompasses 340 miles and sees over 793,000 annual visits.

Streets for Everyone. An effective street network is critical for accommodating growth and enabling safe travel by all, including pedestrians, bicyclists, and vehicles. Streets that incorporate pedestrian amenities and green infrastructure, and support multi-mobility options provide higher returns when built in places with mixed uses. A complete street network provides users a pleasant experience through beautification, trees, lighting, and effective stormwater management.

Development Patterns

Development patterns focus on the physical environment where stakeholders live, work, congregate and play. 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.

Character-based development shifts the conversation from focusing on land use to place-making: how people feel about their areas and environments and how they function and engage within those places.

The development pattern goals include: 1) Being responsive to changing market conditions, 2) Targeting investments toward redevelopment, 3) Encouraging sustainable developments that enhance the livability of the community with less reliance on automobile trips, 4) Increasing housing diversity, and 5) Ensuring that Huber Heights is recognized as the region's leader in amenities, services and livability.

The plan outlines essential elements of each development pattern, including recommendations on character, contextual advantages, and key initiatives to realize the plan goals for each area.

The development patterns identified in the plan include:

- **Centers** (Live Local, Work, Play, Riverfront, Regional Commercial) The seven centers are distinct nodes and areas unique in their purpose, context, or redevelopment opportunity.
- **Northtown:** This is the north-central area of the City and is currently seeking extensive residential growth. Ensuring bike and pedestrian connectivity in future subdivisions is an essential element.
- **Southtown:** This is the City's largest area, south of I-70 and home to the original Huber Homes. The essential elements in this development pattern focus on redevelopment, infrastructure upgrades and incremental broadening of amenities and uses.
- **East Villages:** This is largely undeveloped land on the City's east side. The essential elements include emphasizing traditional neighborhood development, including connected streets, where blocks and streets are connected, and a broad diversity of lot sizes designed to meet many residential lifestyles and encourage walkability. This area has or will have access to public utilities, encouraging additional development.

- **Estates:** The Estates development pattern recognizes the areas at the City's western and eastern edges that are more rural-scale residential, where lot sizes are more than an acre, and where significant new development is not envisioned due to utility or environmental constraints.

The complete goals and implementation matrix for the Mobility Plan and Development Patterns are found on page 73 of the plan.

Recommendation

The 2023 Comprehensive Plan draws from the rich history of Huber Heights. It recognizes that the City has evolved from a bedroom community to a regional destination for entertainment, employment, and innovation. The plan recognizes the strength and talents of our residents and community assets and our locational advantages.

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.

Modernizing our street design standards and emphasizing connectivity can pay dividends in creating great neighborhoods and corridors people want to experience while reducing 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. Additionally, the mobility plan encourages a commitment to Vision Zero (zero roadway deaths) goals and Safe Route to Schools best practices.

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.

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. Additionally, the plan recommends a more robust public engagement process while plans are being formulated and refined. Staff strongly support these goals.

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.

Planning Commission Action

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

- 1) Approve the adoption of the 2023 Comprehensive Plan as submitted or with recommended changes;
- 2) Table the item for additional discussion or information; or,
- 3) Recommend denial of the 2023 Comprehensive plan.



Planning Commission Decision Record

WHEREAS, on February 22, 2023, the applicant, City of Huber Heights, requested adoption of the 2023 Comprehensive Plan. (Case ZC 23-06), and;

WHEREAS, on February 28, 2023, 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.

moved to approve the request by the applicant, City of Huber Heights, for adoption of the 2023 Comprehensive Plan (Case ZC 23-06), in accordance with the recommendation of Staff's Memorandum dated February 22, 2023, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried .

Terry Walton, Chair
Planning Commission

Date

HUBER HEIGHTS



LET'S GROW TOGETHER

The 2023 Huber Heights Comprehensive Plan built a **MOVEMENT & COALITION** around a growth strategy for the **FUTURE OF HUBER HEIGHTS**

Crafted With You, **FOR YOU**

754 Survey Participants

187 Mapping Participants

200+ Event Attendees

MOBILITY PLAN

Goals & Objectives to Improve Local Walkability & Regional Connectivity

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 costs

Set a new standard for multi-modal infrastructure

DEVELOPMENT PATTERNS

Guide to Reforming the City's Zoning & Subdivision Regulations

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

Visit hhoh.org to view/download the full 2023 Huber Heights Comprehensive Plan



@hhohcity



@huberheightsohio



@hhohio



@CityofHuberHeights



MOBILITY PLAN

9-12 MONTHS

Update Local Mobility Policies

12-24 MONTHS

Align Street + Trail Design Standards with State & National Best Practices

24-36 MONTHS

Create Loop Master Plan

36-60 MONTHS

Create Multi-Modal Planning Coordinator Staff Position



DEVELOPMENT PATTERNS

2-3 MONTHS

Adopt Comprehensive Plan

6-18 MONTHS

Reform Planning & Zoning Code

12-24 MONTHS

Align Incentives, Fee, & Infrastructure Priorities

18-24 MONTHS

Update City Brand

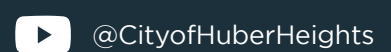
18-24 MONTHS

Update or Create New Sub Area Plans & Strategies

24-48 MONTHS

Expand Staff Resources & Capacity

Visit hhoh.org to view/download the full 2023 Huber Heights Comprehensive Plan



HUBER HEIGHTS



COMPREHENSIVE PLAN [DRAFT]

17 FEBRUARY 2023

YARD & COMPANY

ACKNOWLEDGMENTS

MAYOR

Jeff Gore

CITY MANAGER

Bryan Chodkowski

CITY STAFF

Sarah Williams, Project Manager
Aaron Sorrell, City Planner
Geri Hoskins, Administrative Assistant
Josh King, Parks Manager
Russell Bergman, City Engineer

STEERING COMMITTEE

Nancy Byrge, City Council
Anita Kitchen, City Council
Scott Davidson, Resident
Ron Deak, Resident
Jeffrey Held, Resident
Mia Honaker, Resident
Herman Karhoff, Resident
Estephon Ramirez, Resident
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PLANNING COMMISSION

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OUR PLAN

The Huber Heights 2023 Comprehensive Plan aims to build a movement and coalition around a smart strategy for the future of Huber Heights. It will guide the City's growth and decision-making around mobility, public spaces, land development, and resilience for the next 10 years. The Plan's recommendations draw conclusions from an eight-month planning process involving robust data collection, stakeholder and public engagement, and testing of ideas.

LET'S GROW TOGETHER

In the spring of 2022, the City of Huber Heights initiated the update to its ten-year Comprehensive Plan. Riding a wave of accelerating growth, numerous significant public investments, the universal adoption of the Internet, and a pandemic, this Plan not only modernizes and refocuses the City, but seeks to position itself for positive and inclusive growth over the next decade.

The Plan is built on robust engagement and benchmarking against local and national market trends. It blends local expertise and data-driven findings to establish key areas of focus around mobility, land use, and implementation steps. Mobility investments center around local walkability and regional connectivity centered around a 14.5-mile Loop and a modernized Street Network Map. The Development Patterns outline a transition from thinking of the City in terms of separated, one-size-fits-all land uses to a more nuanced blend of character, scale, placemaking, and investment priorities in addition to a broader blend of housing types and uses. At the heart of it all is a strategy to reinvest in our existing communities and talent as a foundation for attracting new growth and investment.

Each section of the Plan outlines the basis for planning, key elements of the comprehensive vision, and a series of specific implementation steps to be pursued by the City and its partners. The last section of the Plan is a detailed Implementation Matrix that outlines each initiative's role in accomplishing the Plan's goals by the year 2035. After eight months of robust community conversations and planning, the Comprehensive Plan was adopted on DD MMMM 2023.

GOALS

- » Lower household annual transportation cost
- » Support multi-modal access
- » Better distribute traffic by mode, route, and time of day
- » Set a new standard for multi-modal infrastructure
- » Encourage human-centered innovation
- » Focus growth in clusters
- » Allow people to live closer to jobs and amenities
- » Encourage walkable density
- » Expand housing options
- » Focus on talent attraction/retention



S'mores bar at the "Ignite the Heights" event



HOW WE GOT HERE

The planning process meets Huber Heights at a unique time in its evolution as a growing city that is actively transitioning from a suburban bedroom community to a diverse mix of people, lifestyle demands, market forces, and physical environments. Just as the oldest sections of town are reaching the need for capital investments in infrastructure and a revitalized community energy, newer sections of town are emerging that will further broaden the appeal and strength of Huber Heights. As the physical form of the City transitions, challenges will arise that require new solutions, as will the services that need to be provided.”

Designing an effective planning process requires three primary tasks. The first is creating an identity for the planning process itself. Planning is about creating not just a document, but a broad-based movement oriented to the future. Like all effective movements or campaigns, a strong, consistent visual identity is essential. The second piece is wide-spread engagement that meets people on their own terms. This includes creating an immersive, multi-channel Engagement Plan for on and offline audiences to take part in the conversation. The last element is physical and data-driven analysis, where a variety of forces and trends exerting influence on the community are audited. Taken together, this work frames a conversation, led by staff and guided by the Steering Committee, about charting the City’s course for the next ten years.

WE'VE BEEN BUSY

Over the last decade, the City of Huber Heights has firmly established itself as a great place to live, work and play. The new era of development is focused on high quality of life, exemplified by projects like The Heights district (home to the Rose Music Center), Kroger Aquatic Center, Farmer's Market, YMCA, Eichelberger Amphitheater, Sinclair Community College, and Parkview Apartments.

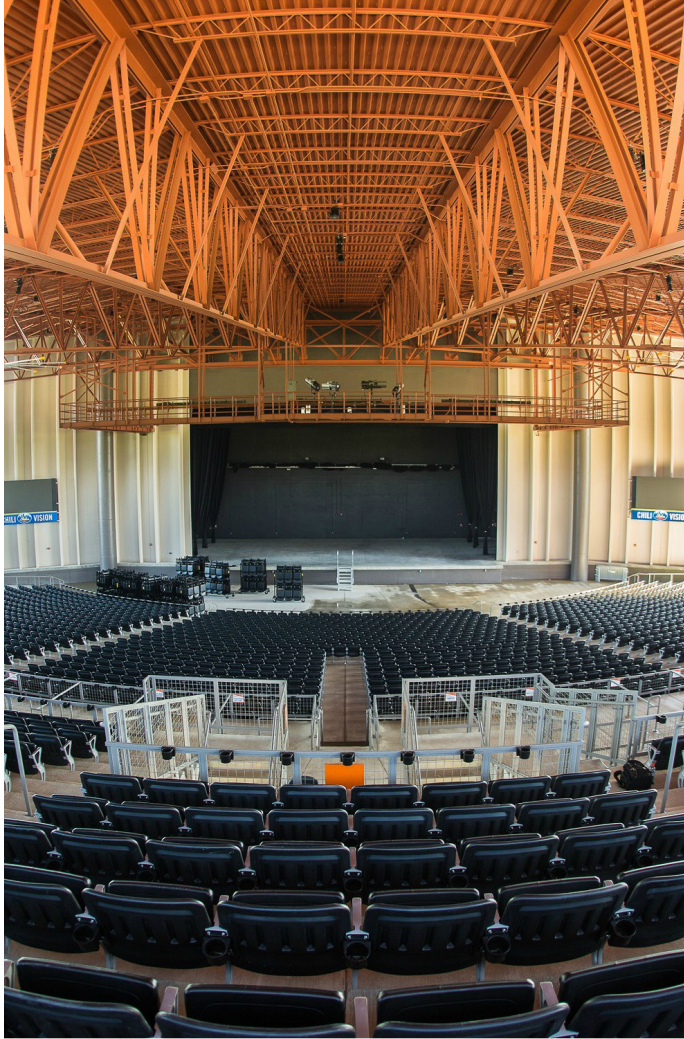
The new amenities have made further development more attractive, as shown by the swaths of new housing being built along Huber's Carriage Trails. All of this new development in Huber's northern area also benefits from being sandwiched between two major MetroParks: Taylorsville to the west and Carriage Hill to the east.

Additional projects that are improving quality of life across the City include the new Huber Heights branch of the Dayton Metro Library, the new Wayne High School building complex, the Monita Field Bike and Skate Park, Kitty Hawk Dog Park, and revitalization plans for commercial land along Brandt Pike.

TOP THREE IMPACTS ON OUR COMMUNITY OVER THE PAST 10 YEARS

1. Use of the Internet
2. The need to 'age in place'
3. Change in working conditions due to the COVID-19 pandemic (ex: remote and hybrid work options)

Based on community survey response.



Rose Music Center at The Heights



YMCA & Sinclair Community College



Wayne High School (new complex)



Monita Field Bike & Skate Park



Farmer's Market at The Heights



Kroger Aquatic Center at The Heights

HOW WE'VE CHANGED

Understanding changes that are occurring at the household level is one key component of a city's future planning. Based on U.S. Census data, households in Huber Heights are steadily increasing in median age, they are more multi-generational, their overall size is decreasing, and earnings have remained largely stagnant. These conditions impact the City's ability to provide services in several ways. It informs a growing need for residents to be able to comfortably age in place, which means access to healthcare, housing, and expanded options for getting around.

Diverse age groups are increasingly becoming more mixed, requiring a broader range of housing types to meet market demand and an increased variety of amenities able to be located closer to housing. Whereas detached homes have been able to be the predominant type of housing over the last several decades and continue to be built, new, and renovated for sale, and rental townhouses, apartments, condos, and other home configurations are being added to the mix.

Households are getting more complex...

They are getting older

37.6



2010 Median Age

40.3 +7.2%



2022 Median Age

Their earnings are stagnant

\$65,913



2010 Median Household Income
(in 2020 inflation-adjusted dollars)

\$66,134 +0.3%



2020 Median Household Income

They are getting more mixed

628



2010 # of Multi-generational Households

1,091 +73.7%



2020 # of Multi-generational Households

They are getting smaller

2.58



2010 Average Household Size

2.53 -1.9%



2020 Average Household Size

Sources: ESRI 2022 Community Profile based on 2020 and 2010 U.S. Census Bureau data and 2022 ESRI forecasts; 2016-2020 American Community Survey; 2010 U.S. Census; ESRI 2010 Census Profile

HOW WE'VE CHANGED

Most households spend a little over half of their income on housing and transportation costs. Investing in expanded housing and transportation options is a strategic way for a city to help manage the basic costs of living.

An improved transportation network can also influence a worker's willingness to return to office environments as preferences are often tied to their commute experience. Currently, the average travel time for a Huber Heights resident to get to work is 24 minutes.

Employment data shows that the daytime and nighttime populations of Huber Heights essentially flip between workers and residents daily. Among the 17,500 residents of Huber Heights in the workforce, only 11% of them work here, and the rest travel outside the City.

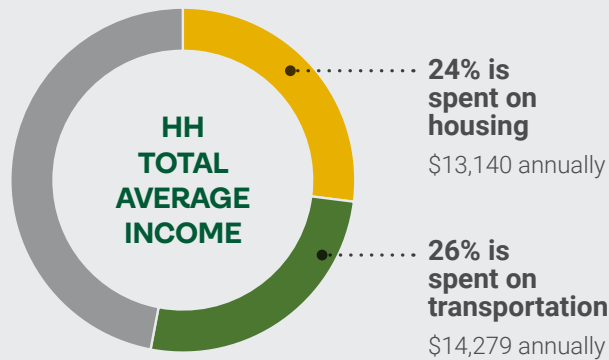
Among the 14,600 people that work in Huber Heights, 87% of them come from outside the City, mostly residing in suburban communities surrounding Dayton.

The majority of the 17,500 Huber Heights residents in the workforce commute to downtown Dayton or communities near Huber Heights.

- » 61% work white-collar jobs
- » 24% work blue-collar jobs
- » 15% are employed in the service industry

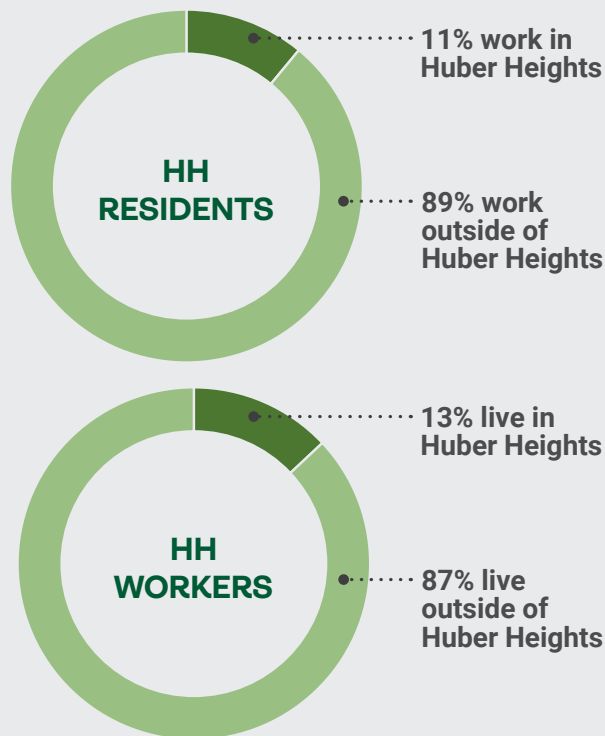
The more that Huber Heights can encourage residents to work within Huber Heights, and get more workers to reside here, the more financial and environmental benefits will be achieved for everyone.

Transportation costs are as much as housing costs...



While the average Huber Heights resident spends about the same share of their income on housing and transportation as similar municipalities in the region, Dayton residents pay a lower share. The average household in **Dayton** spends **18%** of their income on housing and **21%** on transportation.

As many people come to work in Huber Heights as leave...



Sources: H+T Affordability Index (htaindex.cnt.org); SB Friedman Development Advisors July 2022 Preliminary Industry Cluster Analysis using Longitudinal Employer-Household Dynamics and U.S. 2019 Census Bureau data

HOW WE'VE CHANGED

WHERE GROWTH IS TAKING PLACE

New development, mostly in the form of residential and commercial properties, is taking place across Huber Heights, predominately at the City's edges. New construction is mostly occurring in areas that have never been built on, either on vegetated/rural land or previous farm land, but in some cases is replacing vacant, outdated, low-quality structures.

Near the middle of the City, major redevelopment with new residential, commercial and civic spaces is planned along Brandt Pike, between Chambersburg and Fishburg roads, as described by the 2017 Brandt Pike Target Revitalization Plan and more recent development proposals. Open space along Bellefontaine Road and to the east is expected to see continued residential and light industrial development.

From an employment standpoint, an industry cluster analysis (full report provided in the Appendix) shows the three employment categories with the strongest presence in Huber Heights are:

- » Distribution and Electronic Commerce
- » Biosciences
- » IT and Data Management

Meanwhile, the top three growing industries located in Huber Heights are:

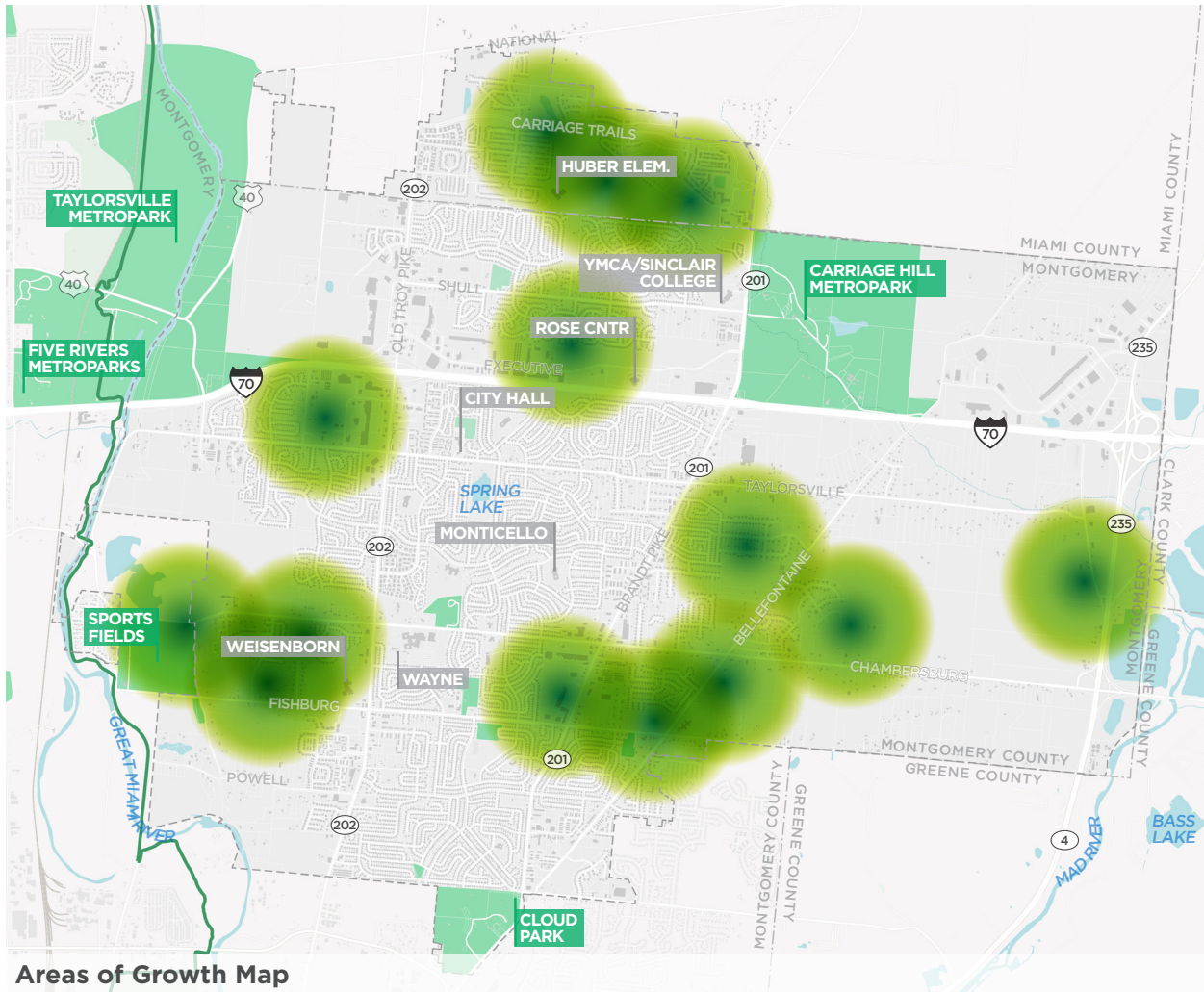
- » Federal Government
- » IT and Data Management
- » Distribution and Electronic Commerce

HUBER HEIGHT'S POPULATION GREW BY

14%

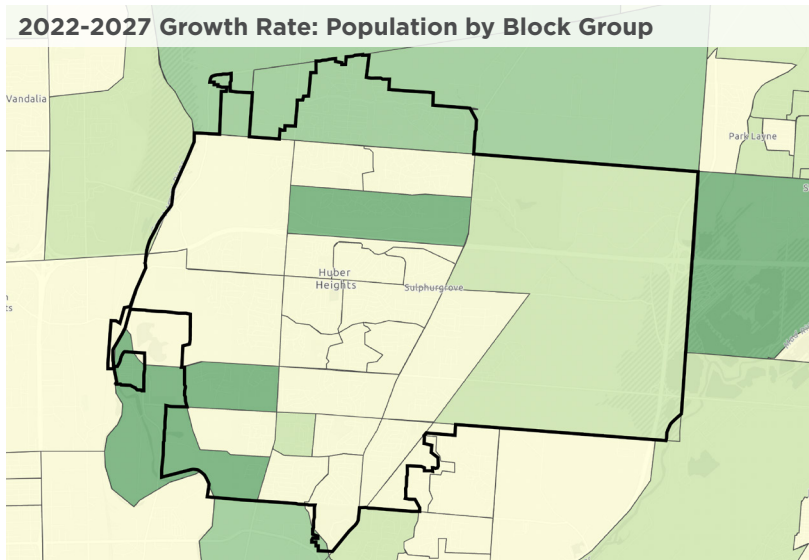
FROM 2010 TO 2020.

US Census Bureau







Areas of Growth Map

 Areas of growth identified by the Steering Committee



FUTURE GROWTH RATE

The fastest-growing areas of Huber Heights are expected to grow between 0.9% and 1.83% (shown in darker green). Areas in pale yellow are losing population at a rate between 0.26% and 0.66%.

-  0.9% to 1.83%
-  0.22% to 0.89%
-  -0.25% to 0.21%
-  -0.66% to -0.26%

Sources: Esri U.S. Updated Demographic (2022/2027) Data; U.S. Census 2020 geographies

CHARTING OUR COURSE

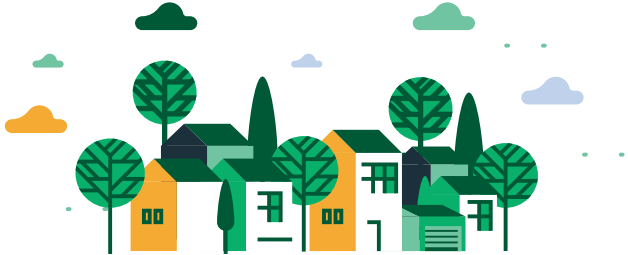
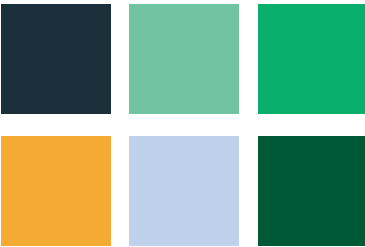
PROCESS AND BRAND

This 2023 Comprehensive Plan replaces the 2011 Comprehensive Plan. Designed as an eight-month planning process, the effort was divided into three core phases, each involving public engagement.

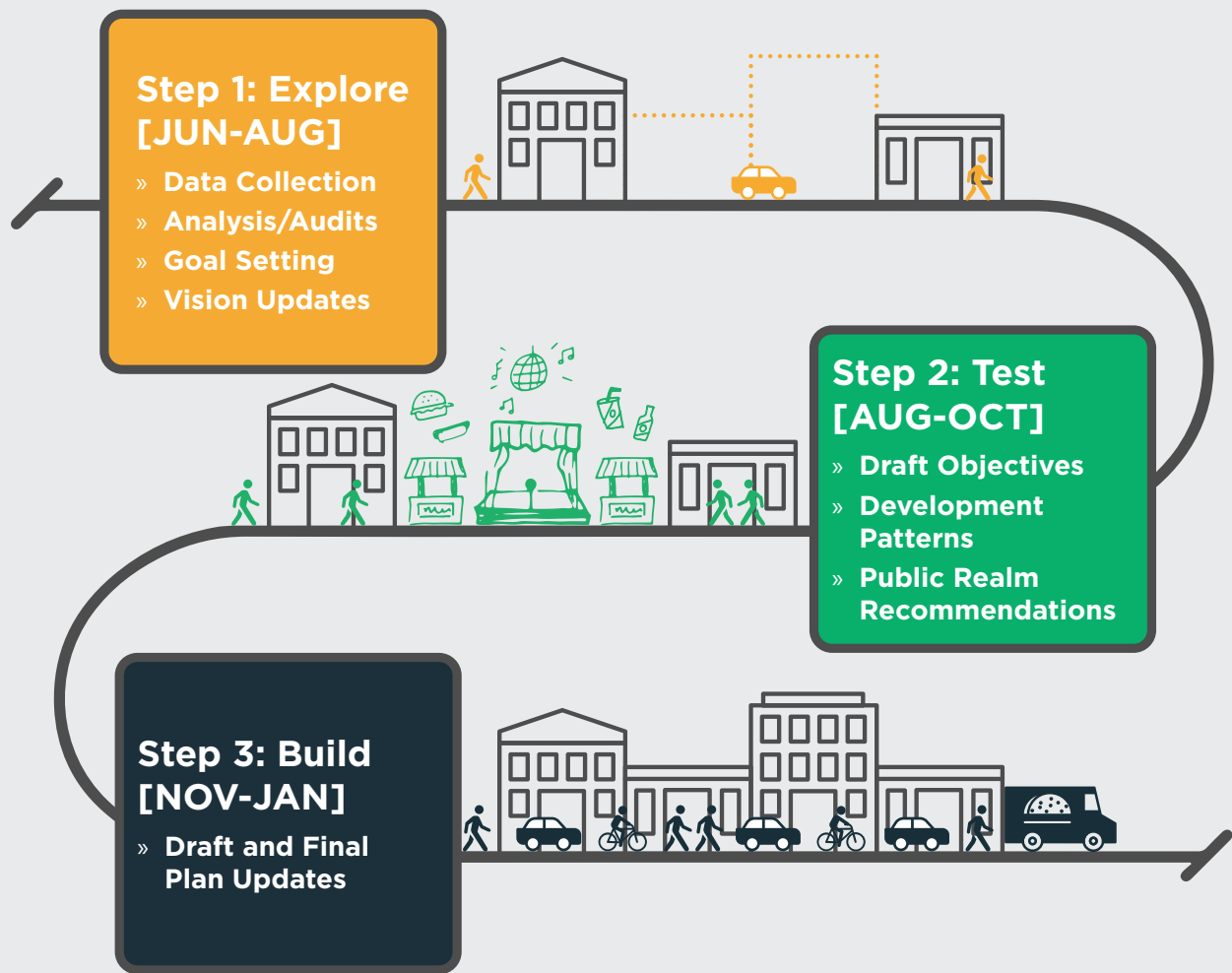
Step 1 focused on exploration where a large swath of information was gathered, analyzed, and used as a foundation for community discussions around goals, a long-term vision, and a shared identity for the future of Huber Heights.

Step 2 was a test of what was learned where stakeholders and the planning team co-created, reacted to, and refined draft objectives and recommendations for future growth. Branding for the Plan was also created and deployed to foster ongoing involvement in the work after the Plan is adopted.

Step 3 was the build-out effort of the Plan that produced a draft Plan that was presented to the community through an “Ignite the Heights” event. The final version of the Plan will be adopted in the Spring of 2023.



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



PUBLIC ENGAGEMENT PROCESS

An Engagement Plan was devised to ensure a broad mix of audience types was reached. Those types of stakeholders included renters and owners, employees, regional economic development partners, visitors of Huber Heights, local businesses, and cultural groups, including English, Spanish, and Ahiska Turks. A mix of on- and offline engagement tools were utilized to help reach people based on their preferences.

Engagement tools included a project web page, digital and paper surveys, online and printed interactive maps, social media updates, newsletters, digital billboard advertisements, posters, postcards, flyers, and table toppers. Materials were distributed at community events and popular destinations. The public input evolved with the process, first focused on establishing a vision and later becoming more specific to desired strategies and tactics.

TACTICS EMPLOYED

- » Focus groups with local organizations and stakeholders
- » Pop-ups at popular destinations and community events
- » Project materials dropped off at restaurants and hang-out areas
- » Mapping exercise (online & in-person)
- » Surveys (online & in-person)

ENGAGEMENT REACH

- » 692 digital survey participants
- » 62 paper survey participants
- » 187 digital map participants
- » Over 200 barn event attendees



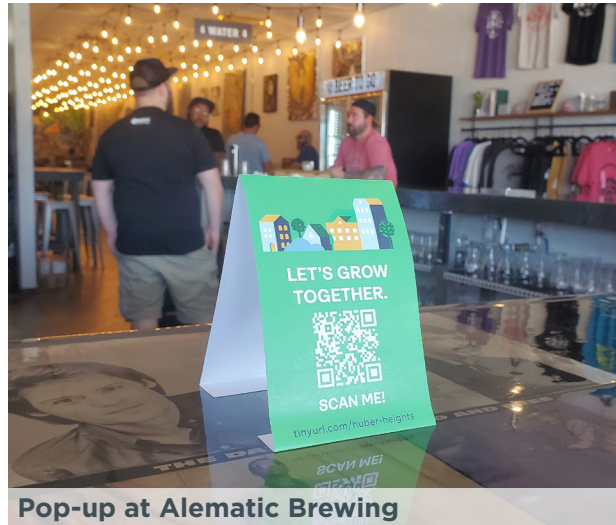
Pop-up at Alematic Brewing



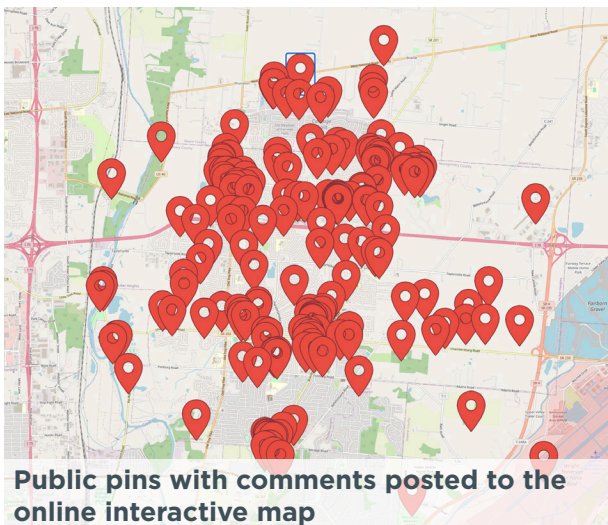
Pop-up at the Farmers Market at The Heights



Pop-up at the Farmers Market at The Heights



Pop-up at Alematic Brewing



Public pins with comments posted to the online interactive map

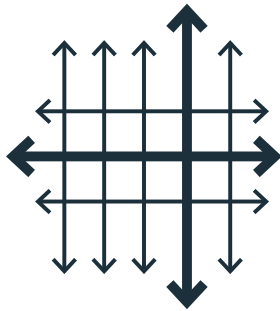


Steering Committee Meeting

PUBLIC ENGAGEMENT PROCESS

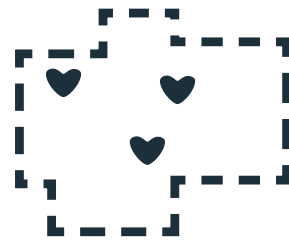
FOUR AREAS OF GROWTH

Early data and physical analysis combined with public and stakeholder input revealed four key areas of opportunity that were used to organize planning and implementation recommendations.



BUILD LOCAL WALKABILITY & REGIONAL CONNECTIVITY

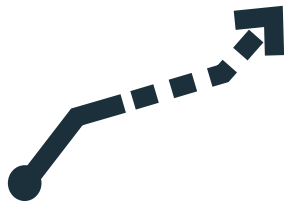
Strengths and weaknesses have been identified surrounding the traveling experience to, from, and within Huber Heights. Economic development opportunities, health and wellness, quality of life, recreational, and environmental conditions are all improved when residents and workers have the ability to safely walk, bike, scoot, or roll to daily destinations. Expanding the options for ways of traveling also provides drivers with a better experience through decreased congestion which is a reoccurring concern for community members. Investment in public transit, street infrastructure, and multi-use paths will improve daily travel within the City and with important regional destinations.



FIND OUR CENTERS

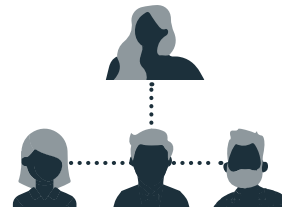
Huber Heights lacks a downtown although progress has begun with the recent development that is creating a new district at Brandt Pike and Chambersburg. Opportunity exists to continue these efforts and establish additional centers that will be complementary to one another.

The history of Huber Heights as a bedroom community for Dayton helped to establish the segmented areas that dominate the City today. Some areas are strictly residential while others are reserved for the industrial, commercial, and office. While public health was historically a driver for this separation, today's businesses and employment operations are often able to locate alongside residential dwellings with mutual benefits. Clustered centers may become important places for community interactions and building civic pride.



CONNECT OUR HISTORY TO OUR FUTURE

Residents of Huber Heights understand the connection between development, how it looks and feels, and the identity of a community. Rather than focusing only on types of land use, this Plan utilizes Development Patterns to name, describe and guide the character of places in Huber Heights. The intent is to foster more holistic development processes that connect what exists today with what is collectively desired in the coming years. Doing so will not only strengthen neighborhoods through new investment, it will retain current talent pools and improve the overall City economy by allowing new opportunities for innovation and commerce. This, in turn, will attract additional residential and employment growth.



OPERATIONALIZE THE GROWTH STRATEGY

The role of local government is to be the operating system that enables a high quality of life for all who live, work, learn, visit, and spend time in the community.

A successful operating system will need to focus on three key components: brand activation, engagement, and management. The City brand will need to be refreshed and activated to communicate and hold parties responsible for working toward the shared vision. Investment in community events, gathering places, and public engagement about the growth strategy will help maintain dialogue and trust. The alignment of City staff, tools, and resources with implementation needs will also be necessary to carry out the strategy.

PUBLIC ENGAGEMENT PROCESS

IGNITE THE HEIGHTS

Held on November 10, 2022, a special community event was organized with several goals in mind. The first was to provide community members with the opportunity to provide input and feedback on the draft Plan. The second was to activate and test potential activities at an existing site available for redevelopment, known as The Barn at The Heights. Local vendors with crafts, food, and drinks were on site along with live music, fire pits, yard games, and a s'mores bar.

Event attendees were asked to vote on the types of experiences they think should be located at The Barn in the future using color-coded balloons. The results were a tie between entertainment and attractions (pink) and restaurants and bars (orange), with a few wanting to see housing and lodging (yellow-green). The third goal was to provide an enjoyable experience for community members and spur excitement and their involvement in the future of Huber Heights.



Click the logo above to watch the event video.



Color coded balloons



Feedback on the draft Plan



Feedback on the draft Plan



Foxtail's Cocktails



Feedback on the draft Plan



PUBLIC ENGAGEMENT PROCESS

PHASE 3 INPUT SUMMARIES

In addition to the balloon activity, a Phase 3 Survey was circulated containing a set of 13 questions designed to collect input on development, household experiences, mobility and street design priorities, economic development priorities, and types of engagement preferences. Full results are provided in the Appendix.

Also present at the Ignite the Heights event was an Engagement Mobile complete with large-scale boards containing content from the draft Plan. Attendees were asked to review the planning work conducted to date and give feedback on the four areas of growth.

Based on the collected input, investment to expand sidewalks, multi-use paths, and bicycling infrastructure is a top priority. Improved street safety and daily destinations that are closer to where people live are additional priorities. The remaining options like improving transit access and expanding broadband all received support.

The feedback reinforced broader trends that indicate jobs are following where people want to live. Investments in amenities, talent attraction, early-stage company support, and a mixture of housing were all elevated as top priorities to grow the economy.

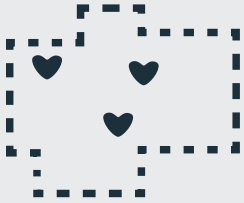
SURVEY RESPONSE THEMES

- » Expand biking and walking trail networks
- » Prioritize street safety for all users when rethinking the design of streets.
- » Expand amenities and retail offerings in Huber Heights
- » Focus on growing food and beverage destinations in mixed-use centers
- » Refresh the brand to reinforce the message that Huber Heights is a city with high quality of life and amenities

PUBLIC ENGAGEMENT PROCESS

When asked about the preferred type of town center to focus on first, community members favored the Live Local Center which is predominately resident-oriented. This center builds off of the Brandt Pike Revitalization plans and Marian Meadows development and focuses on local services, government functions, professional services, retail, amenities, and daily needs. The Play Center, which is entertainment based, was next among the highest votes, followed by the Riverfront Center and the Work Center. These are all described in more detail later in this Plan.

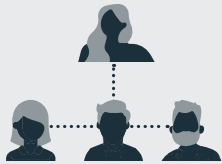
The City additionally asked community members about how they would prioritize the implementation of the growth strategy. The most supported option was the idea to broaden investment in the community through events, gathering places, and public engagement about growth. The other two ideas related to activating a community brand and better-aligning tools and resources were also supported.



FIND OUR CENTERS

Which type of center should be our primary focus?

Live Local	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
Work	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
Play	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
Riverfront	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>



OPERATIONALIZE THE GROWTH STRATEGY

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

Refresh and activate the brand to communicate our vision	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
Broaden investment in community engagement (events, gathering spaces, growth)	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
Align staff tools and resources with implementation needs	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>



MOBILITY PLAN

The Mobility Plan outlines goals, objectives, and implementation steps to improve local walkability and regional connectivity, and provides recommendations for a catalytic 14.5-mile multi-use trail Loop. This portion of the Plan also provides a Street Network Map with supporting street sections that convey options for four street types that are anticipated to be built as part of new development and roadway reconstruction projects.

BUILD LOCAL WALKABILITY & REGIONAL CONNECTIVITY

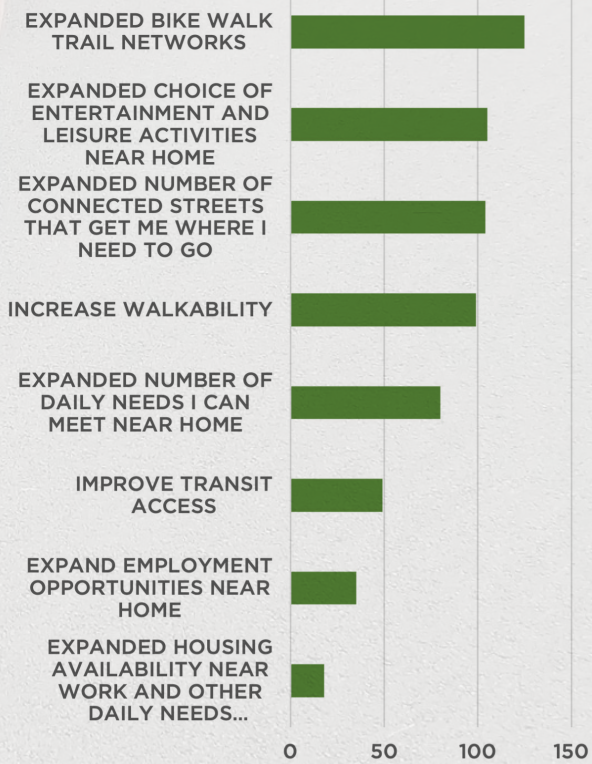
Using a personal vehicle has been the dominant mode of transportation in Huber Heights for decades. As such, it has become a dominant force in household budgets, rivaling the cost of rent or mortgages. As the City grows, interventions and a new approach to the street network are critical to maintaining a high quality of life. Walking, biking, and other types of micro-mobility allow for a lighter impact on street surfaces, air quality, and general congestion. The following goals and objectives provide a pathway to transitioning the City to a place where all modes of transportation are viable, safe, and convenient.

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



WHAT MEASURES WOULD YOU BE MOST SUPPORTIVE OF TO LIMIT TRAFFIC IMPACTS?



Based on community survey response.

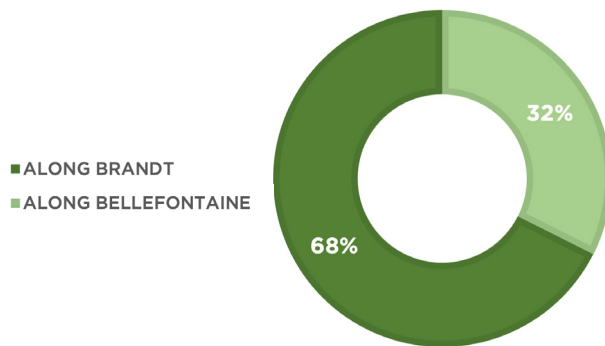
THE LOOP

One of the most desirable assets of Huber Heights is its location within the Miami Valley Region, which includes the Five Rivers MetroParks system and proximity to Dayton, Ohio. The existing Great Miami River Trail (GMRT) is a paved, 96-mile multi-use trail that goes through Warren, Montgomery, Miami, Butler, and Shelby counties. The GMRT is a key component of the region’s robust trail network that encompasses 340 miles and sees over 793,000 annual visits. Huber Heights would capture significant economic benefits with the development of a connecting trail that invites regional users into Huber Heights while facilitating a healthy mode of travel for residents and workers.

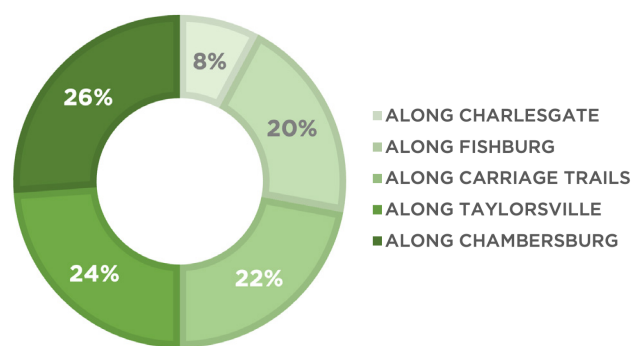
The planning process generated several options for potential connections to arrive at a preferred alignment for a contiguous 14.5-mile Loop. Considerations included planned street improvements, existing right-of-way, and connection to community assets like schools, public buildings, places of worship, retail, employment, parks, and open spaces.

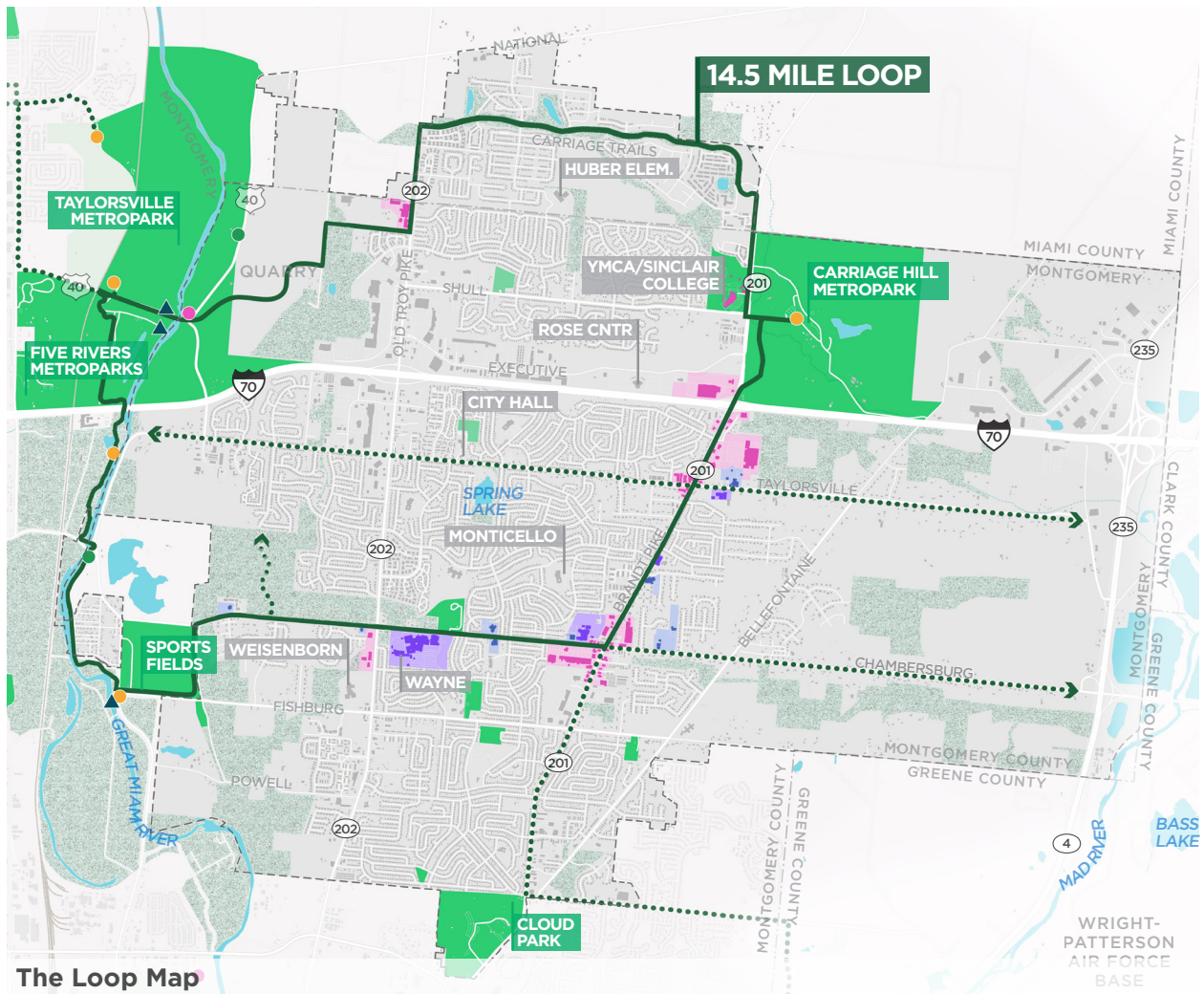
Longer-term trail development is recommended for Chambersburg and Taylorsville roads, along Brandt Pike south of Chambersburg, and on anticipated new roads west of Old Troy Pike.

NORTH-SOUTH TRAIL PREFERENCES



EAST-WEST TRAIL PREFERENCES





The Loop Map

- Existing Trail Access
- Proposed Trail Access
- Existing Trail
- Long-term Proposed Trail
- Tree canopy
- Places of Worship
- Modified Trail Access
- ▲ River Access
- Proposed Loop
- Park
- Public bldgs
- Destinations



Example multi-use trails in Carmel, IN



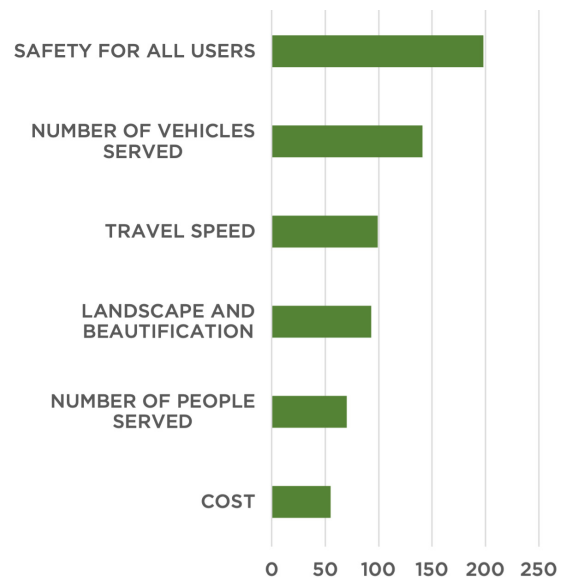
STREETS FOR EVERYONE

Streets make up the largest amount of public space in any city. An effective street network is critical for accommodating growth and enabling safe travel by all, including pedestrians, bicyclists, and vehicles. A complete street network goes further by providing users with a pleasant experience through beautification, trees, lighting, and effective stormwater management. Streets that incorporate amenities, like green infrastructure, separated bicycle lanes, comfortable bus shelters, seating, and lighting, do require more investment than the minimum standard, however, they also provide higher returns, especially when built in places with a mix of uses and a high number of daily users.

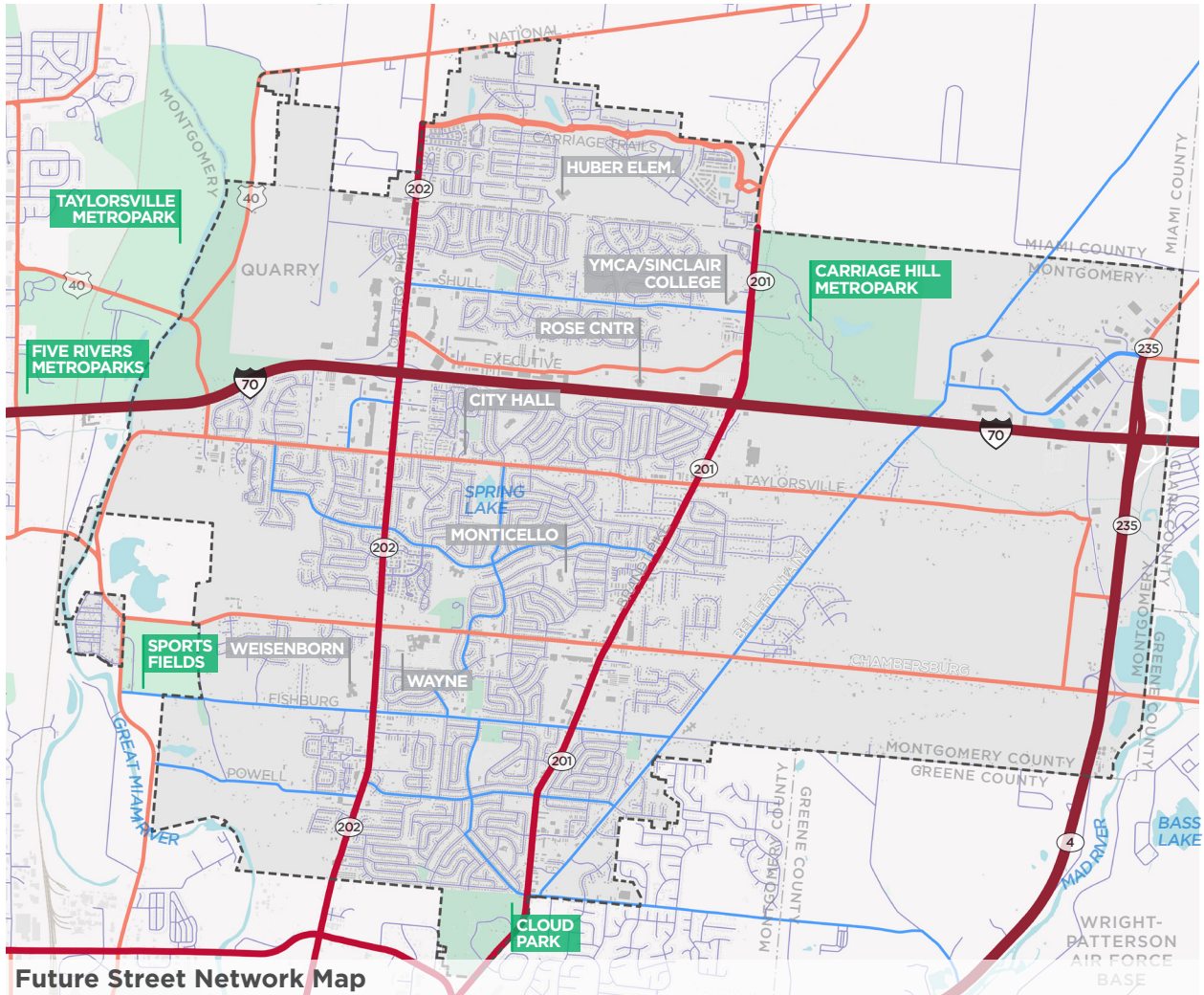
The Street Network Map shows the five types of streets that make up the roadway system in Huber Heights. While this network has been largely built out as the City has grown, design standards are needed for new streets as part of new development as well as roadway reconstruction through city-led capital improvement projects.

This section describes each of these street types in detail alongside example street sections.

STREET DESIGN PREFERENCES



“Street Design Preferences” reflects community preferences provided during this planning process.

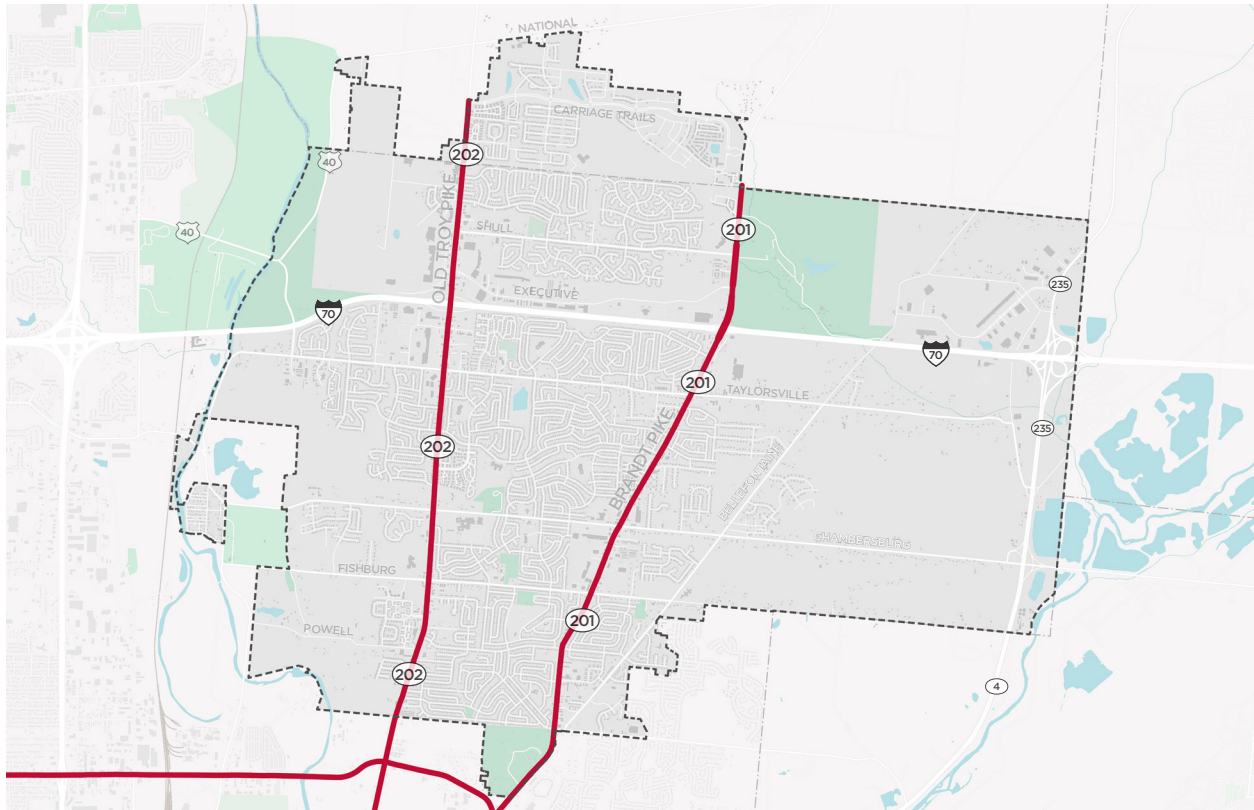


Future Street Network Map

- Interstate/Expressway
- Primary Collector
- Local
- Arterial
- Secondary Collector



STREETS FOR EVERYONE



ARTERIAL

Speed Limit: 35 MPH

Right-of-Way: 90-120 FT

Number of Lanes: 5

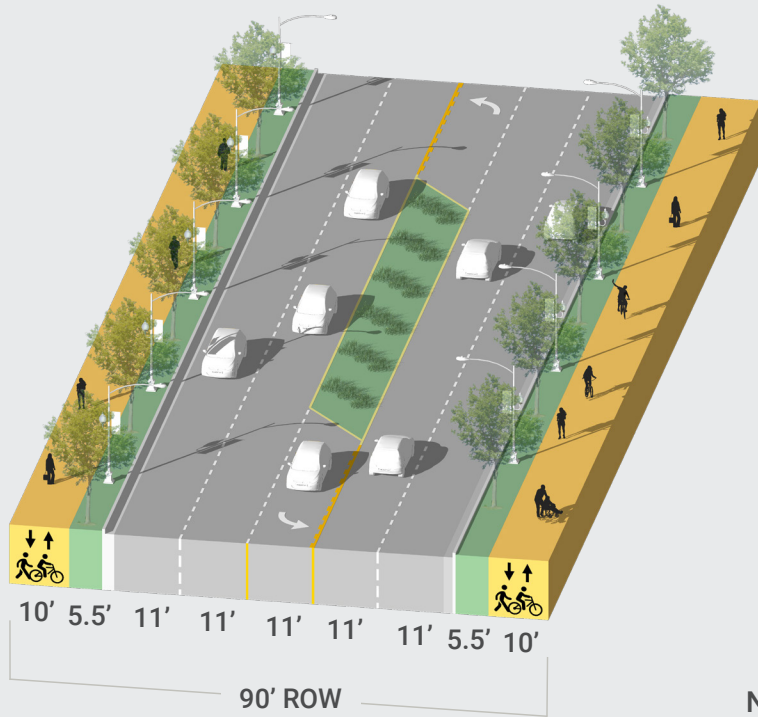
Lane Width: 11 FT

Turn Lane/Median: Not required, 11 FT min. where used

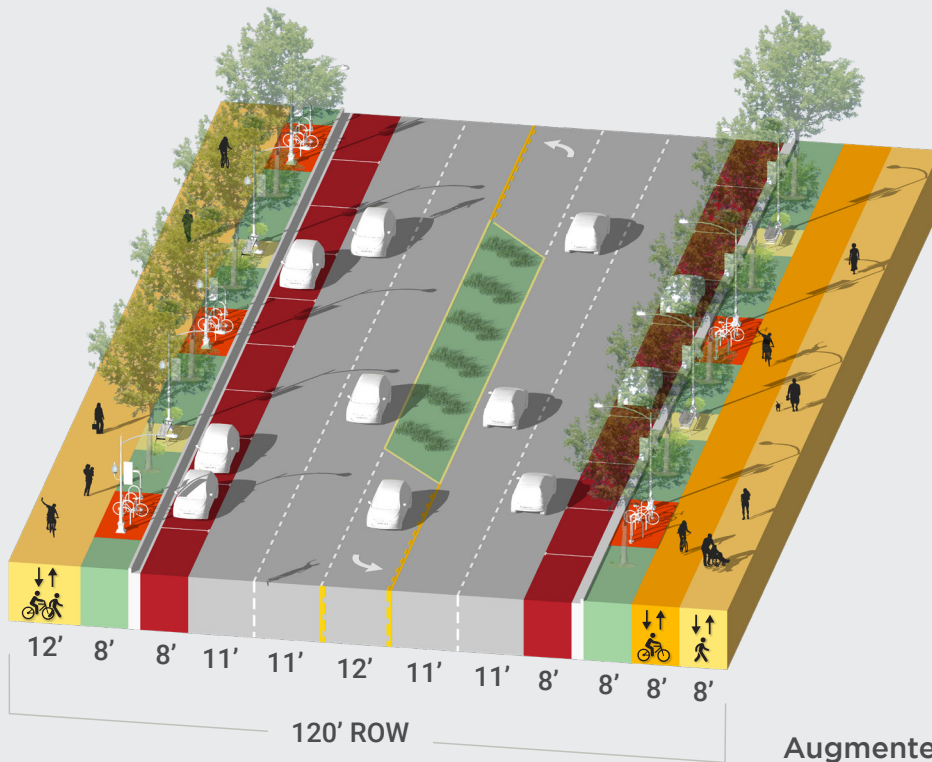
On-Street Parking: Not required, 7 FT min. where used

Tree Area: Required, 5'-6" min.

Street Trees: Required

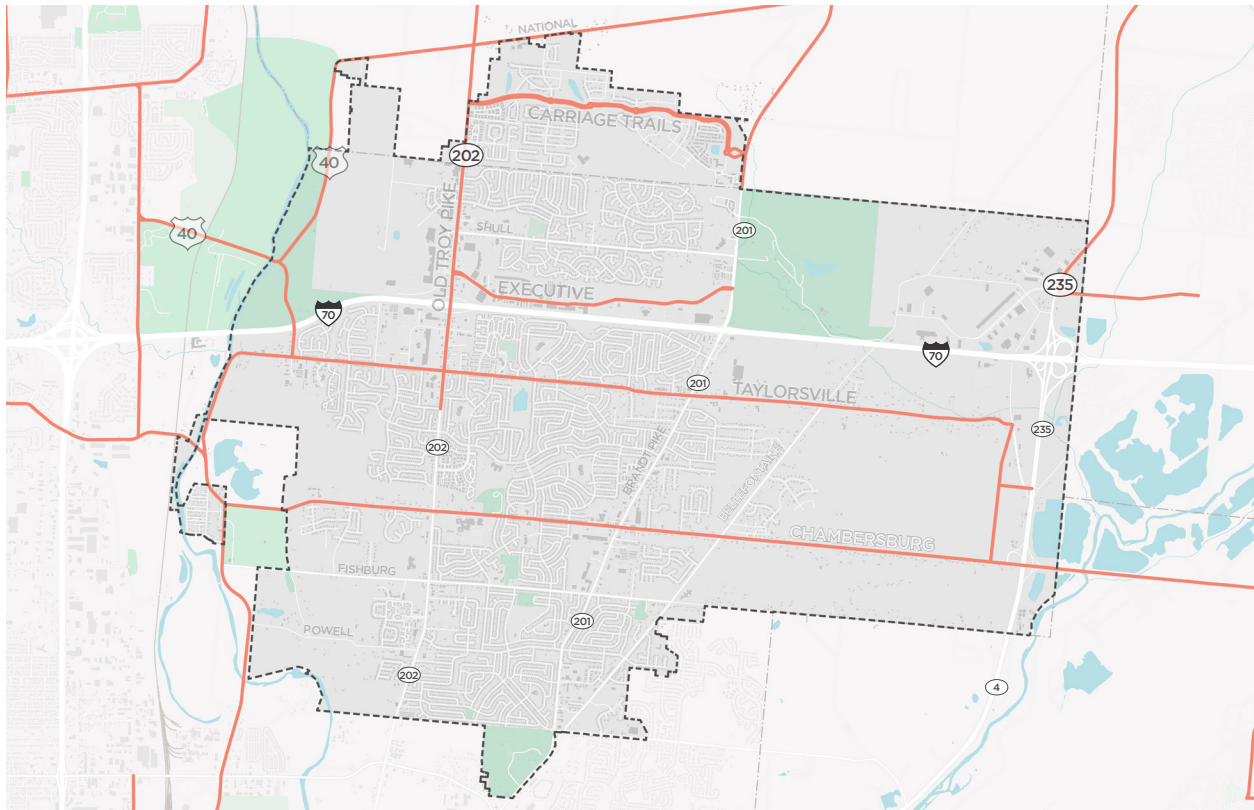


Minimum Standard



Example of Augmented Standards

STREETS FOR EVERYONE



MAJOR COLLECTOR

Speed Limit: 25-35 MPH

Right-of-Way: 60-90 FT

Number of Lanes: 3

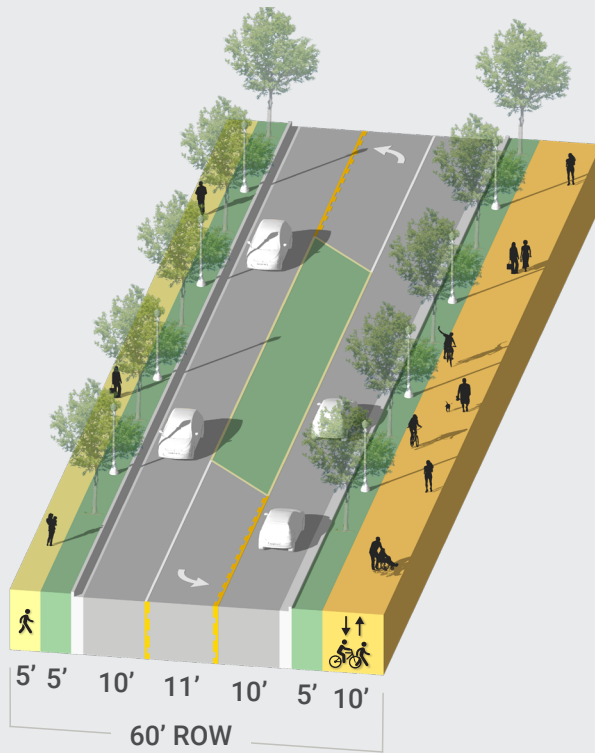
Lane Width: 10 FT

Turn Lane/Median: Not required, 11 FT min. where used

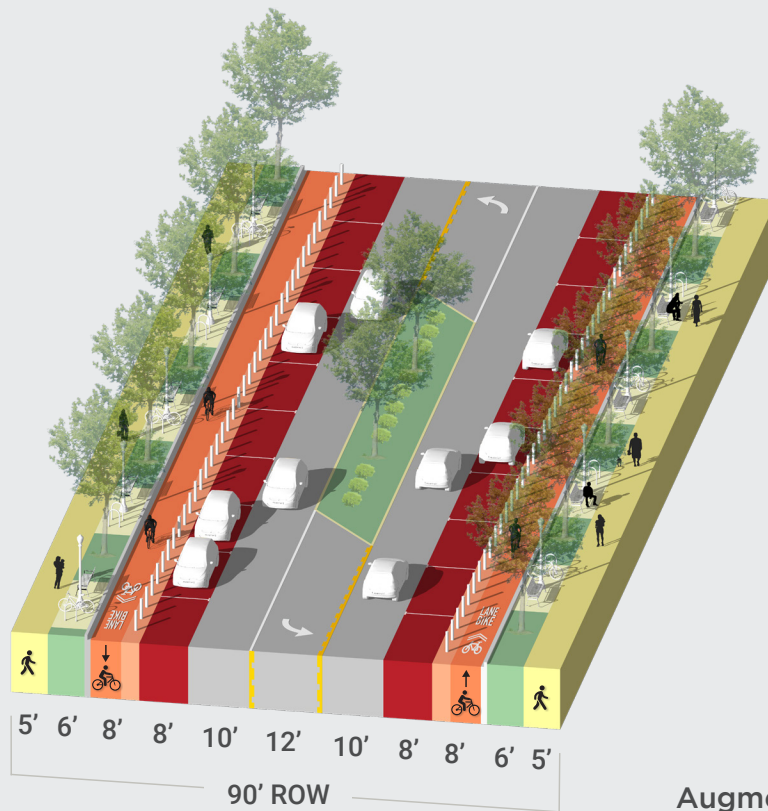
On-Street Parking: Not required, 7 FT min. where used

Tree Area: Required, 5' min.

Street Trees: Required

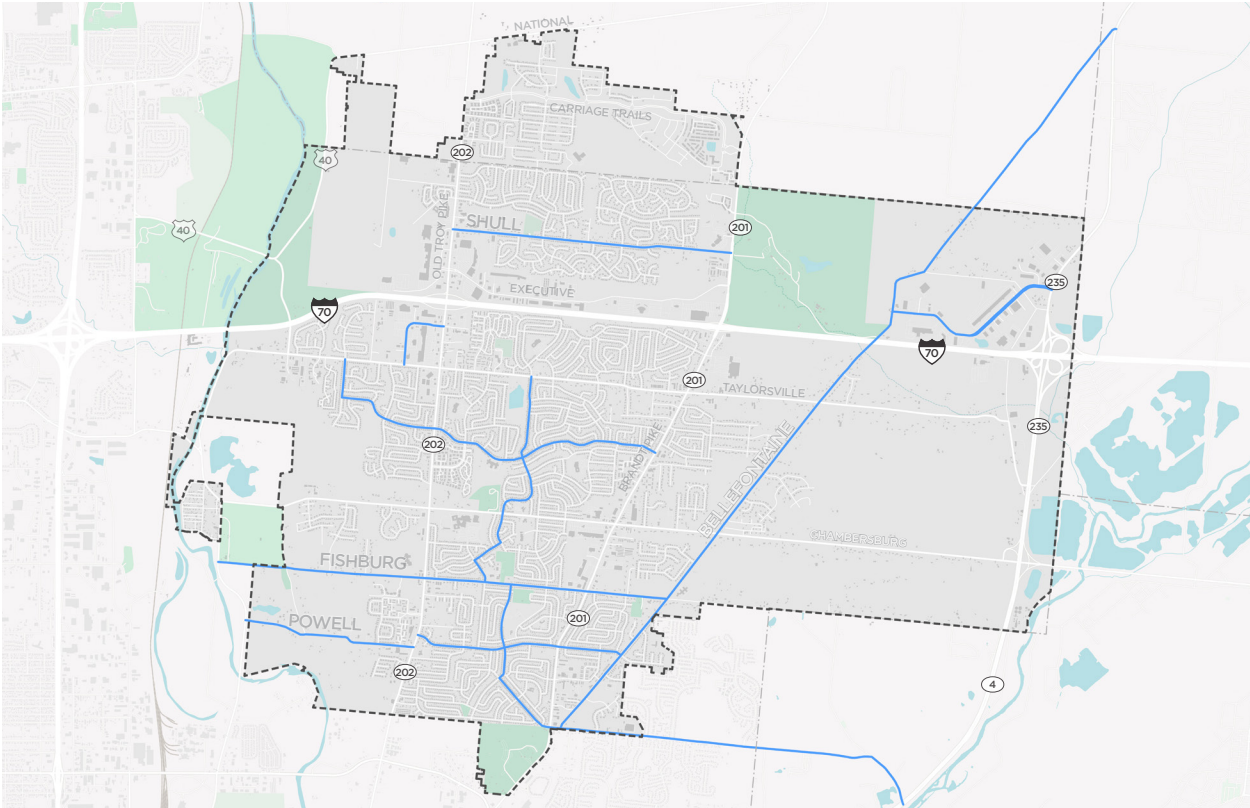


Minimum Standard



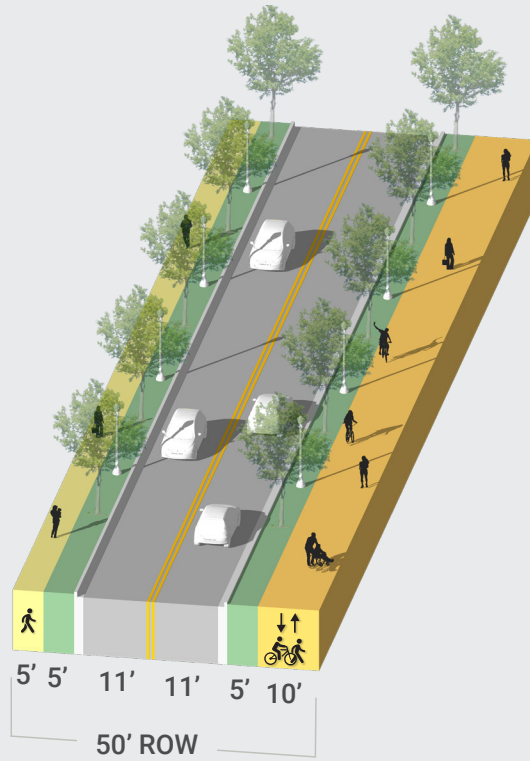
Example of Augmented Standards

STREETS FOR EVERYONE

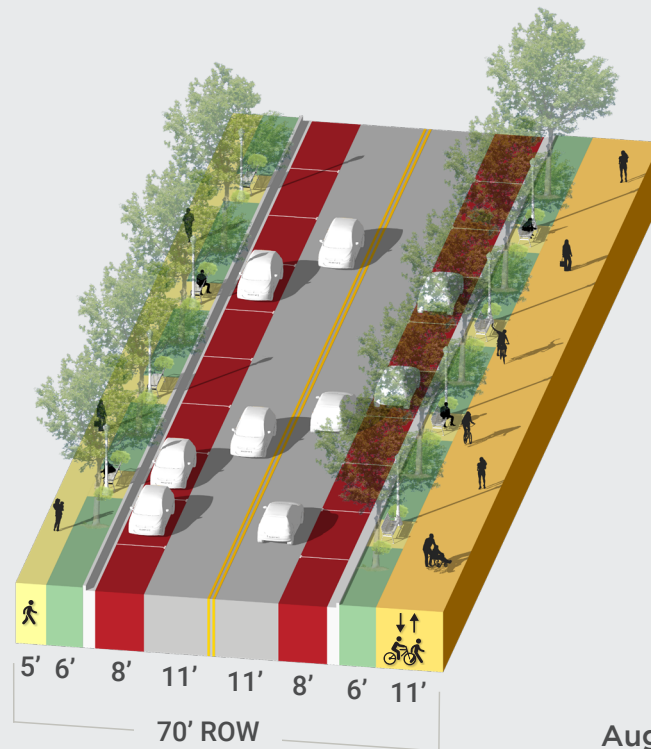


MINOR COLLECTOR

- Speed Limit:** 20-25 MPH
- Right-of-Way:** 50-70 FT
- Number of Lanes:** 2
- Lane Width:** 11 FT
- Turn Lane/Median:** Not applicable
- On-Street Parking:** Not required, 7 FT min. where used
- Tree Area:** Required, 5' min.
- Street Trees:** Required

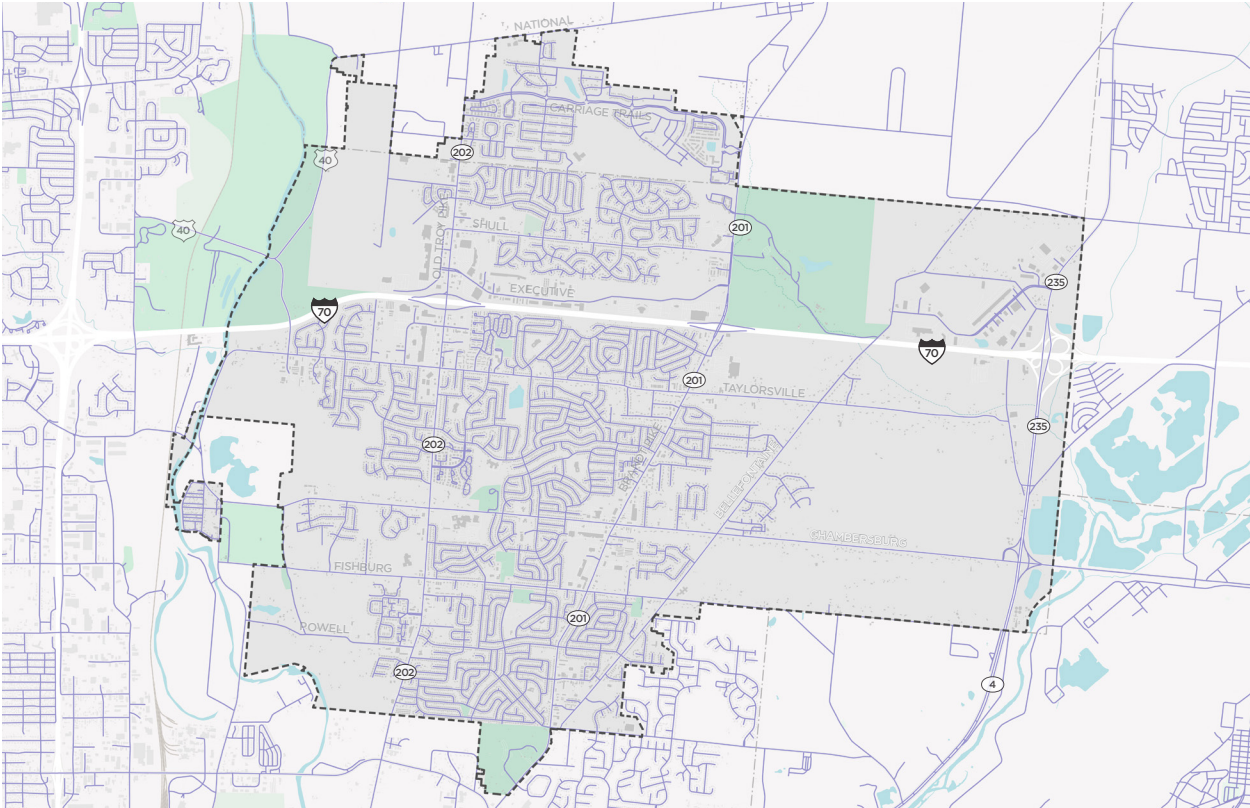


Minimum Standard



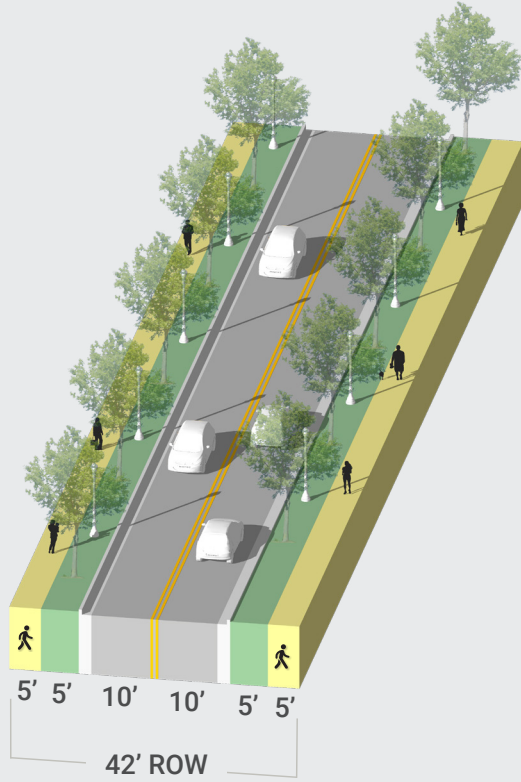
Example of Augmented Standards

STREETS FOR EVERYONE

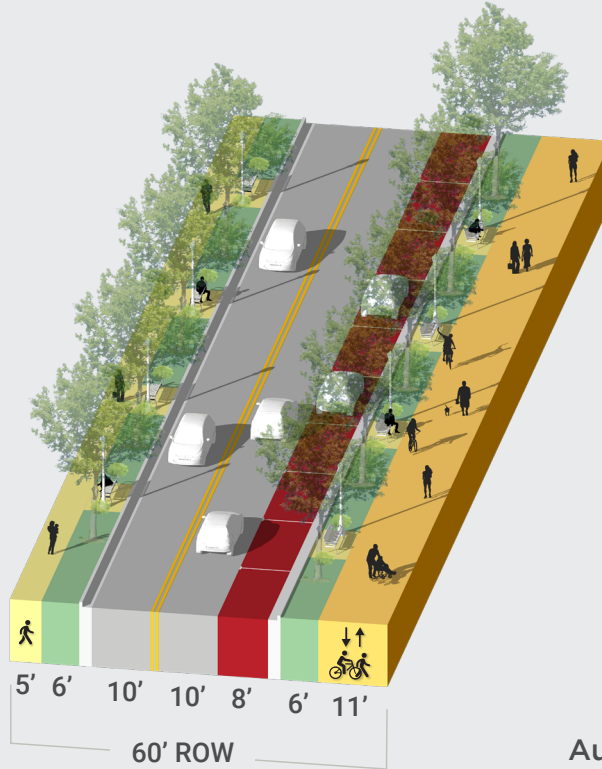


LOCAL

- Speed Limit:** 20-25 MPH
- Right-of-Way:** 42-60 FT
- Number of Lanes:** 2
- Lane Width:** 10 FT
- Turn Lane/Median:** Not applicable
- On-Street Parking:** Not required, 7 FT min. where used
- Tree Area:** Optional
- Street Trees:** Required on residential streets



Minimum Standard



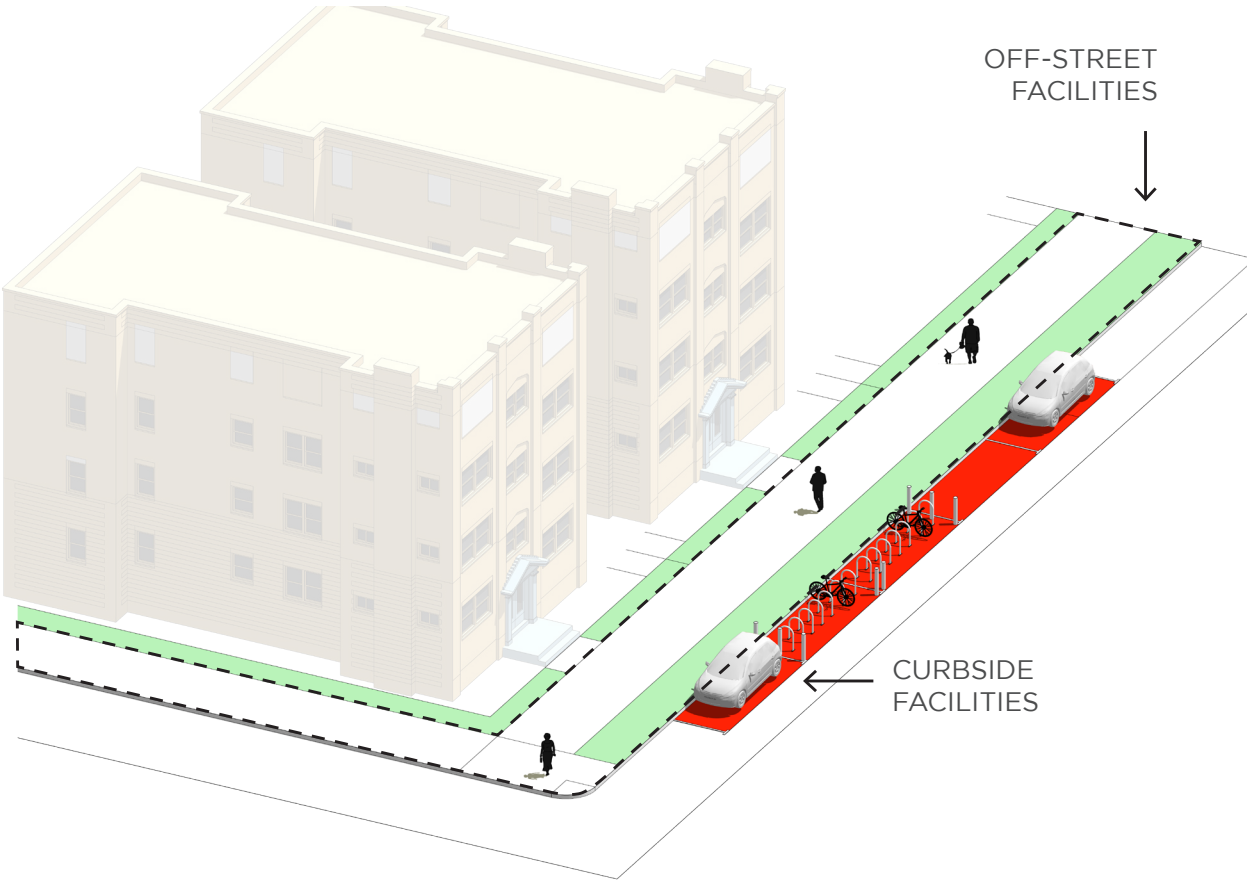
Example of Augmented Standards

STREETS FOR EVERYONE

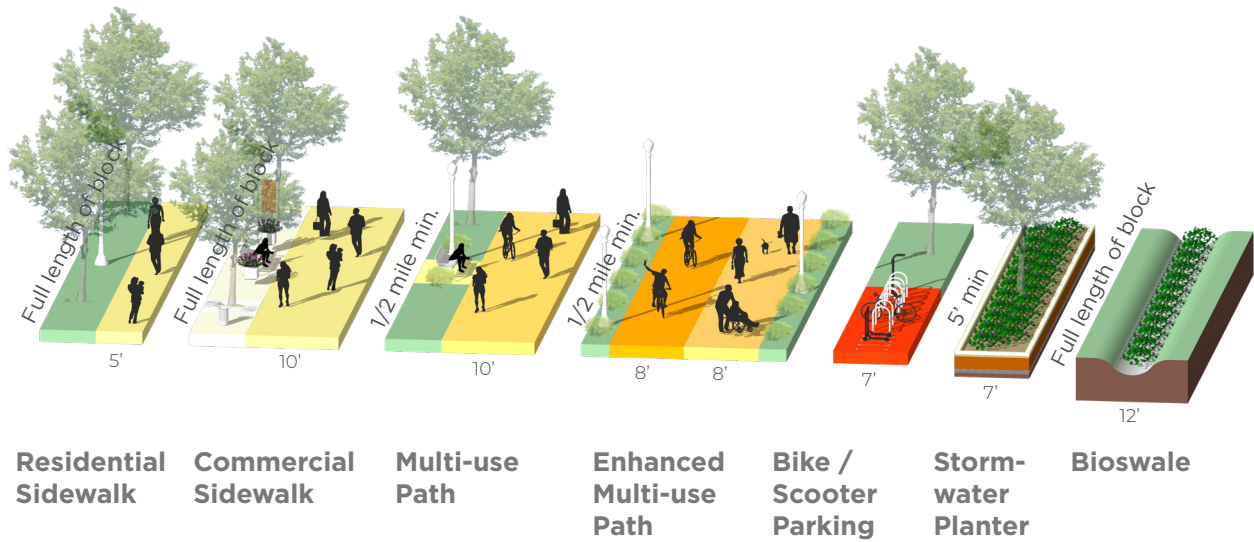
STREETSCAPE FACILITIES

Several facility types may be incorporated into street rights-of-way. These street amenities are useful in supporting effective transportation, property access, recreation, community

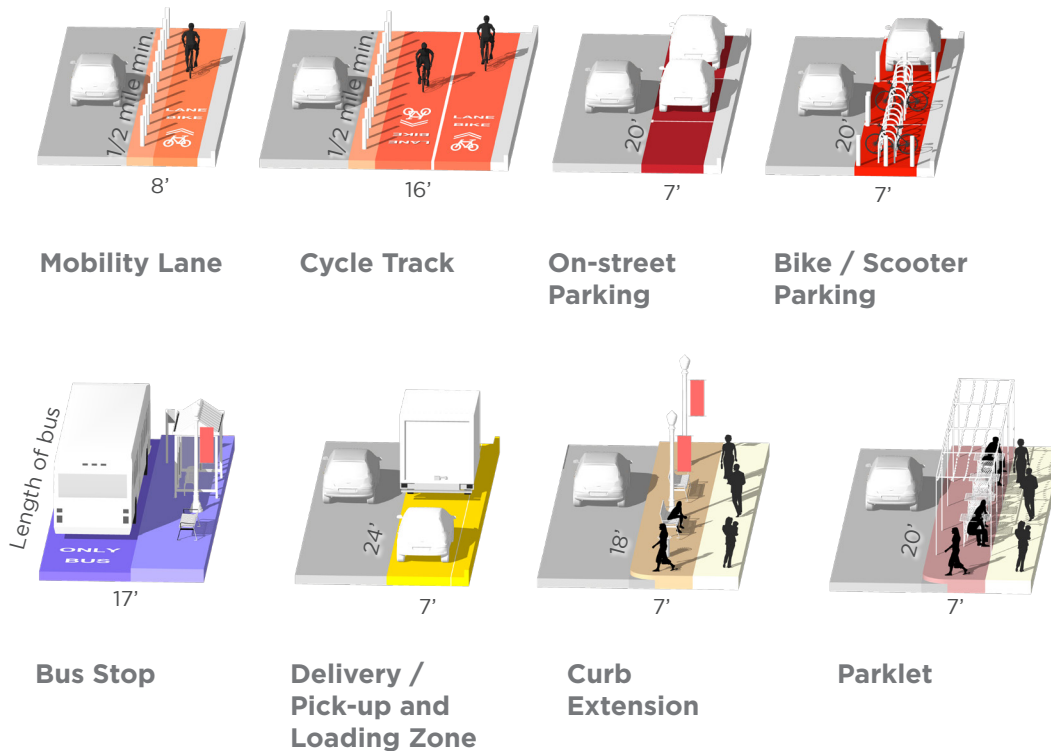
use, stormwater conveyance, parking, and more. In general, these facilities exist either off of the street but within the right-of-way, or along street curbs, as depicted below.



OFF-STREET FACILITIES



CURBSIDE FACILITIES



IMPLEMENTATION STEPS

To facilitate the meeting of the City's mobility goals, the following initiatives are recommended for the City to lead with particular emphasis on the first 36 months.

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



Click here to see the full Implementation Matrix

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 Shull Road

36-60 MONTHS

4 CREATE MULTI-MODAL PLANNING COORDINATOR STAFF POSITION

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

- » Create new staff position
- » Improve transit along priority routes
- » Develop public-private partnerships to improve mobility and logistics



DEVELOPMENT PATTERNS

The City of Huber Heights is made up of a variety of places, neighborhoods, and districts, each with a distinct character. Understanding these unique Development Patterns is a tool for connecting our history to our future. It is also essential for our community to remain economically nimble and vibrant. This section describes the predominant physical and natural qualities in each part of the City, along with their localized opportunities for growth. Development Patterns serve as a guide to reforming the City’s zoning and subdivision regulations.

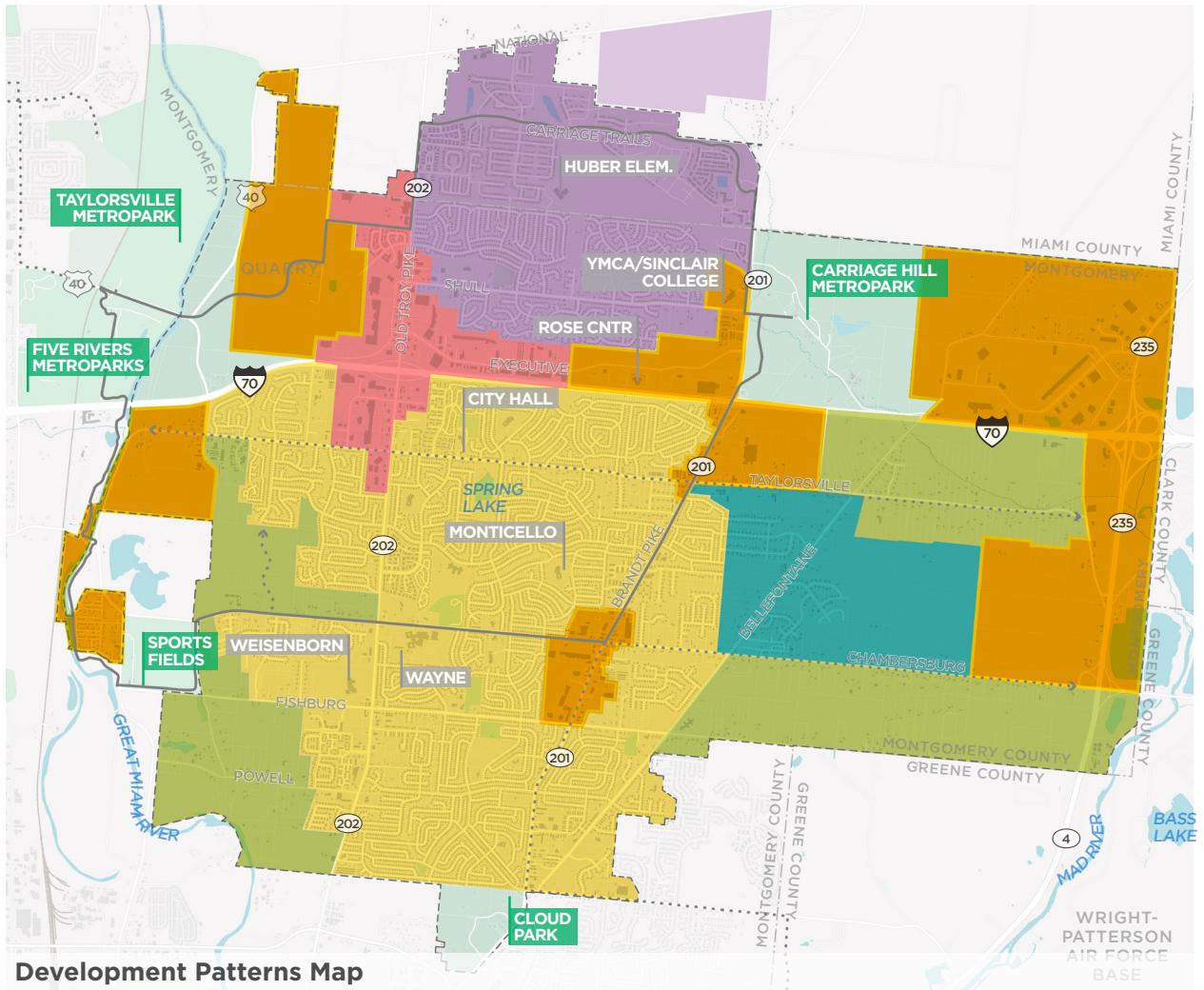
FROM LAND USE TO DEVELOPMENT PATTERNS

Traditional land use maps describe how a given property is used as one’s home, office, business, park, manufacturing, etc. Land use maps are quickly outdated in growing cities and are not a useful tool for encouraging desired types of development. They also freeze a city in time, which weakens its growth and investment potential.

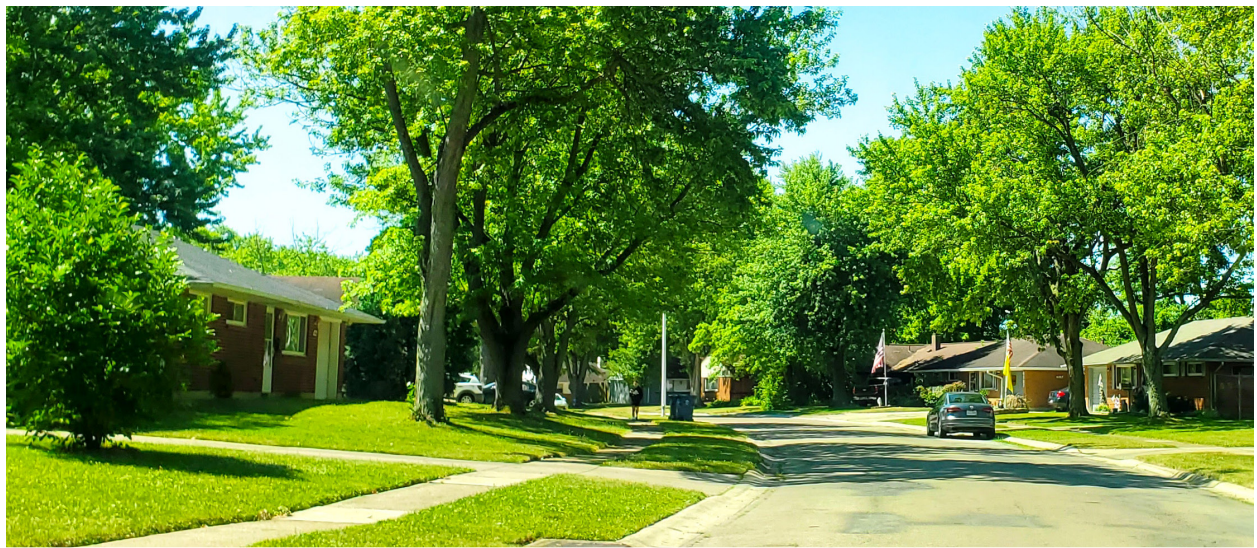
Development Patterns establish character areas to convey the City-wide vision and values for the built environment. Those character areas become more refined through small-area planning, where neighborhood stakeholders establish standards and programs to guide growth. Site planning, involving developers, City staff, and adjacent property owners, is where the details are decided without re-litigating the broader vision and needs of the City. This hierarchy of planning and development processes prevents the overburdening of City staff and ensures proper engagement.

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



- Centers
- Regional Commercial
- Northtown
- Southtown
- East Villages
- Estates



Typical residential street in Southtown

FUTURE DEVELOPMENT PATTERNS

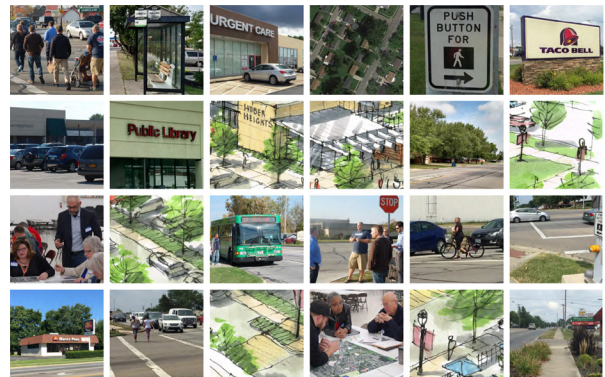
CENTER: LIVE LOCAL

The Live Local Center is made up of the commercial properties along Brandt Pike, south of Leyden Lane to Fishburg Road, east of Celestine Street, and following parcel lines off of Brandt Pike's eastern side. Today, this area contains a mix of uses ranging from offices and services to restaurants, food markets, and entertainment. The developments are largely auto-oriented, however, in-depth revitalization plans and more

recent development proposals are supporting a transformation that will bring in higher-density residential units and infill development that will make the area walkable through a new street grid and infrastructure. The long-term vision for this Live Local Center is for it to be a gathering place that caters to local residents, providing them with daily needs as well as a wide range of services and amenities.

ESSENTIAL ELEMENTS

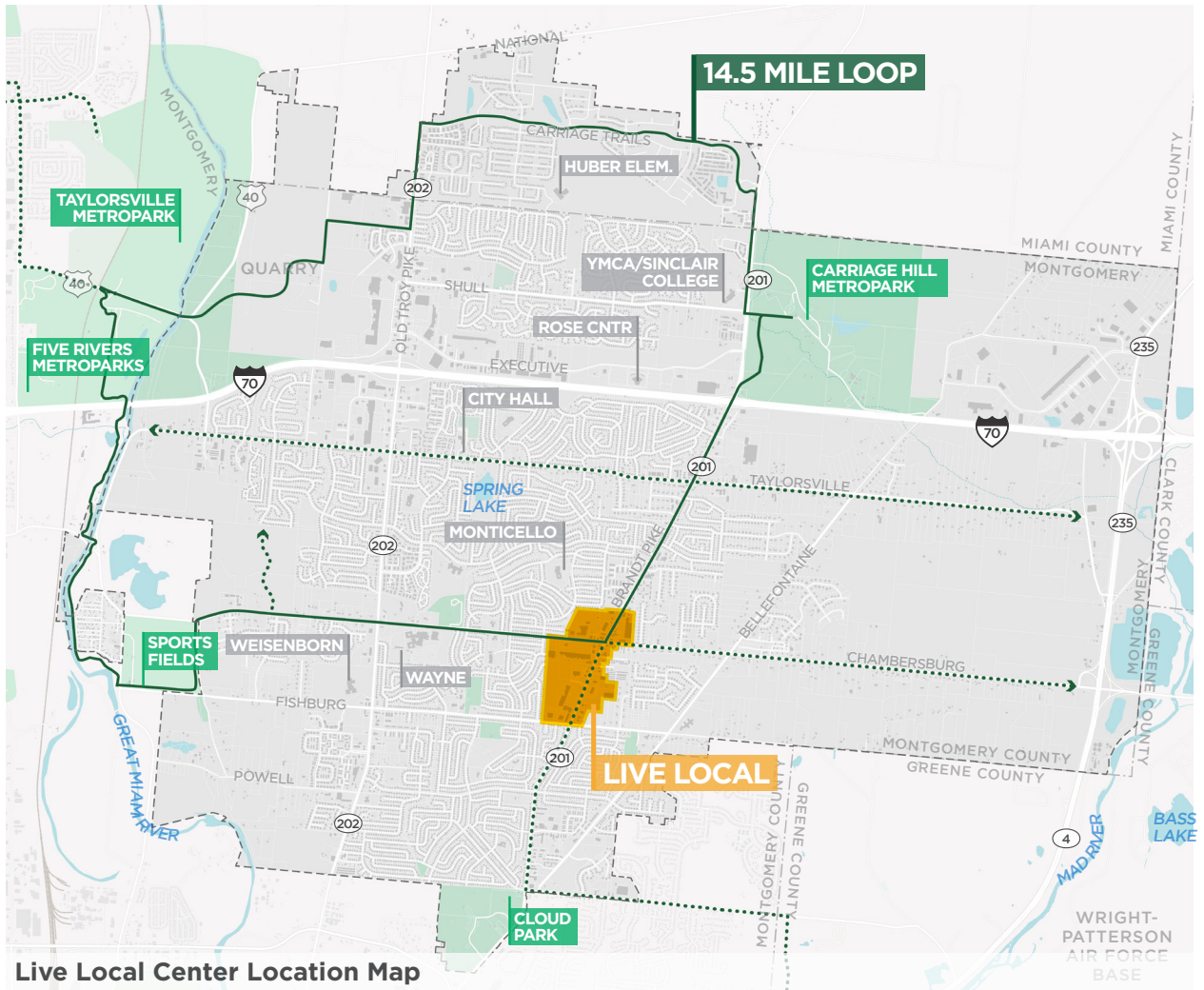
- » Build off the Brandt Pike Revitalization Plan and Marian Meadows development
- » Focus on local services, government functions, professional services, daily needs, retail, and amenities
- » Offer a wide range of housing types
- » Double down on a park-once walkable infrastructure and quality public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



Brandt Pike Target Revitalization Plan

City of Huber Heights, Ohio | May 2017





FUTURE DEVELOPMENT PATTERNS

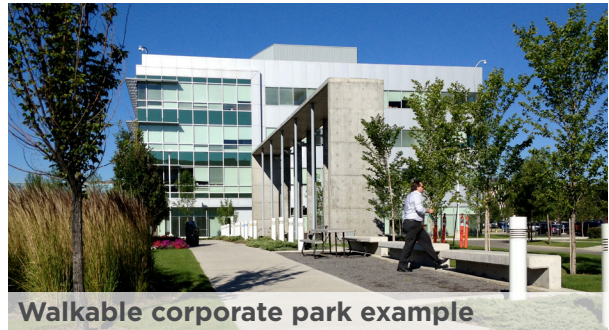
CENTER: WORK

The Work Center is generally bounded by the City and Montgomery County line to the northeast of Carriage Hill Park, along both sides of Route 235/ Valley Pike, and south to Chambersburg Road. Currently, a mix of manufacturing, industrial, and distribution uses are

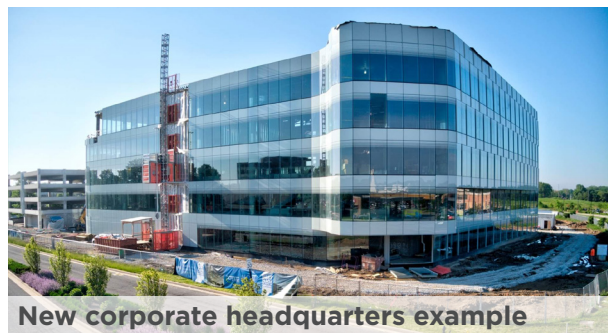
located here, along with agricultural uses. Opportunity exists to attract light manufacturing with complementary residential and amenities to be strategically incorporated into a new mixed-use growth area.

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



Walkable corporate park example



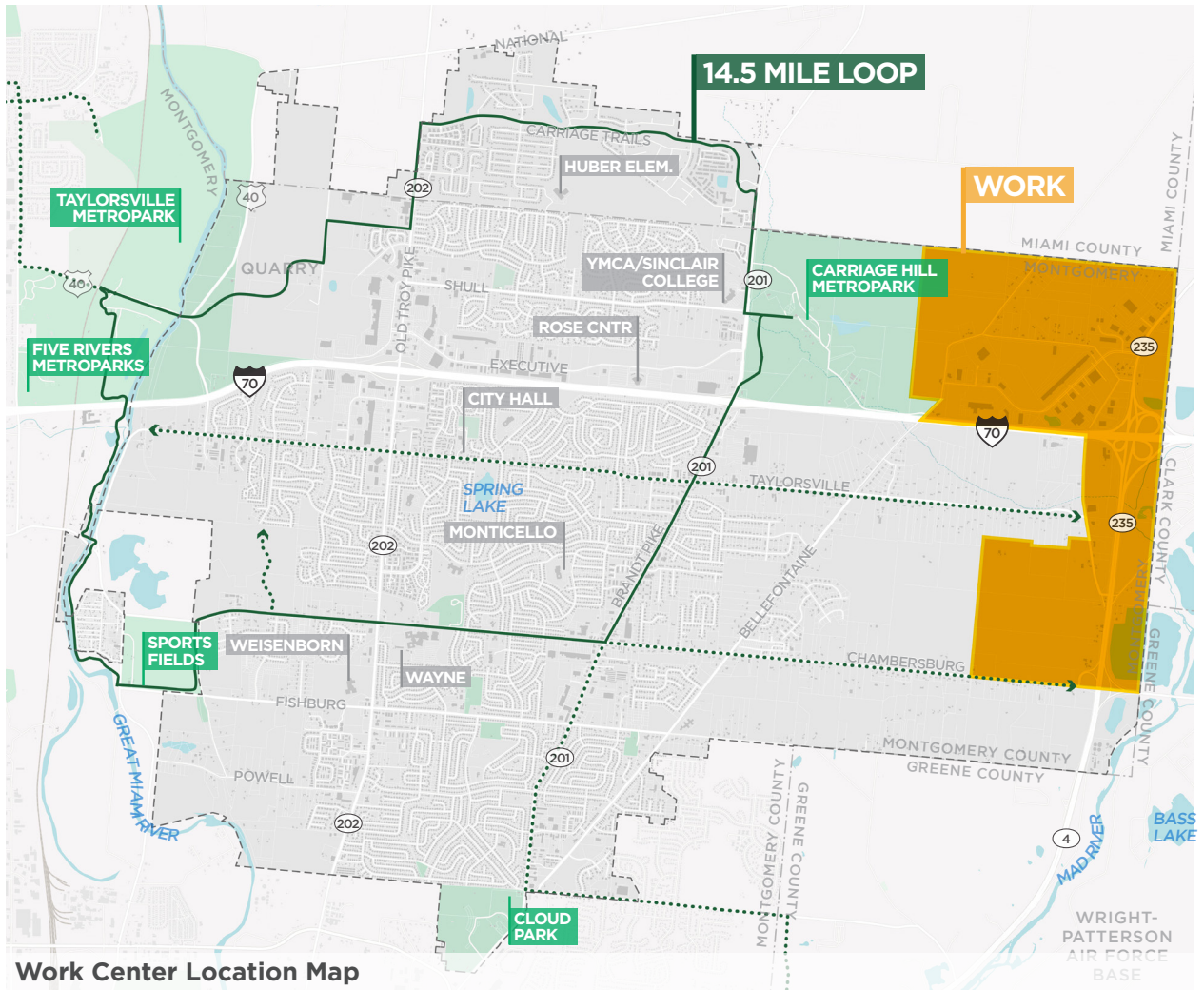
New corporate headquarters example



Flexible office building near amenities



Warehouse to office conversion



FUTURE DEVELOPMENT PATTERNS

CENTER: PLAY

The entertainment-focused Play Center includes the emerging Heights District and commercial properties along Brandt Pike, north of Taylorsville Road. This center is envisioned as a regional destination that leverages existing assets like the Rose Music Center, Kroger Aquatic Center, Sinclair Community

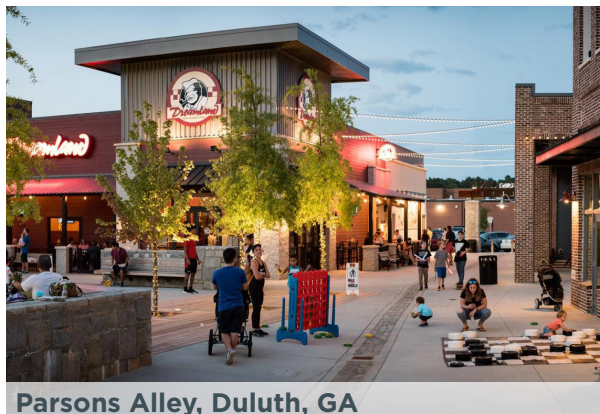
College, and Huber Heights YMCA to attract additional amenities located in currently underutilized spaces. Important to this center, and each of the centers is the incorporation of medium-to-high-density housing, necessary to support commercial and retail uses.

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



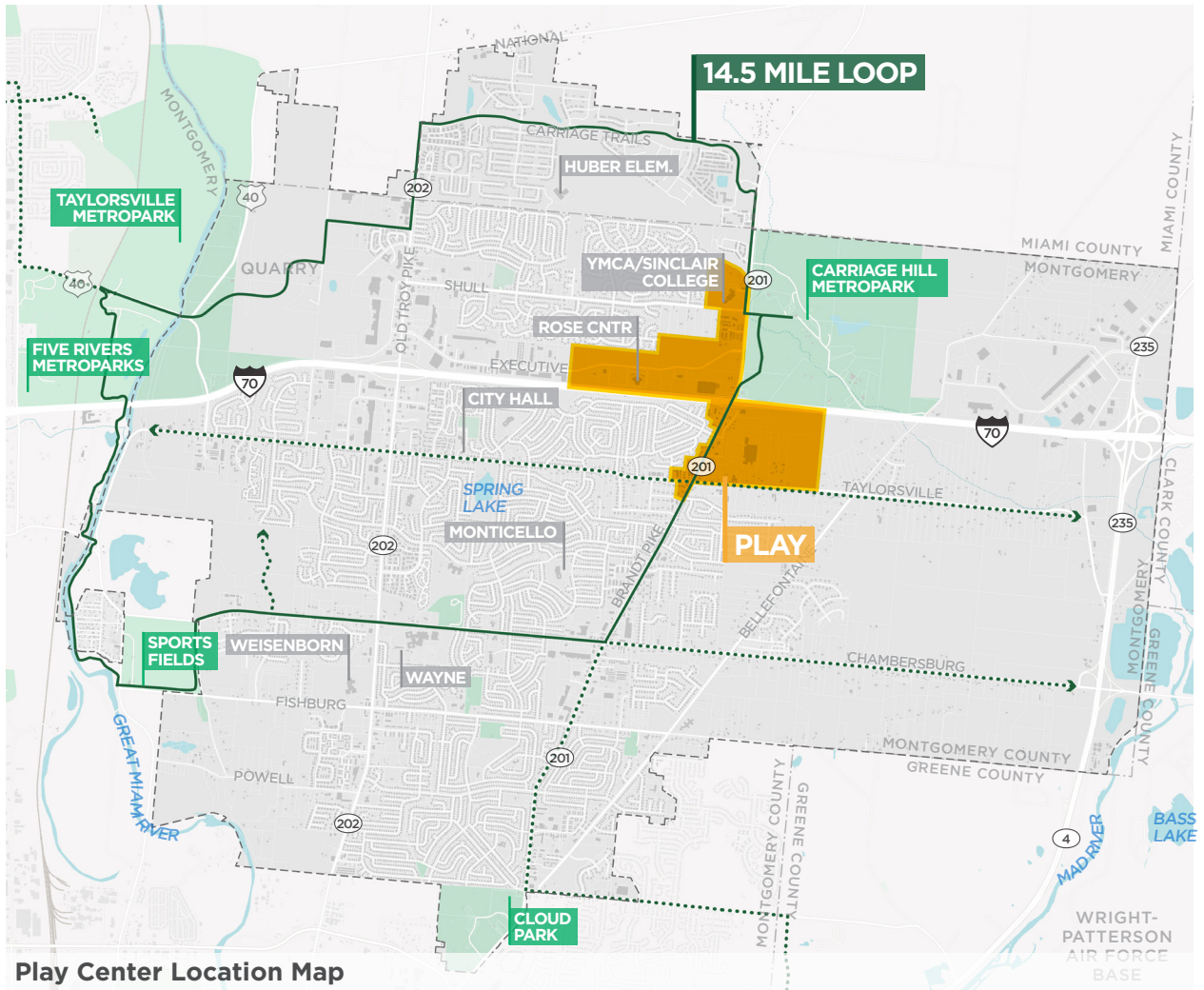
Goshen Brewing, Goshen, IN



Parsons Alley, Duluth, GA



Crocker Park, Westlake, OH



Play Center Location Map



Rose Music Center



Carriage Hill Metropark



Kroger Aquatic Center at The Heights



Parkview apartments

FUTURE DEVELOPMENT PATTERNS

CENTER: RIVERFRONT

The Riverfront Center will likely be the most long-term City center to be developed, but it represents a key opportunity for Huber Heights to leverage its proximity to desirable natural resources and destinations: The Great Miami River, Taylorsville MetroPark, sports fields and restaurants along Rip Rap Road, and existing and planned walking, hiking, and biking trails.

Located west of Old Troy Pike and following the Great Miami River, this center is envisioned as being developed on former quarry properties and others that sit vacant, overlooking the river. It also would encompass the Miami Villa area that is in need of reinvestment. A broad mix of uses can be incorporated here, focused on high quality recreation and healthy living.

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



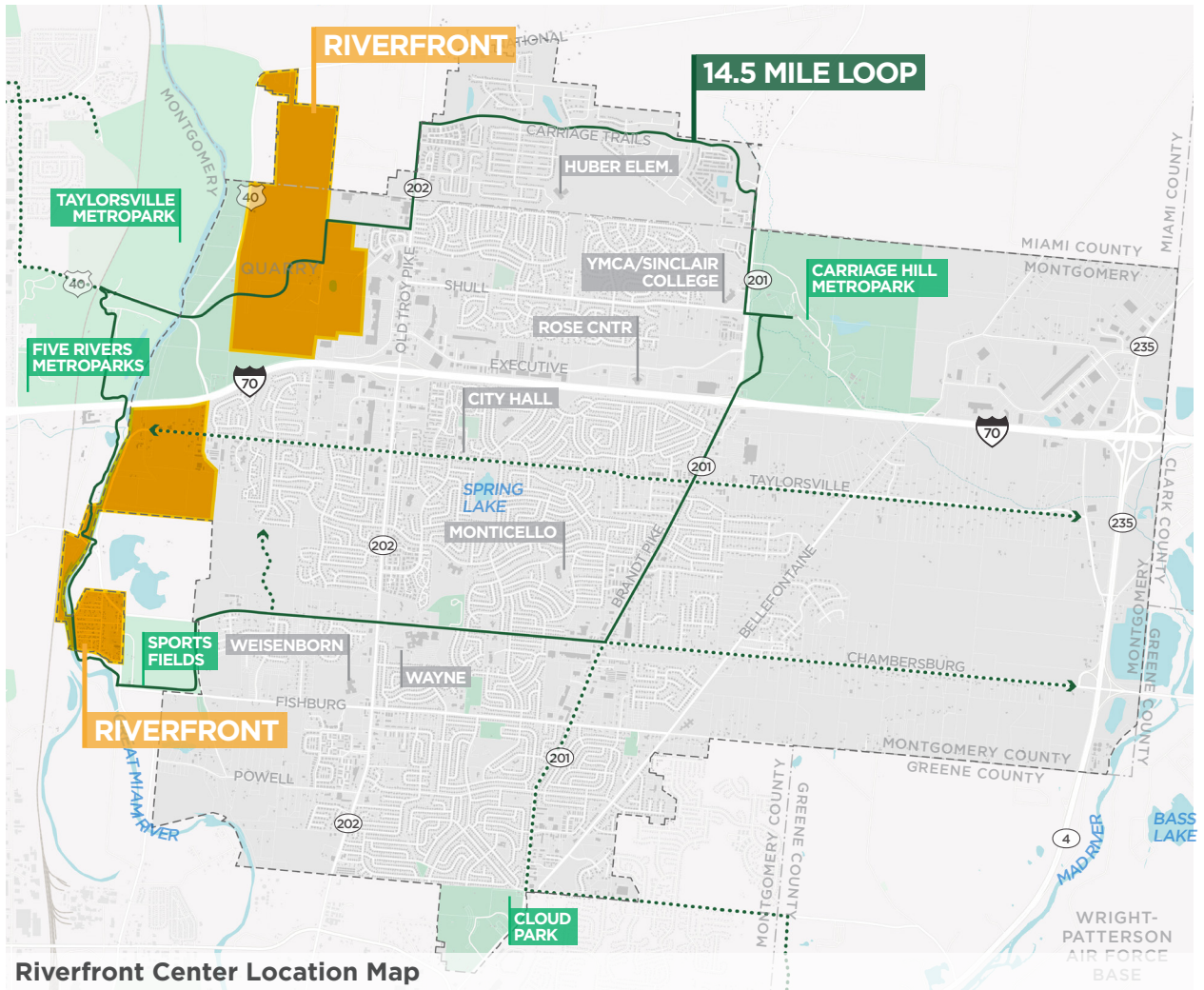
Big Lug Canteen / Monon Trail, IN



Swamp Rabbit Trail, Greenville, SC



Elkhart, IN



Riverfront Center Location Map



Swamp Rabbit Trail, Greenville, SC



Taylorville Park trail to river

FUTURE DEVELOPMENT PATTERNS

REGIONAL COMMERCIAL

The Regional Commercial pattern encompasses the grouping of big box stores, chain restaurants, and national and regional employers that surround the Interstate 70 interchange at Old Troy Pike/Route 202.

The majority of these developments were built in the 1970s-80s and as their redevelopment becomes necessary, additional streets can be introduced and placemaking implemented to establish a walkable commercial center where a broader mix of uses are included.

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



Belmar, Lakewood, CO



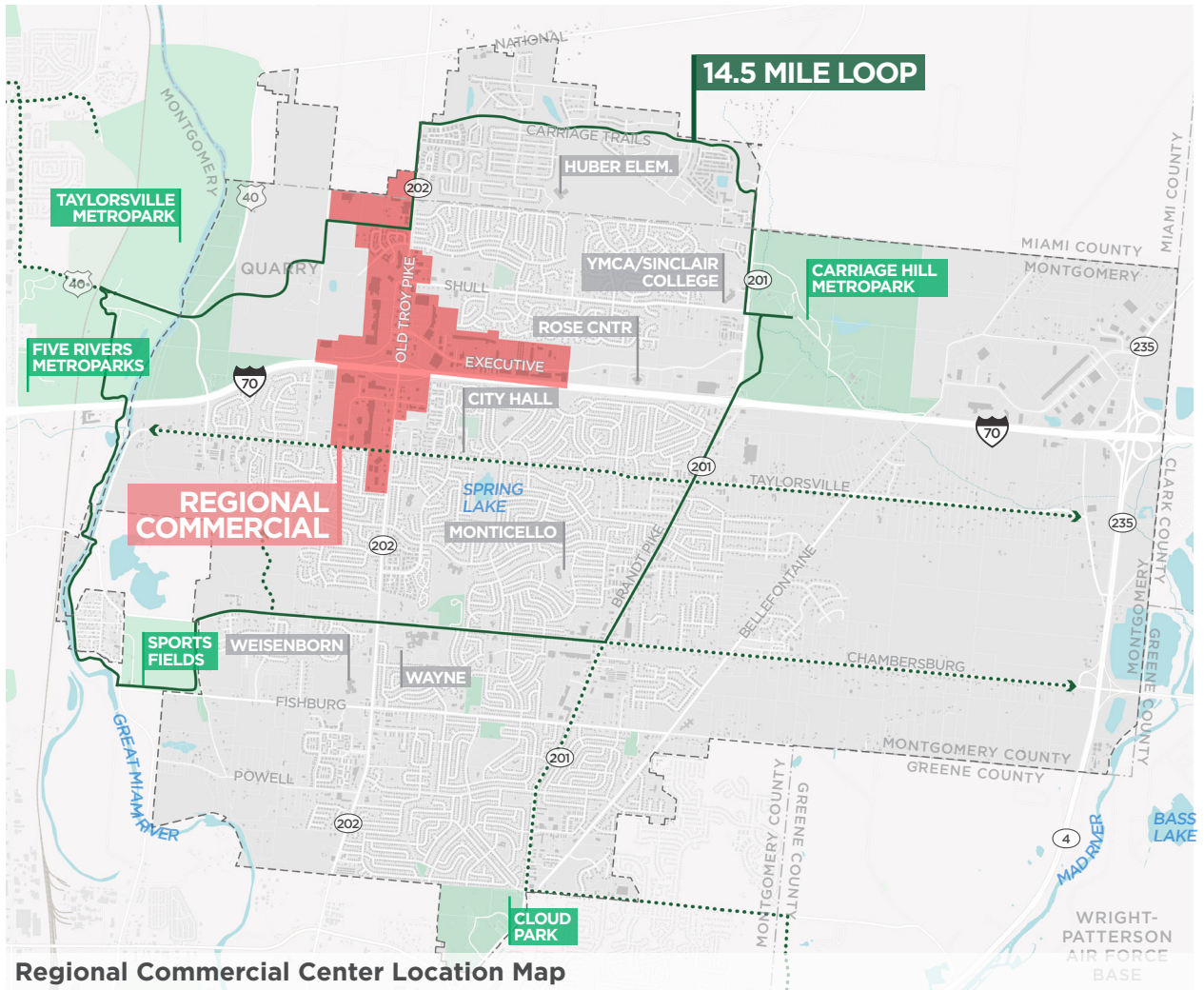
Liberty Center, Liberty Township, OH



Belmar, Lakewood, CO



Liberty Center, Liberty Township, OH



Regional Commercial Center Location Map



The Van Aken District, Shaker Heights, OH

FUTURE DEVELOPMENT PATTERNS

NORTHTOWN

Located in the north-central area of the City, the Northtown pattern is most characterized by its detached, one to two-story homes. The area is bifurcated by the Miami and Montgomery county border which is made evident by the largely disconnected street network and 20-year difference in construction. The owner-occupied homes on the

Montgomery county side were built during the 1980s while homes on the Miami side began during the 2000s and continue to see new development taking place, east of the Charles Huber Elementary School. This pattern is anticipated to grow beyond current City-limits, as shown in a lighter purple on the map.

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



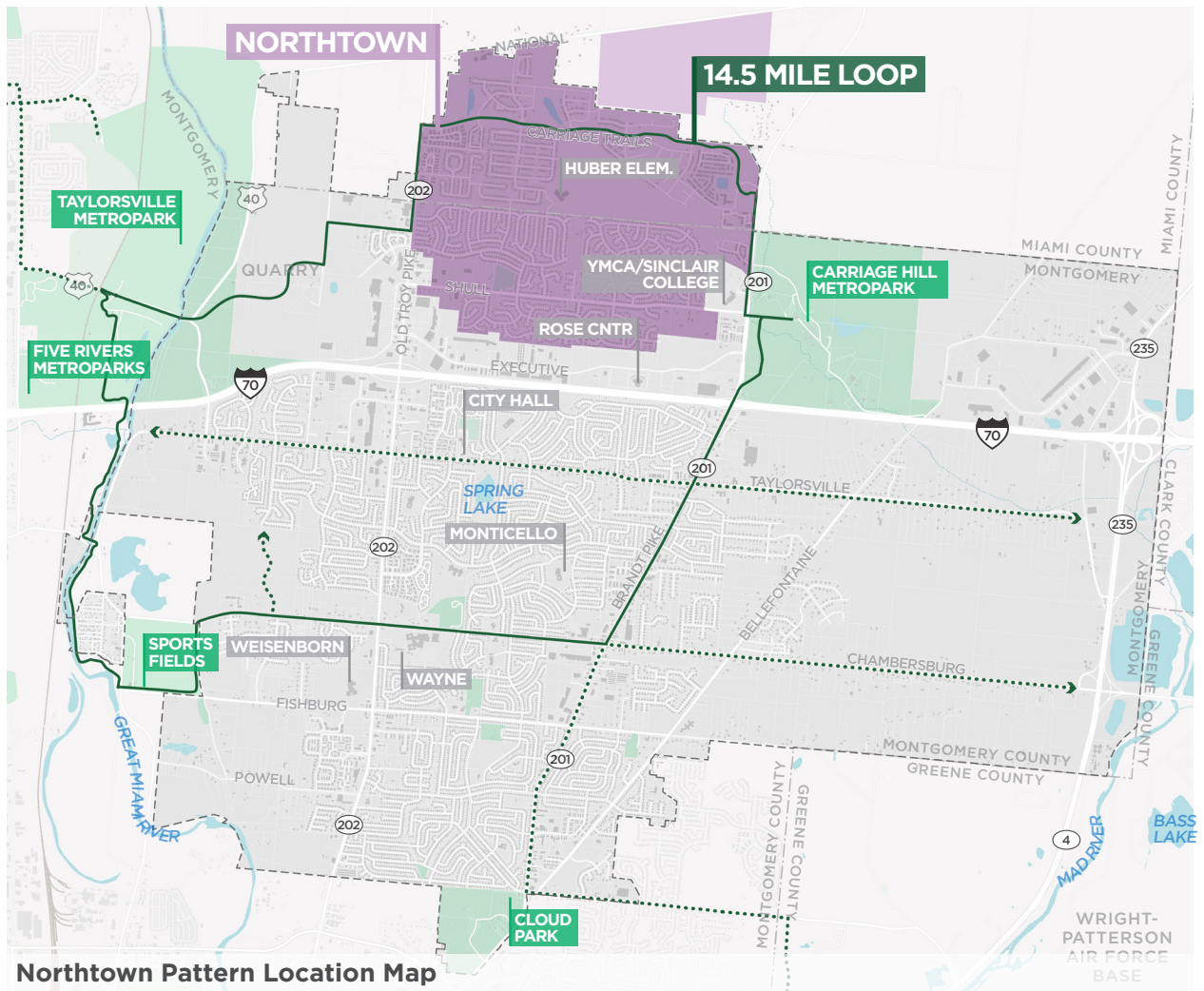
Norton Commons, Louisville, KY



Evans Farm, Lewis Center, OH



Evans Farm, Lewis Center, OH



Northtown Pattern Location Map



FUTURE DEVELOPMENT PATTERNS

SOUTHTOWN

The Southtown pattern makes up the largest and most cohesive area in Huber Heights. Located south of Interstate 70, its character is driven by its residential neighborhoods, predominately detached, one and two-story brick homes. These homes are mostly original Huber Homes, including 1960s-era apartment complexes, as well as some later-built homes with matching aesthetic. Neighborhood-serving uses, like schools, parks, and small offices are located along collector streets.

Residential streets tend to be curvilinear and end in a cul-de-sac. As redevelopment and right-of-way allow, creating connections between streets would facilitate more direct mobility between neighborhoods and alleviate pressure from collector streets. To guide the next generation of neighborhood growth, targeted facade renovation grants, civic events, and marketing will need to be the focus.

ESSENTIAL ELEMENTS

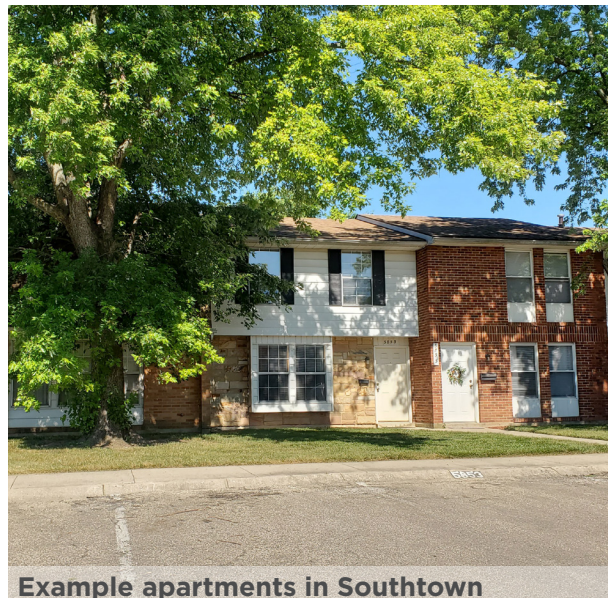
- » Mid-century brick homes and apartment complexes
- » Focus on renovation, infill development, and incremental broadening of uses and housing types
- » Continue to prioritize utility upgrades and expand focus on connectivity through street tree maintenance, sidewalks, placemaking, and traffic calming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



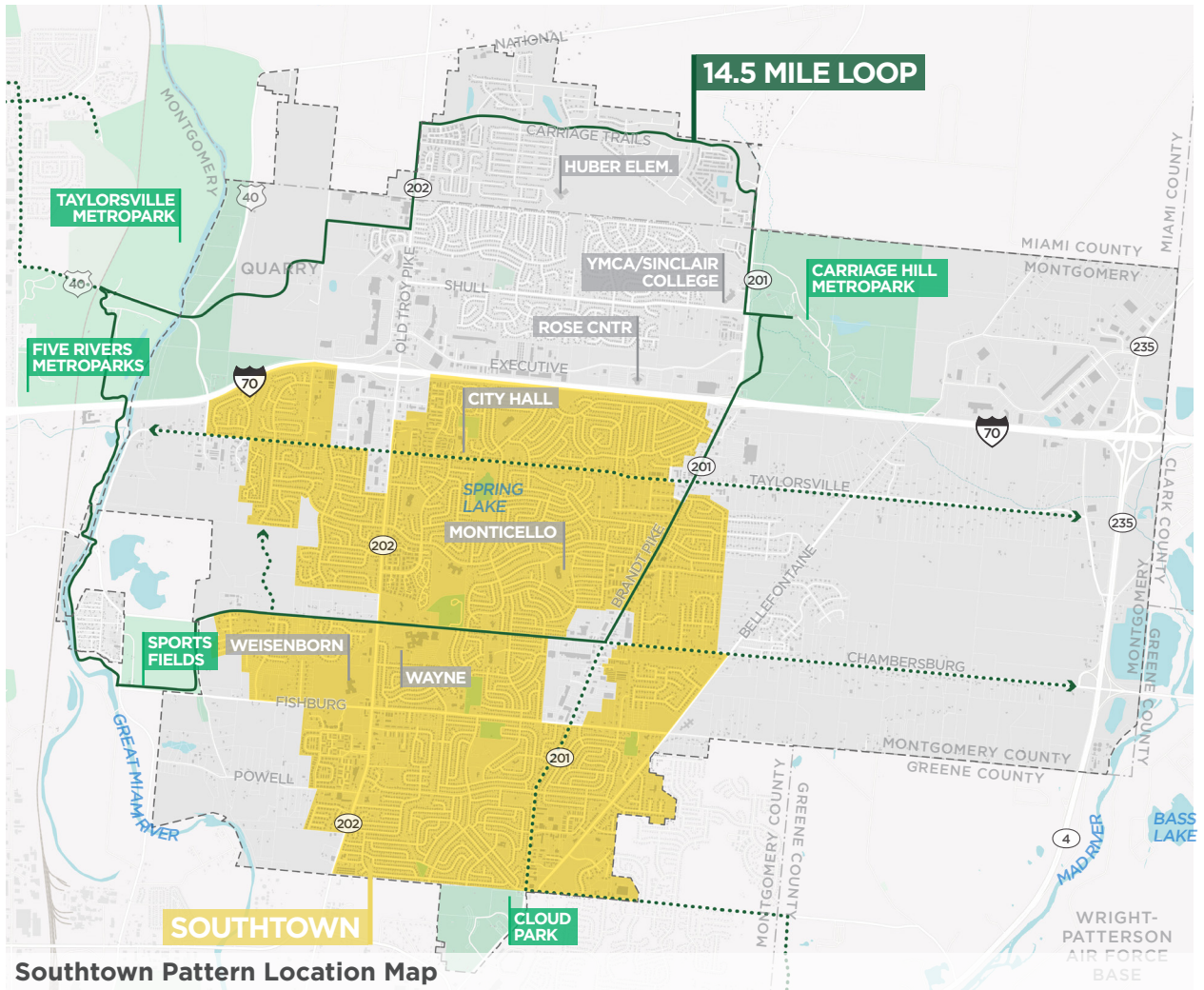
Kitty Hawk Dog Park



Monita Field Bike & Skate Park



Example apartments in Southtown



Southtown Pattern Location Map



Example home in Southtown



Example home in Southtown



Example street in Southtown

FUTURE DEVELOPMENT PATTERNS

EAST VILLAGES

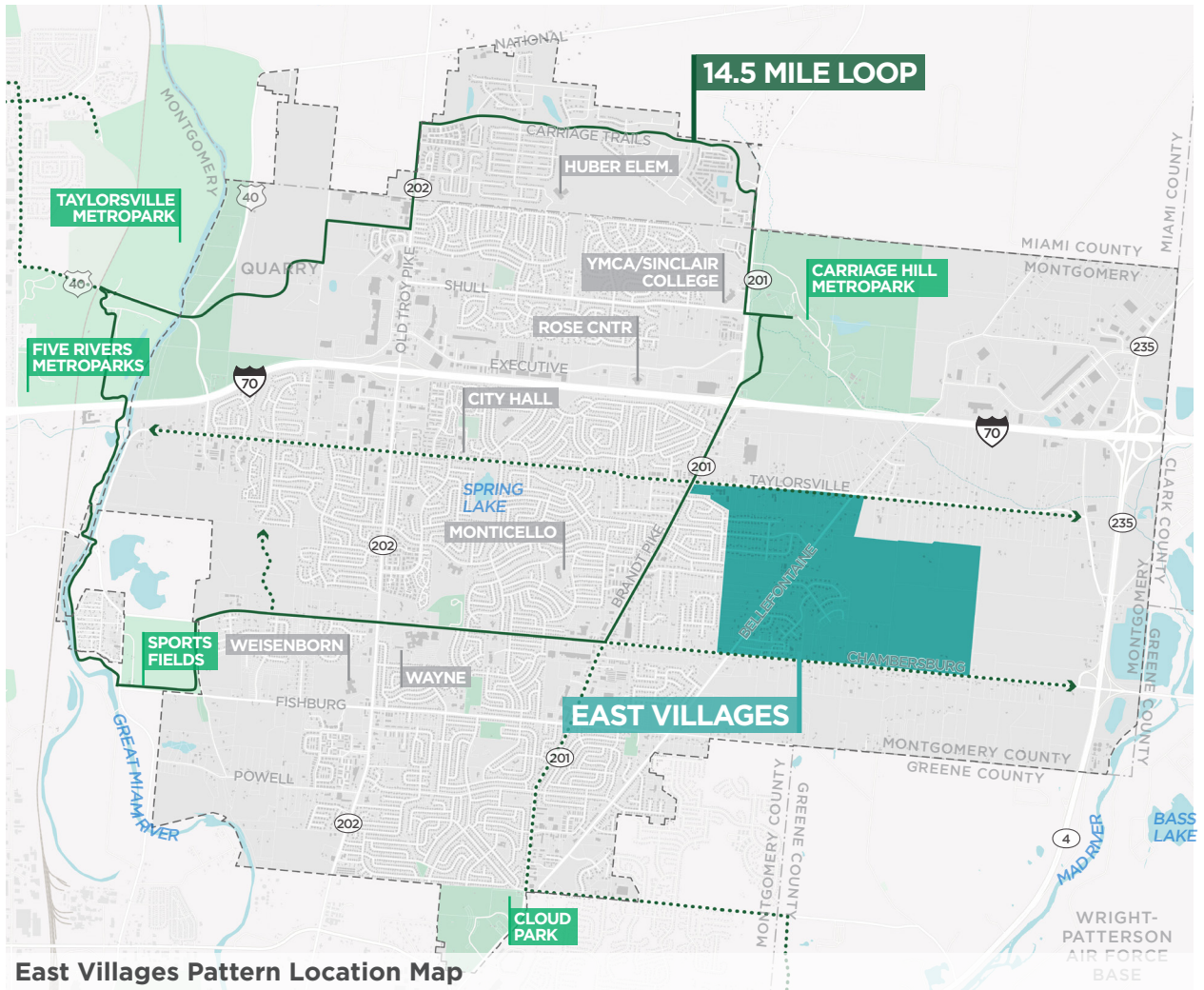
The East Villages development pattern is emerging along Bellefontaine Road between Taylorsville and Chambersburg roads. This area is currently made of a mix of rural-scale residential, agricultural uses, and wooded areas. New residential development is anticipated for undeveloped parcels.

Given the opportunity to build on large properties, new neighborhoods may be built in the form of traditional neighborhoods where blocks and streets are connected and a broad diversity of lot sizes are designed to meet many residential lifestyles and encourage walkability.

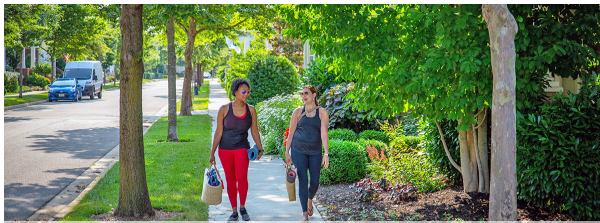
ESSENTIAL ELEMENTS

- » 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



Norton Commons, Louisville, KY



Inglenook, Zionsville, IN

FUTURE DEVELOPMENT PATTERNS

ESTATES

The Estates development pattern recognizes the areas at the City's western and eastern edges that are more

rural-scale residential, where lot sizes are more than an acre, and where significant new development is not envisioned.

ESSENTIAL ELEMENTS

- » Slow growth, large lot (1 acre plus) residential
- » Maintain and enhance semi-rural character with improvements to trail connectivity and intersection safety
- » Allow for incremental, contextually relevant non-residential uses and amenities



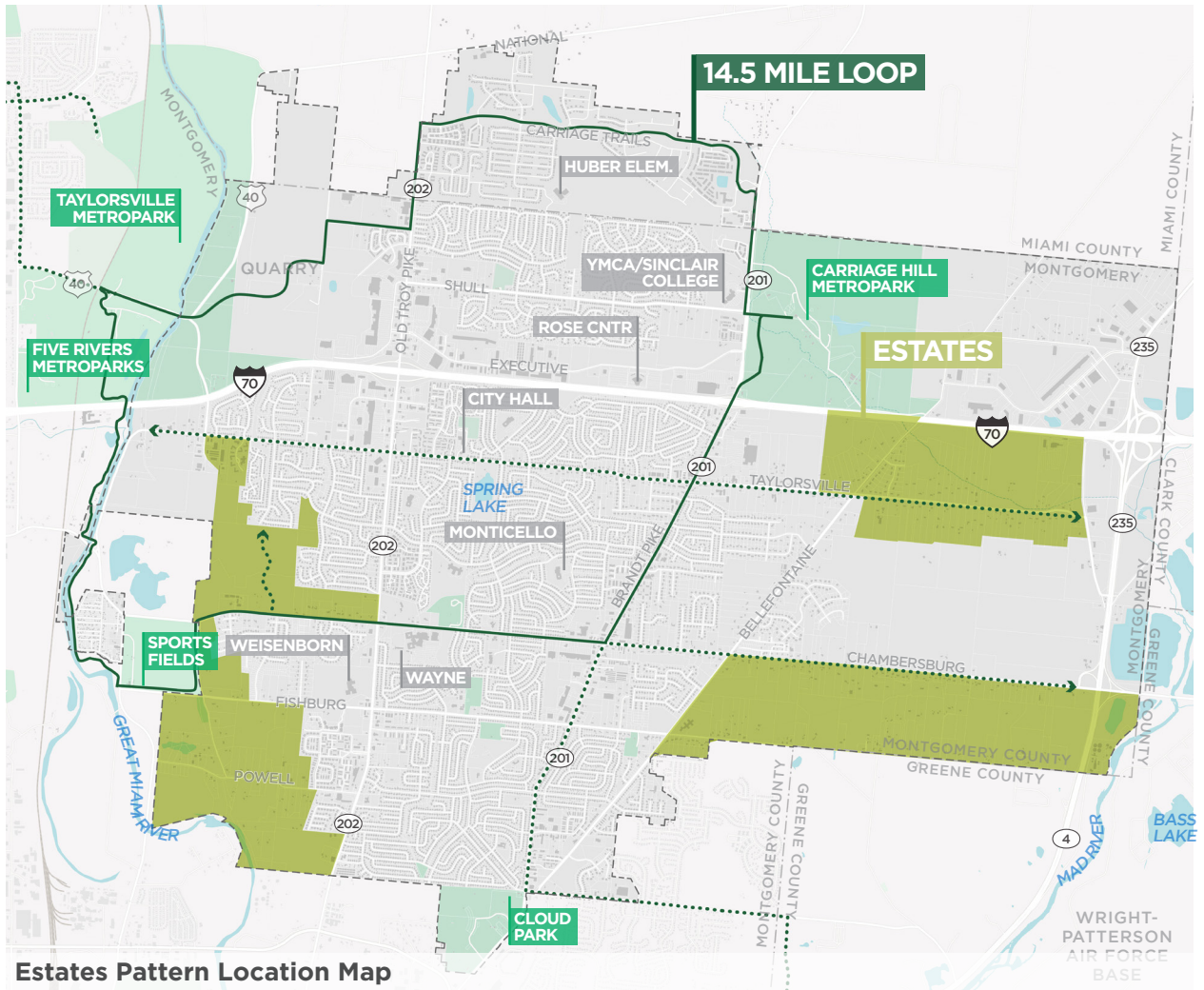
Example countryside inn



Example rural multi-use trail



Example rural multi-use trail



Estates Pattern Location Map



Example residential estate



Example residential estate

IMPLEMENTATION STEPS

To facilitate the meeting of the City’s mobility goals, the following initiatives are recommended for the City to lead with particular emphasis on the first 36 months.

2-3 MONTHS

1 ADOPT COMPREHENSIVE PLAN

Marketing and broadcasting the Plan’s adoption will launch implementation efforts.

- » Create web-based version of Plan
- » Create Spanish translation of the Plan
- » Proactively market new Comprehensive Plan Goals
- » Maintain social media and newsletter updates about Plan and growth

6-18 MONTHS

2 REFORM PLANNING & ZONING CODE

The City should modify current development standards to more easily allow the goals of this Plan to be met.

- » Foster transit supportive densities
- » Encourage a mix of housing types
- » Encourage a mix of uses
- » Decrease the overall number of residential districts
- » Eliminate barriers to density
- » Expand homeowner choices
- » Make traditional neighborhood development the default
- » Reduce reliance on zoning variances and Planned Unit Developments (PUDs)



Click here to visit the full Implementation Matrix

12-24 MONTHS

3 ALIGN INCENTIVES, FEE, & INFRASTRUCTURE PRIORITIES

Aligning development incentive tools and policies will ensure all efforts are pointed in the same direction for maximum effect.

- » Encourage adaptive reuse and home renovation
- » Encourage development on infill sites already within public service areas
- » Encourage transit-supportive and amenity-oriented development
- » Attract employees and companies from technology sectors

18-24 MONTHS

4 UPDATE CITY BRAND

Aligning development incentive tools and policies will ensure all efforts are pointed in the same direction for maximum effect.

- » Modify brand to align to this Plan
- » Activate new brand

IMPLEMENTATION STEPS

CONTINUED

18-24 MONTHS

5 UPDATE OR CREATE NEW SUB AREA PLANS & STRATEGIES

Detailing specific plans and strategies for high-priority areas of the city are critical for successful implementation of the Plan

- » Chambersburg and Brandt
- » The Heights
- » The Work Center
- » The Riverfront

24-48 MONTHS

6 EXPAND STAFF RESOURCES & CAPACITY

Proactively shaping and guiding growth requires sufficient staff capacity and expertise.

- » Expand community engagement city-wide
- » Coordinate planning and development resources
- » Broaden marketing efforts
- » Participate in regional economic development forums
- » Expand innovation in government services
- » Foster creation of growth organization(s)

EVERY 2-3 YEARS

7 UPDATE THIS PLAN

This Plan is a living document that should be regularly updated to reflect new opportunities.

- » Amend or update this Plan



Ignite the Heights | The Barn at The Heights

IMPLEMENTATION MATRIX



Click here to visit the live Implementation Matrix

9-12 MONTHS

1 MOBILITY PLAN

1.1 UPDATE LOCAL MOBILITY POLICIES

1.1.1 ADOPT STREET NETWORK MAP & TYPICAL SECTIONS

DESCRIPTION

Use this Plan to set new standards for street alignments and cross sections

GOAL

Better distribute traffic by mode, route, and time of day

WHY

Ensures that the maintenance of existing streets and creation of new streets promotes the goals and objectives of this Plan.

BY 2035 HUBER HEIGHTS WILL...

have new and reconstructed streets that meet or exceed the standards

1.1.2 UPDATE SUBDIVISION REGULATIONS

DESCRIPTION

Incorporate new street standards, increased street tree requirements, and street and trail connectivity expectations.

GOAL

Support multi-modal access

WHY

Ensures that new local streets built by developers as part of new development meet the City standard and enhance the level of safe connectivity to surrounding neighborhoods.

BY 2035 HUBER HEIGHTS WILL...

have streets in new subdivisions meet or exceed new standard and are connected internally and externally

1.1.3 ELIMINATE OR REDUCE PARKING MINIMUMS

DESCRIPTION

Lower or remove altogether parking minimums by use in the zoning ordinance

GOAL

Encourage walkable density

WHY

Overly prescribed parking inhibits affordability, walkability, environmental sustainability, and induces increased volumes of traffic.

BY 2035 HUBER HEIGHTS WILL...

have relatively fewer parking lots

CONTINUED ON NEXT PAGE

IMPLEMENTATION MATRIX

9-12 MONTHS	1 MOBILITY PLAN	
	1.1 UPDATE LOCAL MOBILITY POLICIES	
	1.1.4 PROMOTE INFILL DEVELOPMENT	
	DESCRIPTION Encourage new development on previously or under developed sites to reduce demands on an expanded street network	GOAL Encourage walkable density
	WHY Development on sites close to amenities and existing services reduces unnecessary length and volume of car trips required to serve new development.	BY 2035 HUBER HEIGHTS WILL... have relatively fewer vacant lots and see an increase in the redevelopment of underdeveloped sites
	1.1.5 SUPPORT TRAFFIC CALMING	
	DESCRIPTION Encourage and support resident-led traffic calming measures to discourage cut-through and speeding traffic on neighborhood streets	GOAL Encourage human-centered innovation
	WHY As both traffic and connectivity increase in the short term, so will cut through neighborhood traffic. Sanctioned resident-led traffic calming both reduces the speed of these legal uses of the street and sparks creative innovation and beautification within the street.	BY 2035 HUBER HEIGHTS WILL... experience less speeding on neighborhood streets
	1.1.6 INTRODUCE EBIKE INCENTIVE	
	DESCRIPTION Provide a credit to residents for the purchase of an eBike	GOAL Lower household annual transportation cost
WHY eBikes are one of the fastest growing transportation technologies on the market. A modest incentive program helps bridge the current affordability and infrastructure gap that will shrink overtime as the user base becomes more established and the infrastructure becomes more fully developed.	BY 2035 HUBER HEIGHTS WILL... have 2% of local trips will be made by bicycle	

CONTINUED ON NEXT PAGE

9-12 MONTHS

1 MOBILITY PLAN

1.1 UPDATE LOCAL MOBILITY POLICIES

1.1.7 EXPAND CHARGING STATION AVAILABILITY

DESCRIPTION
Promote increased presence of electric vehicle charging stations and shift City fleets to electric-powered vehicles

GOAL
Lower household annual transportation cost

WHY
Electric vehicle adoption is accelerating and will likely continue to in the future. Car charging stations will ensure adequate infrastructure is in place to meet demand and reduce the length of trips necessary to meet charging needs.

BY 2035 HUBER HEIGHTS WILL...
meet the public's electrical fleet recharging needs and have a 100% fully electric fleet of municipal vehicles

1.1.8 IMPLEMENT ACCESS MANAGEMENT

DESCRIPTION
Reduce the number of curb cuts that interrupt traffic and pedestrian flow along arterials and major collectors

GOAL
Better distribute traffic by mode, route, and time of day

WHY
Too many driveways and curb cuts interfere with roadway traffic flow while disrupting and imperiling safe pedestrian and bicycle traffic. The use of side streets, alleys and connected parking lots coupled with removing duplicative entries off primary streets will improve safe access and mobility for all.

BY 2035 HUBER HEIGHTS WILL...
will have no net new curb cuts along arterials and major collectors as well as see a net reduction of curb cuts and driveways along The Loop alignment

CONTINUED ON NEXT PAGE

IMPLEMENTATION MATRIX

<p>12-24 MONTHS</p> <p>CONTINUED ON NEXT PAGE</p>	1 MOBILITY PLAN	
	1.2 ALIGN STREET + TRAIL DESIGN STANDARDS WITH STATE & NATIONAL BEST PRACTICES	
	1.2.1 JOIN NACTO	
	<p>DESCRIPTION Become a National Association of City Transportation Officials (NACTO) member and its utilize design standards for future street and trail design projects</p>	<p>GOAL Set a new standard for multi-modal infrastructure</p>
	<p>WHY NACTO is the leading voice on affordable, safe and equitable street design. Alignment with its guidance improves streets and attracts innovation in doing so.</p>	<p>BY 2035 HUBER HEIGHTS WILL... be known for its human-centered street designs.</p>
	1.2.2 INCORPORATE ODOT MULTI-MODAL DESIGN GUIDE (MDG)	
	<p>DESCRIPTION Use MDG to supplement NACTO standards in new projects, as appropriate</p>	<p>GOAL Set a new standard for multi-modal infrastructure</p>
	<p>WHY Use of the Ohio Department of Transportation’s MDG will ensure alignment with statewide best practices and possible increase project visibility to state and federal funding programs.</p>	<p>BY 2035 HUBER HEIGHTS WILL... be known for its human-centered street designs.</p>
	1.2.3 INCORPORATE VISIONZERO GOALS & OBJECTIVES	
	<p>DESCRIPTION Pursue and adopt policies that are in line with VisionZero and explore becoming a VisionZero member City</p>	<p>GOAL Encourage human-centered innovation</p>
<p>WHY VisionZero alignment and prioritization will help ensure that active steps are being made to reduce or eliminate fatal car crashes.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have multiple years of zero traffic or pedestrian fatalities</p>	

12-24 MONTHS

1 MOBILITY PLAN

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

1.2.4 INCORPORATE SAFE ROUTES TO SCHOOL BEST PRACTICES

<p>DESCRIPTION Prioritize school access safety projects in the future</p>	<p>GOAL Lower household annual transportation cost</p>
<p>WHY Neighborhoods where it is safe to walk to school make it safer for all users of the street, reduce reliance on expensive bus services, and can improve health of kids through increased physical activity.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have reduced demand for school busing and every student will have the option of walking or bicycling to school</p>

24-36 MONTHS

1.3 CREATE LOOP MASTER PLAN

1.3.1 CREATE LOOP MASTER PLAN

<p>DESCRIPTION Work in collaboration with Five Rivers MetroParks to master plan the Huber Heights Loop, develop an implementation schedule, and pursue detailed design and funding for the first leg(s) of Loop</p>	<p>GOAL Set a new standard for multi-modal infrastructure</p>
<p>WHY The Loop will create nearly universal access to the Stillwater Recreational Trail and beyond; will act as a powerful development driver through trail-oriented development; improve recreational offerings; and provide enhanced access to most of the City's amenities.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have opened the Loop for use and see increased user traffic every year of operation</p>

1.3.2 VACATE OLD SHULL ROAD

<p>DESCRIPTION Vacate former road within Carriage Hills MetroPark and transition it to a multi-modal trail</p>	<p>GOAL Support multi-modal access</p>
<p>WHY The popularity and use of Carriage Hills MetroPark will increase by providing a new trail connection and City maintenance burdens eased through the removal of an unused street.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have successfully transformed the former road into a trail</p>

CONTINUED ON NEXT PAGE

IMPLEMENTATION MATRIX

<p>36-60 MONTHS</p> <p>CONTINUED ON NEXT PAGE</p>	1 MOBILITY PLAN	
	1.4 CREATE MULTI-MODAL PLANNING COORDINATOR STAFF POSITION	
	1.3.1 CREATE NEW STAFF POSITION	
	<p>DESCRIPTION Create dedicated full-time position that will facilitate the planning, design, and maintenance of multi-modal infrastructure in the City</p>	<p>GOAL Set a new standard for multi-modal infrastructure</p>
	<p>WHY The development of new infrastructure requires dedicated, energetic, and experienced staff leadership to guide the design, implementation, and management of new facilities to meet this Plan’s goals and objectives.</p>	<p>BY 2035 HUBER HEIGHTS WILL... spend less on transportation than the average Ohioan</p>
	1.3.2 IMPROVE TRANSIT ALONG PRIORITY ROUTES	
<p>DESCRIPTION Work with area employers and the Regional Transit Authority (RTA) to improve the experience of transit ridership along key routes and market the improved service</p>	<p>GOAL Better distribute traffic by mode, route, and time of day</p>	
<p>WHY Along with supporting transit-supportive development densities, improving the experience and brand of transit ridership can provide elevated levels of service, increased access, and reduce unnecessary car trips.</p>	<p>BY 2035 HUBER HEIGHTS WILL... see a 5 percent increase in transit ridership</p>	

36-60
MONTHS

1 MOBILITY PLAN

1.4 CREATE MULTI-MODAL PLANNING COORDINATOR STAFF POSITION

1.3.3 DEVELOP PUBLIC-PRIVATE PARTNERSHIPS TO IMPROVE MOBILITY & LOGISTICS

DESCRIPTION

Explore public/private partnerships to test new technologies in government services, mobility, and logistics handling through pilot projects, targeted investments in adaptive smart technologies, and data reporting within the public domain

GOAL

Encourage human-centered innovation

WHY

Innovation happening in the public domain can be a powerful driver of new technologies and company growth that will attract investment in Huber Heights while providing new and improved levels of service, safety, and reliability in City streets and public spaces.

BY 2035 HUBER HEIGHTS WILL...

have piloted at least three new technologies in the public domain

IMPLEMENTATION MATRIX

<p>2-3 MONTHS</p> <p>CONTINUED ON NEXT PAGE</p>	<p>2 DEVELOPMENT PLAN</p>	
	<p>2.1 ADOPT COMPREHENSIVE PLAN</p>	
	<p>2.1.1 CREATE WEB-BASED VERSION OF PLAN</p>	
	<p>DESCRIPTION Create adaptive web version of the Plan that may be easily referenced on a variety of platforms</p>	<p>GOAL Encourage human-centered innovation</p>
	<p>WHY Maximize ability to maintain an updated Plan with reduced printing expenses and increased public access.</p>	<p>BY 2035 HUBER HEIGHTS WILL... experience a decreased need for printed copies of the Plan</p>
	<p>2.1.2 CREATE SPANISH & RUSSIAN TRANSLATIONS OF THE PLAN</p>	
	<p>DESCRIPTION Expand access to the Plan by creating versions in other languages common to Huber Heights</p>	<p>GOAL Encourage human-centered innovation</p>
	<p>WHY Expanded access to this Plan will maximize opportunities for innovation and entrepreneurship while improving quality of life for all.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have more engagement in community growth and planning by non-English speaking members of the community</p>
	<p>2.1.3 PROACTIVELY MARKET NEW COMPREHENSIVE PLAN GOALS</p>	
	<p>DESCRIPTION Share new opportunities described in the Plan in regional and national economic development forums</p>	<p>GOAL Focus on talent attraction/retention</p>
<p>WHY Reinforcing the City's clarity, leadership, and sophistication around growth to the market increases its visibility to potential partners.</p>	<p>BY 2035 HUBER HEIGHTS WILL... be a cornerstone in the regional economy</p>	

2-3 MONTHS

2 DEVELOPMENT PLAN

2.1 ADOPT COMPREHENSIVE PLAN

2.1.4 MAINTAIN SOCIAL MEDIA & NEWSLETTER UPDATES ABOUT THE PLAN & GROWTH

DESCRIPTION
Proactively market and socialize the Plan’s successes, new growth, and quality of life improvements

GOAL
Focus on talent attraction/retention

WHY
Growth and improvements to quality of life should be celebrated by all and can provide active marketing to returning and future residents and businesses when making location decisions.

BY 2035 HUBER HEIGHTS WILL...
have an active and growing social media presence with increased levels of regular engagement

6-18 MONTHS

2.2 REFORM PLANNING & ZONING CODE

2.2.1 FOSTER TRANSIT SUPPORTIVE DENSITIES

DESCRIPTION
Improve viability of transit and walkable infrastructure by allowing higher densities (7-50 du/ac) along transit routes, the Loop, and in identified centers

GOAL
Encourage walkable density

WHY
Adequate return on investment is critical to the City’s continued financial sustainability.

BY 2035 HUBER HEIGHTS WILL...
have developed hundreds of new housing units adjacent to transit stops and The Loop

2.2.2 ENCOURAGE A MIX OF HOUSING TYPES

DESCRIPTION
Allow for a broad set of housing types, particularly within walking distance of schools, employment, retail, and parks

GOAL
Encourage walkable density

WHY
Increased housing mix attracts a broader swath of the market, retains long term households, and expands access to younger generations.

BY 2035 HUBER HEIGHTS WILL...
have a more diverse and more mixed housing stock

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IMPLEMENTATION MATRIX

<p>6-18 MONTHS</p> <p>↓</p> <p>CONTINUED ON NEXT PAGE</p>	<p>2 DEVELOPMENT PLAN</p>	
	<p>2.2 REFORM PLANNING & ZONING CODE</p>	
	<p>2.2.3 ENCOURAGE A MIX OF USES</p>	
	<p>DESCRIPTION Allow broader and more flexible use categories with greater mixing permitted between commercial, light manufacturing, institutional, recreational, and residential uses</p>	<p>GOAL Allow people to live closer to jobs and amenities</p>
	<p>WHY Mixing uses provides more market flexibility, increased proximity to amenities, and increased walkability.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have an overall WalkScore (or its equivalent) of 40 or greater and bike score of 60 or greater</p>
	<p>2.2.4 DECREASE THE OVERALL NUMBER OF RESIDENTIAL DISTRICTS</p>	
	<p>DESCRIPTION Reduce and simplify residential zoning districts to maximize the mixing of housing types across the City</p>	<p>GOAL Expand housing options</p>
	<p>WHY Too many residential zoning districts prohibit mixing of housing types within the same neighborhood.</p>	<p>BY 2035 HUBER HEIGHTS WILL... see increased fluidity in the types of houses constructed in most if not all areas of the City</p>
	<p>2.2.5 ELIMINATE BARRIERS TO DENSITY</p>	
	<p>DESCRIPTION Reduce or eliminate minimum lot sizes, unit sizes, and parking minimums</p>	<p>GOAL Encourage walkable density</p>
<p>WHY Minimums are overly duplicative to building codes and arbitrarily reduce market responsiveness.</p>	<p>BY 2035 HUBER HEIGHTS WILL... see moderate increase in high quality market-based housing development</p>	

6-18 MONTHS

2 DEVELOPMENT PLAN

2.2 REFORM PLANNING & ZONING CODE

2.2.6 EXPAND HOMEOWNER CHOICES

<p>DESCRIPTION Establish a universal by right allowance for accessory dwelling units (ADUs) and most home-based businesses</p>	<p>GOAL Expand housing options</p>
<p>WHY Expanding homeowner choice allows for broader meeting of housing needs, income opportunities, and expands range and proximity of housing options and services.</p>	<p>BY 2035 HUBER HEIGHTS WILL... broaden homeowners' potential income streams</p>

2.2.7 MAKE TRADITIONAL NEIGHBORHOOD DEVELOPMENT THE DEFAULT

<p>DESCRIPTION Establish new form-based standards for development that encourage safe, walkable, and human-scaled buildings fronting streets and public spaces</p>	<p>GOAL Encourage walkable density</p>
<p>WHY Achieving the goals of this plan will require significant effort by the private sector if codes and regulations are not modified to align with this Plan.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have an established, user-friendly, and market-responsive development code that raises the bar for builder quality and innovation</p>

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IMPLEMENTATION MATRIX

6-18 MONTHS	2 DEVELOPMENT PLAN	
	2.2 REFORM PLANNING & ZONING CODE	
	2.2.8 REDUCE RELIANCE ON ZONING VARIANCES & PLANNED UNIT DEVELOPMENTS (PUDS)	
	<p>DESCRIPTION Revise zoning such that City staff may approve the majority of development and site plan proposals with clear, achievable development and subdivision standards while reserving the types of applications that require actions by Planning Commission and/or City Council for the most unique of cases.</p>	<p>GOAL Focus on talent attraction/retention</p>
<p>WHY A revised planning and development approval process can reduce regulatory risk, incentivize quality, and minimize administrative burdens associated with regular zoning variances and Planned Unit Developments.</p>	<p>BY 2035 HUBER HEIGHTS WILL... will have seen a reduction in the number of variances requested</p>	
12-24 MONTHS	2.3 ALIGN INCENTIVES, FEE, & INFRASTRUCTURE PRIORITIES	
	2.3.1 ENCOURAGE ADAPTIVE REUSE & HOME RENOVATION	
	<p>DESCRIPTION Promote existing public financing tools and fill gaps in programs to incentivize home renovation and the reuse of existing buildings</p>	<p>GOAL Focus on talent attraction/retention</p>
	<p>WHY Maintaining the existing housing stock is the most affordable way to preserve and grow property values and protect neighborhoods from stagnation or decline. Older neighborhoods with a significant fixed-income population often require modest assistance in making home repairs that public financing can support.</p>	<p>BY 2035 HUBER HEIGHTS WILL... will have successfully transitioned older parts of the City to the next generation of homeowners and residents</p>
CONTINUED ON NEXT PAGE		

12-24 MONTHS

2 DEVELOPMENT PLAN

2.3 ALIGN INCENTIVES, FEE, & INFRASTRUCTURE PRIORITIES

2.3.2 ENCOURAGE DEVELOPMENT ON INFILL SITES ALREADY WITHIN PUBLIC SERVICE AREAS

DESCRIPTION
Reduce financing and site plan approval barriers to development on infill sites already served by infrastructure

GOAL
Encourage walkable density

WHY
Developing on already serviced sites are the best way to increase walkability and make smart use of public resources. These sites often face hurdles and complexities that new sites do not face. Streamlined approvals and access to predictable incentives can bridge the gap that these sites face.

BY 2035 HUBER HEIGHTS WILL...
have relatively fewer vacant lots and see an increase in the redevelopment of underdeveloped sites

2.3.3 ENCOURAGE TRANSIT-SUPPORTIVE & AMENITY-ORIENTED DEVELOPMENT

DESCRIPTION
Incentivize growth along transit routes, future trail alignments, and adjacent to amenities such as parks, schools, recreation centers, and community centers

GOAL
Allow people to live closer to jobs and amenities

WHY
Reaping the value of and sustaining the access to the City's best shared amenities can best be achieved through modest increases to the development that may occur around them.

BY 2035 HUBER HEIGHTS WILL...
have developed hundreds of new housing units adjacent to transit stops, The Loop, and clustered in centers

CONTINUED ON NEXT PAGE

IMPLEMENTATION MATRIX

<p>12-24 MONTHS</p>	2 DEVELOPMENT PLAN	
	2.3 ALIGN INCENTIVES, FEE, & INFRASTRUCTURE PRIORITIES	
	2.3.4 ATTRACT EMPLOYEES & COMPANIES FROM TECHNOLOGY SECTORS	
	<p>DESCRIPTION Provide cash incentives for Work From Anywhere employees and companies to establish themselves in Huber Heights</p>	<p>GOAL Focus on talent attraction/retention</p>
<p>WHY Huber Heights currently flies under the radar of workers who can work from anywhere. A modest, restricted cash incentive to move to the City not only improves the tax base in the short term but, as new talent puts roots down, often leads to new companies being formed in the City.</p>	<p>BY 2035 HUBER HEIGHTS WILL... see an increase of new companies founded and based in Huber Heights</p>	
<p>18-24 MONTHS</p>	2.4 UPDATE CITY BRAND	
	2.4.1 MODIFY BRAND TO ALIGN TO THIS PLAN	
	<p>DESCRIPTION Modify look, feel, and messaging of City Brand to communicate the objectives outlined in this Plan</p>	<p>GOAL Focus on talent attraction/retention</p>
<p>WHY The vision and drive of Huber Heights is hidden behind the current brand. A refreshed brand can power the City's marketing and communication efforts locally and further afield.</p>	<p>BY 2035 HUBER HEIGHTS WILL... be known as a well understood by its quality of life, amenities, and growing economy</p>	
<p>CONTINUED ON NEXT PAGE</p>		

18-24 MONTHS

2 DEVELOPMENT PLAN

2.4 UPDATE CITY BRAND

2.4.2 ACTIVATE NEW BRAND

DESCRIPTION
Create and deploy a consistent multi-channel activation of the new brand via events, social media, signage, and print media that focuses on current and aspirational Huber Heights lifestyles and amenities

GOAL
Focus on talent attraction/retention

WHY
A brand should be an active tool that gets experienced not just seen. Activating the brand in such a way can be an effective tool to attract visitors, new businesses, and new residents.

BY 2035 HUBER HEIGHTS WILL...
see earnings growth outpace inflation

18-24 MONTHS

2.5 UPDATE OR CREATE NEW SUB AREA PLANS & STRATEGIES

2.5.1 CHAMBERSBURG & BRANDT

DESCRIPTION
Update Brandt Pike Revitalization Plan and implementation strategy

GOAL
Focus growth in clusters

WHY
A lot has been accomplished since the Revitalization Plan was completed. An updated plan that stands on the shoulders of these successes and pairs expanded implementation tools with it can shape the next phases of growth.

BY 2035 HUBER HEIGHTS WILL...
have substantially redeveloped and grown this center

CONTINUED ON NEXT PAGE

IMPLEMENTATION MATRIX

<p>18-24 MONTHS</p>	2 DEVELOPMENT PLAN	
	2.5 UPDATE OR CREATE NEW SUB AREA PLANS & STRATEGIES	
	2.5.2 THE HEIGHTS	
	<p>DESCRIPTION Create a mixed-use, entertainment-anchored district master plan and implementation strategy for The Heights</p>	<p>GOAL Focus growth in clusters</p>
	<p>WHY Current development of The Heights has been limited by a variety of factors. A cohesive, multi-site development and infrastructure plan will create a unified vision, help attract development partners, and ensure that as the district grows it can hold together as a walkable environment.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have successfully created an evening and weekend destination that is active every week of the year</p>
	2.5.3 THE WORK CENTER	
<p>DESCRIPTION Work with developers, property owners, and existing companies to create a coordinated infrastructure and development master plan</p>	<p>GOAL Focus growth in clusters</p>	
<p>WHY Supporting and proactively shaping current development interest can maximize public benefit and increase flexibility to be nimble to evolving markets.</p>	<p>BY 2035 HUBER HEIGHTS WILL... have successfully built out the infrastructure to support a diversified and densified employment base</p>	

CONTINUED ON NEXT PAGE

18-24 MONTHS

2 DEVELOPMENT PLAN

2.5 UPDATE OR CREATE NEW SUB AREA PLANS & STRATEGIES

2.5.4 THE RIVERFRONT

DESCRIPTION

Engagement with current property owners about neighborhood development, new infrastructure, land uses, park planning, and flood mitigation strategies to prepare a small area plan in coordination with the Loop Master Plan

GOAL

Focus growth in clusters

WHY

The riverfront has significant untapped potential that will only increase with the coming of The Loop. Proactive planning will ensure that the community maximizes its return on investment and effectively transition current uses where necessary.

BY 2035 HUBER HEIGHTS WILL...

have created a transition plan for the riverfront, expanded trail access to the rest of the City, and successfully initiated redevelopment

24-48 MONTHS

2.6 EXPAND STAFF RESOURCES & CAPACITY

2.6.1 EXPAND COMMUNITY ENGAGEMENT CITY-WIDE

DESCRIPTION

Regular engagement with communities on and offline about events, growth, and planning for new development

GOAL

Encourage human-centered innovation

WHY

Proactive and sustained engagement about community growth issues will raise the bar for what is possible and be smart about how and where input on new development is collected to make sure that growth can continue while mitigating its impacts where practical.

BY 2035 HUBER HEIGHTS WILL...

have a more engaged citizenry that is proactively informed about the merits of high quality development and elevating the quality of the built environment

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IMPLEMENTATION MATRIX

24-48 MONTHS	2 DEVELOPMENT PLAN	
	2.6 EXPAND STAFF RESOURCES & CAPACITY	
	2.6.2 COORDINATE PLANNING & DEVELOPMENT RESOURCES	
	DESCRIPTION Align staffing and planning resources to managing the essential elements of development pattern areas as well as to facilitate planning and implementation of clustered Center development	GOAL Focus growth in clusters
	WHY A growing suburb that in the future will see as much redevelopment as it will growth at its edges requires increased professional staff capacity to manage and shape that growth in an equitable manner that ensures a sustained return on these investments.	BY 2035 HUBER HEIGHTS WILL... have an active and experienced staff with sufficient capacity to proactively recruit, shape, and manage growth
	2.6.3 BROADEN MARKETING EFFORTS	
	DESCRIPTION Expand regional marketing and storytelling about Huber Heights	GOAL Focus on talent attraction/retention
	WHY With a new Plan and brand in tow, doubling down on regional marketing can help attract visitors and new growth that can, in turn, attract and sustain new amenities and investment in the City.	BY 2035 HUBER HEIGHTS WILL... be visible regionally across platforms and media with an actively interpreted history and bold future-oriented identity
	2.6.4 PARTICIPATE IN REGIONAL ECONOMIC DEVELOPMENT FORUMS	
	DESCRIPTION Expand and regularize presence in regional economic development forums	GOAL Focus on talent attraction/retention
WHY A predictable and proactive seat at regional economic development tables will allow Huber Heights to help shape the regional agenda, stay ahead of regional trends, be informed on new development possibilities that fit the City's vision, and avail itself to new partnerships.	BY 2035 HUBER HEIGHTS WILL... be an active member and leader in regional economic development organizations	

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24-48
MONTHS

2 DEVELOPMENT PLAN

2.6 EXPAND STAFF RESOURCES & CAPACITY

2.6.5 EXPAND INNOVATION IN GOVERNMENT SERVICES

DESCRIPTION

Increase research, development, and piloting of new or updated government services in collaboration with partner agencies and organizations

GOAL

Encourage human-centered innovation

WHY

A growing City places increased demands on government processes and services. Leveraging those needs into attracting new innovation in technologies and service methods will create a sustained market for new talent and firms to root themselves in the community. It will also establish the City as a regional leader and innovator, which will further attract organizations that want to be part of that value set.

BY 2035 HUBER HEIGHTS WILL...

have established one or more civic innovation partnerships

2.6.6 FOSTER CREATION OF GROWTH ORGANIZATION(S)

DESCRIPTION

Facilitate the establishment of a of place-based growth organization first in the Brandt Revitalization Area and explore similar organizational structure(s) in other priority centers

GOAL

Focus growth in clusters

WHY


Huber Heights has a diverse set of needs geographically that are difficult to manage centrally. Place-based organizations that are focused on the needs of one specific district can proactively shape and attract growth; recruit new amenities and retailers; and manage impacts to the existing community.

BY 2035 HUBER HEIGHTS WILL...

have established and sustained one community growth organization as a successful model to be utilized elsewhere in the City

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ON NEXT
PAGE

IMPLEMENTATION MATRIX

	2 DEVELOPMENT PLAN			
	2.7 UPDATE THIS PLAN			
	2.7.1 AMEND OR UPDATE THIS PLAN			
	<table border="1"><tr><td>DESCRIPTION Periodically amend this Plan with new updates and completely update it by 2035</td><td>GOAL Encourage human-centered innovation</td></tr><tr><td>WHY Institutionalize implementation accountability, be nimble to solving unanticipated problems, and be responsive to new opportunities for growth.</td><td>BY 2035 HUBER HEIGHTS WILL... Replace this Plan with a new Comprehensive Plan</td></tr></table>	DESCRIPTION Periodically amend this Plan with new updates and completely update it by 2035	GOAL Encourage human-centered innovation	WHY Institutionalize implementation accountability, be nimble to solving unanticipated problems, and be responsive to new opportunities for growth.
DESCRIPTION Periodically amend this Plan with new updates and completely update it by 2035	GOAL Encourage human-centered innovation			
WHY Institutionalize implementation accountability, be nimble to solving unanticipated problems, and be responsive to new opportunities for growth.	BY 2035 HUBER HEIGHTS WILL... Replace this Plan with a new Comprehensive Plan			



APPENDIX



Click here to visit the
Appendix Folder

1. Engagement Plan
2. Summary of Understanding and Emerging Scenarios
3. Draft Comprehensive Plan Video Presentation
4. Survey 1 Summary
5. Survey 2 Summary
6. Phase 2 Engagement Boards Results
7. City of Huber Heights Market Analysis
8. City of Huber Heights Industry Cluster Analysis
9. City of Huber Heights Site SWOT Analysis and Next Steps
10. “Ignite the Heights” Video

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AI-9013

9. A.

Planning Commission

Meeting Date: 02/28/2023

Minutes

Information

Agenda Title

Planning Commission February 14, 2023

Purpose and Background

Attachments

Minutes

**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-

density residential developments discouraged. These areas are the future economic and entertainment engines of the city.

Staff feels the rezoning from PEP to Planned Mixed Use is consistent with the comprehensive Plan. Additionally, this development provides a high-density residential product (14.6 units/acre) which will help add to the critical mass needed to support the commercial and retail components of the entertainment district.

Conformance with Zoning Regulations:

The development standards proposed by the applicant are nearly identical with the development requirements found in the Planned Mixed-Use District and the overall zoning code. Only areas of deviation are discussed in this analysis:

1179 (PM) Planned Mixed Use

Uses: The proposed uses are more restrictive than those outlined in the zoning code, such as the prohibition of fueling stations. Staff worked with the applicant to construct the list of permitted and prohibited uses. This use list is designed to enhance the residential and entertainment district and limit or prohibit uses that may detract from the long-term success of the area.

Site Planning: The development standards allow for buildings to be spaced at a distance of no less than 6-feet between each other. The zoning code suggests spacing of 15-feet. Staff is comfortable with the 6-foot minimum spacing. This spacing meets fire code requirements. Additionally, this is a challenging site due to the bisecting stream which significantly restricts building placement.

Chapter 1181 General Provisions

The proposed development standards meet most of the General Provision requirements. However, since this is a Basic Development Plan, there is not enough detail required to fully evaluate the consistency. This will be reviewed with the Detailed Development Plan submission.

Chapter 1182 Landscaping and Screening Standards

The Basic Development Plan and proposed development plan are largely consistent with the landscaping and screening requirements. One area of divergence is the buffering between the development and the residential district to the north. The zoning code requires a 25-foot buffer strip with 6-foot high screening (mound, fence, landscaping, etc.) with 80% opacity.

The applicant is proposing a 25-foot building setback, which is consistent with the code. They are also proposing to use a mixture of landscaping and the garage buildings to provide the necessary opacity to reduce headlight trespass from impacting the north residents.

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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

Date

Geri Hoskins, Administrative Secretary

Date