



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
January 8, 2024
6:00 P.M.

1. Call Meeting To Order
2. Oath of Office
 - A. Terry Walton
3. Roll Call
4. Opening Remarks By The Chair and Commissioners
5. Citizens Comments
6. Swearing of Witnesses
7. Pending Business
 - A. None
8. New Business

- A. SPECIAL USE - The applicant, WRIGHT WAY OHIO, LLC, is requesting approval of a Special Use for 67.392 acres for a Campground Resort. Property is located at 8121 Old Troy Pike (SU 24-01).

9. Additional Business

- A. Election of Officers

- 1. Chair

- 2. Vice Chair

10. Approval of Minutes

- A. Without objection the minutes of the Decemer 12, 2023, Planning Commission meeting are approved.

11. Reports and Calendar Review

- A. 2024 Meeting Schedule

12. Upcoming Meetings

- A. February 13, 2024

13. Adjournment

AI-9739

8. A.

Planning Commission

Meeting Date: 01/08/2024

Special Use

Information

Agenda Title

SPECIAL USE - The applicant, WRIGHT WAY OHIO, LLC, is requesting approval of a Special Use for 67.392 acres for a Campground Resort. Property is located at 8121 Old Troy Pike (SU 24-01).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Memorandum

Staff Report for Meeting of January 8, 2024

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: January 5, 2024
Subject: Proposed Campground Special Use Approval: SU 24-01
(8121 Old Troy Pike)

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Wright Way Ohio, LLC. – Applicant
Michael Stafford - Owner

DEVELOPMENT NAME: Huber Heights Campground Resort

ADDRESS/LOCATION: 8121 Old Troy Pike

ZONING/ACREAGE: Agriculture / 67.39 Acres

EXISTING LAND USE: Vacant Land

ZONING

ADJACENT LAND: North: PR (mostly vacant ground)
East: PC (retail)
West: I-1/A (stone extraction and crushing)
South: PEP (Camping World)

REQUEST: The applicant requests Special Use approval to develop a campground and resort.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1135, 1142

CORRESPONDENCE: In Favor – None Received
In Opposition – One email received.

Overview

The applicant requests Special Use approval to develop a Recreational Vehicle (RV) campground and resort. The site is directly behind Camping World, a repair destination for many RV owners. Additionally, the applicant feels there is a market for this type of use because there are very few campgrounds in the area, particularly along or near I-70 / I-75. Nearby public facilities include a KOA park in Brookville and a campground in Enon.

The campground will operate approximately nine months annually (March – November). The campground will have approximately 167 RV spots and up to 41 cabins.

The land was rezoned in May 2023 from Agriculture from Planned Commercial to facilitate the development of a campground and resort. The zoning code requires the Planning Commission to review and approve the Special Use application. If the Planning Commission approves this application, the applicant will still need health department approval before the campground can be constructed and operated.

Site Characteristics

The site is the remnants of the NorthPark Shopping Center. The western portion of the site, approximately 1/3rd of the entire parcel, has two detention areas totaling approximately 10 acres. The remaining 2/3rd of the site has varying topography, which generally slopes toward the northwest. The highest point has an elevation of 894 feet, and the lowest, near the retention ponds, is approximately 850 feet. Smaller streams flow from the northern portion of the property to the existing retention pond.

The total developable land is approximately 25 acres. While no soil borings have been completed, the staff thinks this general area has shallow bedrock, further limiting development possibilities due to costs associated with laying underground utilities through the rock. This is likely the reason the original shopping center concept was not fully developed at this location.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1135 – Special Uses and Chapter 1142 Agricultural District. The general standards the Planning Commission must consider when reviewing the application are listed below. The staff analysis focuses on these standards.

1135.10 General requirements.

The Planning Commission shall review the particular facts and circumstance of each proposed use in terms of the following requirements and shall find by a preponderance of the evidence that such use on the proposed location:

- (a) Is in fact a special use as established under the provisions of this chapter, for the zoning district involved;*

- (b) *Shall be harmonious with and in accordance with the general objectives, or with any specific objectives of the City and/or the Zoning Ordinance;*
- (c) *Shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity that such uses shall not change the essential character of the same area;*
Structures to be constructed, reconstructed or altered pursuant to special uses in residential districts shall, whenever practicable, have the exterior appearance of residential buildings of a type otherwise permitted and have suitable landscaping, screen planting and fencing wherever deemed necessary by the Commission;
- (d) *Shall not be hazardous or disturbing to existing or future neighboring uses;*
- (e) *Shall be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;*
- (f) *Shall not create excessive additional requirements at public cost for public facilities and services and shall not be detrimental to the economic welfare of the community;*
- (g) *Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;*
- (h) *Shall have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;*
- (i) *Shall not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and*
- (j) *Shall substantially conform to all zoning regulations in the district where located upon a finding that approval shall not adversely affect the public peace, health, morals, safety or welfare. Only uses which are principal permitted uses, accessory uses or special uses of the subject zoning district shall be allowed.*

Staff Analysis

The applicant has been working with the city over the past year to transform this site into a destination campground and resort. While not all utility details have been finalized, staff feels the development proposal is at a point where the Planning Commission can review the application. Under state law, the Planning Commission approval is one step in the approval process. The plans will need separate approval from the Fire Department and the City Engineer. Ultimately, the Ohio Department of Health approves and licenses campgrounds and RV parks.

Conformance with General Requirements

1. Is in fact a special use as established under the provisions of this chapter, for the zoning district involved;

A campground is a Special Use under the Agriculture Zoning District. The application conforms with this general requirement.

2. Shall be harmonious with and in accordance with the general objectives, or with any specific objectives of the City and/or the Zoning Ordinance;

The site is in our comprehensive plan's "Center: Riverfront" development pattern. The plan states:

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.

The campground concept is consistent with the comprehensive plan and a good use for this land. As mentioned previously, the area has varying topography and shallow bedrock. The campground will take advantage of the two existing wetlands and natural features such as the stream, mature trees and a relatively secluded location. Staff feels the application conforms with this general requirement.

3. Shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity that such uses shall not change the essential character of the same area;

Structures to be constructed, reconstructed or altered pursuant to special uses in residential districts shall, whenever practicable, have the exterior appearance of residential buildings of a type otherwise permitted and have suitable landscaping, screen planting and fencing wherever deemed necessary by the Commission;

The proposed campground location is relatively secluded and adjacent to commercial uses and vacant land. The topography provides natural buffering to the eastern shopping mall. The commercial uses on the south side are complementary to an RV campground.

Staff feels the RV campground use is appropriate and will not negatively impact the essential character of the area.

4. Shall not be hazardous or disturbing to existing or future neighboring uses;

Staff does not anticipate the campground to be hazardous or disturbing to existing or future neighbors.

5. Shall be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

There is water and sanitary utilities able to service the site. The applicant is currently working with the Fire Department and the City Engineer to determine the appropriate locations for fire hydrants and water / sanitary utilities. Under state law, both the Fire Department and City Engineer will need to approve the plans separately before the Ohio Department of Health issues a permit.

Stormwater will be managed through the two existing retention ponds.

6. Shall not create excessive additional requirements at public cost for public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate this campground will create excessive public service requirements. The campground will operate for approximately nine months annually.

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

Staff does not anticipate any detrimental impacts to surrounding properties.

8. Shall have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;

The entrance to the campground will be on the south side and will not impact Charlesgate Road. All traffic from Old Troy Pike will be at a signalized intersection.

9. Shall not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and

The natural features are the appeal of this site for use as a campground. The applicant is trying to take advantage of those natural features as an amenity for campground users.

10. Shall substantially conform to all zoning regulations in the district where located upon a finding that approval shall not adversely affect the public peace, health, morals, safety or welfare. Only uses which are principal permitted uses, accessory uses or special uses of the subject zoning district shall be allowed.

The site plan conforms to the Agriculture District's setbacks and zoning requirements. Any signage shall conform to the zoning code.

Staff feels the application meets the general requirements for the Planning Commission's approval of a Special Use. While utility plans have not been completed, those approvals will be required separately before the Ohio Department of Health issues any permit.

Additional Comments:

Fire: The Fire Department is currently reviewing the application.

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

Recommendation

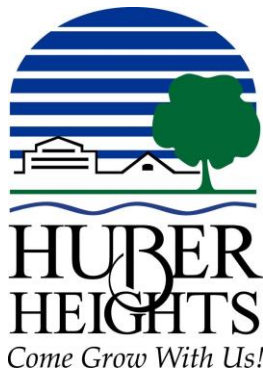
Staff recommends approval of the Special Use application with the following conditions:

1. All signs shall conform to Chapter 1189.
2. The applicant shall comply with any Fire Department requirements.
3. The applicant shall comply with any City Engineering requirements.

Planning Commission Action

Planning Commission may, with a motion:

- 1) Approve the Special Use, with or without conditions;
- 2) Deny the Special Use;
- 3) Table the application to obtain additional information.



Planning Commission Decision Record

WHEREAS, on December 15, 2023, the applicant, Wright Way Ohio, LLC, requested approval of a Special Use for 67.392 acres for a Campground Resort. Property is located at 8121 Old Troy Pike, further identified as Parcel Number P70 02025 0012 of the Montgomery County Auditor's Map (Case SU 24-01), and;

WHEREAS, on January 8, 2024, 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.

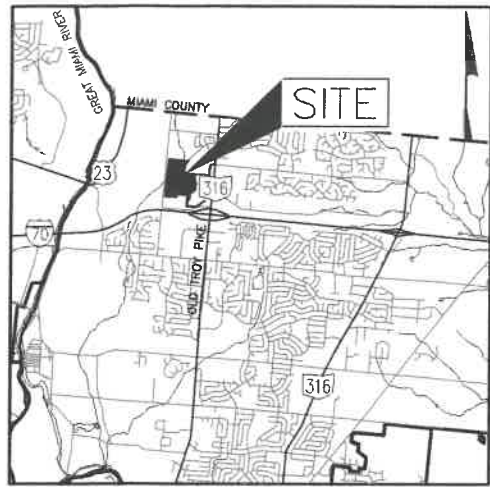
moved to approve the request by the applicant, Wright Way Ohio, LLC, for approval of a Special Use. Property is located at 8121 Old Troy Pike (Case SU 24-01), in accordance with the recommendation of Staff's Memorandum dated January 5, 2024, with the following conditions:

1. All signs shall conform to Chapter 1189.
2. The applicant shall comply with any Fire Department requirements.
3. The applicant shall comply with any City Engineering requirements.

Seconded by . Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

Terry Walton, Chair
Planning Commission

Date



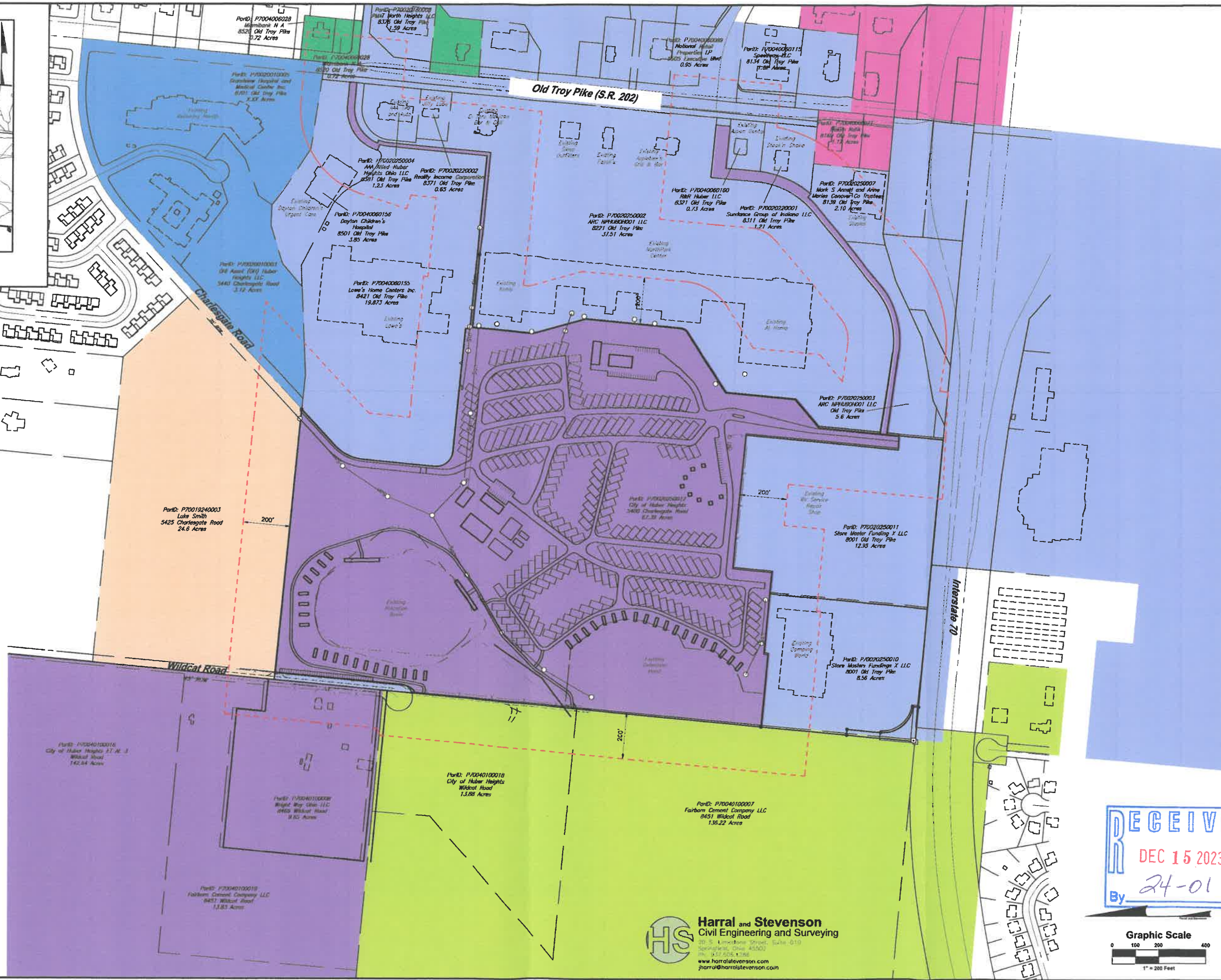
LOCATION MAP
1" = 1 Mile

ZONING LEGEND

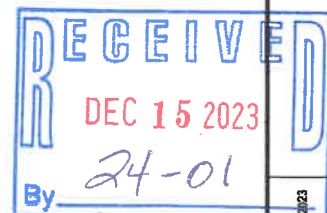
- Planned Commercial District (PC)
- Planned Residential District (PR)
- Planned Public and Private Buildings and Grounds District (PP)
- Industrial District (I-1)
- Agricultural District (A)
- General Office District (O-1)
- Commercial District (B-3)

SITE ZONING DATA

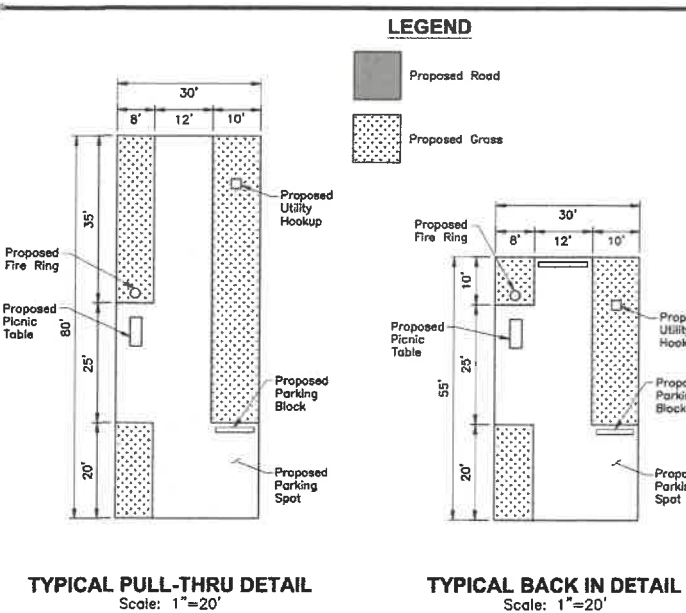
Parcel ID: P70020250012
Existing Zoning of Subject Parcel: Planned Commercial (PC)
Setbacks: All Yards Not Abutting a Business or Industrial District Shall be Maintained in Landscaping and Not used for Parking Within 15' of the Property Lines.
The Parking Areas Shall be a Minimum of 25' from the Right-of-Way.
The Buildings/Structures Shall be a Minimum of 75' from the Right-of-Way.
Overlays: N/A
Existing Structures: None
Existing Uses: Vacant
Screening Wall: Fence TBD
Flood Zone: Not Printed
FIRM: 39113C0089E
Effective: 01/06/2005
Signs: TBD
Fence: TBD
Dumpster Enclosure: City of Huber Heights
Building Height: TBD
Owner: Premier Wright Way Ohio LLC
Tax Parcel Number: P70020250012
Total Site Area: 67.39 Acres



HS Harral and Stevenson
Civil Engineering and Surveying
20 S. Limestone Street, Suite 010
Springfield, Ohio 45502
Ph: 937.505.1286
www.harralstevenson.com



Revisions		Description	
Mark	By	Mark	By
Drafted	NSC	Reviewed	JWH
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO			
HIDDEN HEIGHTS CAMPGROUND			
OLD TROY PIKE			
ZONING COMPLIANCE PLAN			
TITLE SHEET			
Harral and Stevenson			
Civil Engineering and Surveying			
20 S. Limestone Street, Suite 010			
Springfield, Ohio 45502			
Ph: 937.505.1286			
www.harralstevenson.com			
Project:	E231015	Date:	Dec. 15, 2023
Sheet:	1/2	Scale:	1"=200'



- LEGEND**
- Road
 - Buildings (5)
 - Phase 1 Cabins (12)
 - Phase 2-4 Cabins (27)
 - Fishing Dock (2)
 - Phase 1 Back In (104)
 - Phase 2-4 Back In (71)
 - Phase 1 Pull-Thru (42)
 - Phase 2-4 Pull-Thru (7)
 - Primitive (6)
 - Existing Basin

Project: E231015 Date: Dec. 15, 2023 Sheet: 2/2		Scale: 1"=100' Graphic Scale: 0 50 100 200 1" = 100 Feet						
Revisions <table border="1"> <thead> <tr> <th>Mark</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Initial Design</td> </tr> <tr> <td>2</td> <td>Revised Design</td> </tr> </tbody> </table>			Mark	Description	1	Initial Design	2	Revised Design
Mark	Description							
1	Initial Design							
2	Revised Design							
City of Huber Heights, Montgomery County, Ohio HIDDEN HEIGHTS CAMPGROUND OLD TROY PIKE ZONING COMPLIANCE PLAN ZONING SITE PLAN								
Harral and Stevenson Civil Engineering and Surveying 20 S. Limestone Street, Suite 010 Springfield, Ohio 45502 Ph: 837.505.1286 www.harralstevenson.com								

AI-9737

10. A.

Planning Commission

Meeting Date: 01/08/2024

Minutes

Information

Agenda Title

Without objection the minutes of the Decemer 12, 2023, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

**Planning Commission
December 12, 2023 Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Cassity, Mr. Jeffries, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: None

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

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

VI. Pending Business

None.

VII. New Business

- 1. **DETAILED DEVELOPMENT PLAN - The applicant, CONTINENTAL 752 FUND, LLC, is requesting approval of a Detailed Development Plan for approximately 15.73 acres for a 288 unit market rate multifamily community. Property is located at 6209 Brandt Pike (DDP 23-29).**

Mr. Sorrell stated that The City Planning Commission approved the Basic Development Plan (BDP) for this 288-unit apartment community on September 12, 2023. Subsequently, the City Council approved the BDP Ordinance on October 23, 2023. As a result of the Planning Commission discussion, the applicant added balconies on the easternmost buildings before the City Council hearing.

This applicant now seeks Detailed Development Plan (DDP) plan approval for a 288-unit market-rate apartment community. The submitted application conforms to the standards and conditions outlined in the BDP application and approved Ordinance.

Applicable Zoning Regulations

The applicable zoning chapters include 1171 General Provisions, 1179 Planned Mixed Use District, 1180 Brandt Pike Revitalization Overlay District, and 1181 General Provisions.

Staff Analysis

The approved BDP Ordinance has the following conditions:

1. Street trees shall be provided at 40-foot intervals.
2. A sign package meeting code shall be submitted with the detailed development plans.
3. A lighting plan shall be submitted with the detailed development plan.
4. A landscaping plan shall be submitted with the detailed development plan.
5. In place of screening along the new roadway, clustered landscaping areas shall be provided between the apartments and sidewalks.
6. The applicant will comply with all stormwater requirements, per the City Engineer.
7. The applicant shall comply with all Fire Code requirements. Per the Huber Heights Fire Department.

Conformance with Zoning Regulations

The relevant sections to this application are discussed in detail below.

Conformance with the approved conditions of the BDP:

Street trees be provided at 40-foot intervals

The landscaping plans (sheets L2.01- L2.04) indicate that street trees will be planted in the tree lawn along the new roadways.

A sign package meeting code shall be submitted with the detailed development plans.

The submitted sign package illustrates two main signs: one 6-foot tall entry ground sign and one wall sign on the clubhouse. The other signs are directional, address or safety-related.

The wall sign is approximately 15.5 SF with halo-illuminated channel letters. The wall sign conforms to the Brandt Pike Overlay District and is similar in size to clubhouse signs approved in recent cases.

The entry sign, including the base, is approximately 6-feet tall and 11-feet wide. The sign face itself is approximately 32 SF. The sign is about 20 feet behind the property line and will be installed within a landscaped planting bed. The entry sign conforms to the Brandt Pike Overlay District regulations and meets the code.

A lighting plan shall be submitted with the detailed development plan.

The lighting plan illustrates a mixture of anti-glare wall-mounted lights on the buildings and 18 pole-mounted parking area lamps. The pole lamps are 25 feet tall, which conforms to the zoning code.

The photometric plans indicate no light trespass onto the residential properties west of the site. The overall lighting plan conforms to the zoning code requirements for average illumination of the parking areas and light trespass restrictions.

A landscaping plan shall be submitted with the detailed development plan.

The landscaping plan illustrates a significant mix of trees, shrubs and ornamental plantings that will buffer the development from adjacent properties and provide an attractive living environment for the residents.

Existing trees on the west side of the northern 1/3rd of the site will remain and serve as buffering and screening. A new 6-foot tall fence will be constructed between the existing trees and the apartments. Additional trees and shrubs are indicated along the parking lot perimeter to provide additional screening and buffering.

Along the west side of the lower 2/3rds of the site, the applicant is proposing new fencing (6 feet tall) along the top of a small mound. The plans indicate 23 new trees planted between the fence and the new development. Staff requested the applicant stagger the trees on both sides of the fence to improve the view from the western property owners. The applicant has indicated they will revise the landscape plan accordingly.

The landscaping plan illustrates parking island trees in the interior parking lots and street trees along the perimeter road.

The landscaping plan does not fully comply with the requirement that two shade trees be within 60 feet of every parking space. Compliance would require a reduction in the number of parking spaces provided or an overall reduction in open space.

Staff feels the landscaping plan proposed by the applicant is consistent with the intent of the code and will provide an attractive living environment for residents, adequate screening for adjacent property owners, and be an attractive element of the Marian Meadows redevelopment.

In place of screening along the new roadway, clustered landscaping areas shall be provided between the apartments and sidewalks.

The landscaping plans comply with this condition.

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

The applicant has submitted the required stormwater study and complies with City and County requirements.

The applicant shall comply with all Fire Code requirements. Per the Huber Heights Fire Department.

The site layout has been reviewed and approved by the Fire Department. The Fire Department may impose additional requirements through the building permit review process. The applicant will make the necessary adjustments, but we do not anticipate any impact on the overall site layout, landscaping or lighting plans.

Other Zoning Requirements:

Mechanical / Storage areas

The DDP indicates that all storage and dumpster areas are enclosed and screened according to the zoning code.

Staff Analysis

The DDP application conforms with the Basic Development Plan ordinance approved by the City Council. Additionally, the DDP generally conforms to all relevant zoning regulations, including landscaping, lighting, parking, architectural standards and signs.

At the suggestion of the Planning Commission, the applicant has added balconies to eastern units. No balconies are on the facades adjacent to the western neighboring properties.

Discussion on added balconies, mailboxes, fence, fire assessment, building heights, hydrant spacing, landscaping, dumpsters.

Trevor Stadler and Andrew Ong from Continental Properties answered questions.

Resident Bryan Taulbee asked about offset image between property lines and buildings, privacy fence required and white, light poles.

Action

Mr. Jeffries moved to approve the request by the applicant CONTINENTAL 752 FUND, LLC for approval of a Detailed Development Plan (DD 23-29) in accordance with the recommendation of Staff's Memorandum dated December 7, 2023, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the November 14, 2023, Planning Commission meetings are approved.

X. Reports and Calendar Review

2024 Meeting Schedule

Planning Commission Meeting

Dec 12, 2023

XI. Upcoming Meetings

January 8, 2024

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:45 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date

AI-9738

11. A.

Planning Commission

Meeting Date: 01/08/2024

2024 Meeting Schedule

Information

Agenda Title

2024 Meeting Schedule

Purpose and Background

Attachments

Meeting Schedule

**PLANNING COMMISSION
SCHEDULE OF MEETINGS & SUBMITTAL DEADLINES
BUSINESS YEAR 2024
(Meetings held on the 2nd Tuesday)
6:00 P.M.**

Meeting Date:	Last Date for Submittal Of Application
January 8, 2024	December 19, 2023
February 13, 2024	January 23, 2024
March 12, 2024	February 20, 2024
April 9, 2024	March 19, 2024
May 14, 2024	April 23, 2024
June 11, 2024	May 21, 2024
July 9, 2024	June 18, 2024
August 13, 2024	July 23, 2024
September 10, 2024	August 20, 2024
October 8, 2024	September 17, 2024
November 12, 2024	October 22, 2024
December 10, 2024	November 19, 2024

*** Some Dates May Have Been Adjusted Due to Holidays**