# AGENDA
# CITY PLANNING COMMISSION

**City Hall - Council Chambers**
**6131 Taylorsville Road**
**November 12, 2024**
**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

   A. None

7. New Business

   A. LOT SPLIT - The applicant, GLJ HOLDING COMPANY, LLC, is requesting approval of a minor subdivision (Lot Split) of 2.925 acres from Inlots 1973 and 1976. Property is located at Carriage Trails 1 - Part Inlot 1973 & 1976 (Arrowwood Street) (LS 24-25).

   B. FINAL PLAT - The applicant, DEC LAND CO. I, LLC, is requesting approval of a Final Plat for 36 building lots. Property is located on the north side of Arowwood Street (FP 24-26).

C. MINOR CHANGE - The applicant, GRANGER PROPERTY DEVELOPMENT, LLC, is requesting approval of a Minor Change to the Basic Development Plan approved through case BDP23-08. Property is located a 7125 Executive Blvd. (MC 24-28).

D. DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, LLC, is requesting approval of a Detailed Development Plan for a 168-unit market-rate multi-family community. Property is located at Red Buckeye Drive / Carriage Trails Parkway (DDP 24-27).

8. Additional Business

A. 2025 Meeting Schedule

9. Approval of Minutes

A. Without objection the minutes of the October 15, 2024, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. December 10, 2024
January 14, 2025

12. Adjournment

**AI-10472** **7. A.**

**Planning Commission**

Meeting Date: 11/12/2024

Lot Split

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Information

Agenda Title

LOT SPLIT - The applicant, GLJ HOLDING COMPANY, LLC, is requesting approval of a minor subdivision (Lot Split) of 2.925 acres from Inlots 1973 and 1976. Property is located at Carriage Trails 1 - Part Inlot 1973 & 1976 (Arrowwood Street) (LS 24-25).

Purpose and Background

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Attachments

Application
Staff Report
Decision Record
Legal Description
Survey
Fire Assessment

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# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS

RECEIVED
OCT 21 2024
By _____

HUBER HEIGHTS
*Come Grow With Us!*

## PLANNING DEPARTMENT

**********

**6131 Taylorsville Road** **937.233.1423**
**Huber Heights, Ohio 45424** **937.233.1272 (Fax)**

**********

Application Number LS 24-25 Date Filed 10/21/24
Receipt Number 830042 Amount Paid 50.00

### TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☒ Lot Split/Final Plat/Replat **-2.925 Acres**
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Nov. 12

## APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

| | APPLICANT | | CONTACT PERSON |
|---|---|---|---|
| Name | GLJ Holding Company LLC | Name | Ken Conaway |
| Address | 5131 Post Road Suite 101<br>Dublin OH, 43107 | Address | Same as applicant |
| | | | |
| Phone | 614.717.4444 | Phone | 614.571.0614 |
| Fax | 614.717.4440 | Fax | |
| Email | bkeethler@carriage-trails.com | Email | kconaway@carriage-trails.com |

## PROPERTY INFORMATION

Project Name: Carriage Trails Lot Split-2.925 Acres

Location of property: West of Brandt Pike, East of old Troy, North of Carriage Trails Parkway

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: PM Proposed Zoning:

Property Owner's Name: GLJ Holding Company LLC Telephone: 614.717.4441

Address: 5131 Post Road Suite 101 Dublin OH, 43017

Total acres included in this application: 2.925 Acres

Type of Development: Residential X Commercial ___ Office ___ Industrial ___ Other ___

Brief description of application request:
Lot split of 2.925 acres to become a part of section 7 Phase 5 plat

Applicant's status: Owner X Lessee _____ Purchaser _____ Agent _____

Name of Engineer: Arcadis Telephone: 614.818.4900

Attach additional information as required. Please refer to the applicable application submittal checklist.

## Applicant's Signature

GLJ Holding Company LLC

Applicant's Signature:

Printed Name: Cassandra L. Riehle, Authorized Signer

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request. GLJ Holding Company LLC

Cassandra L. Riehle, Authorized Signer. OWNER

Subscribed and sworn to before me this 21st day of Oct., 2024.

Tayte Duncan
Notary Public, State of Ohio
My Commission Expires 10-24-2027

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

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Date Received ____________ Fee Paid ____________ Received by ____________

## ADDITIONAL CONTACT INFORMATION

### PROPERTY OWNER

Name: GLJ Holding Company LLC
Address: 5131 Post Road Suite 101
Dublin OH, 43017
attn: William W. Keethler
Phone: 614.717.4444
Fax: 614.717.4440
Email: bkeethler@carriage-trails.com

### AGENT

Name: Ken Conaway
Address: Same as property owner
Phone: 614.571.0614
Fax:
Email: kconaway@carriage-trails.com

### ATTORNEY

Name:
Address:
Phone:
Fax:
Email:

### DEVELOPER

Name: Same as property owner
Address:
Phone:
Fax:
Email:

### LAND PLANNER

Name:
Address:
Phone:
Fax:
Email:

### ENGINEER

Name: Arcadis
Address: 8101 North High Street Suite100
Columbus, OH 43235
David Chiesa
Phone: 614.818.4900
Fax:
Email: david.chiesa@arcadis.com

### LANDSCAPE ARCHITECT

Name:
Address:
Phone:
Fax:
Email:

### OTHER

Name:
Address:
Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

GLJ Holding Company LLC

Witness

By: _____
Applicant's Signature

Cassandra L. Riehle, Authorized Signer

Witness

Date: 10/21/2024

Project: Lot Split

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to William W. Keethler II to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

GLJ Holding Company LLC

Cassandra L. Riehle
Owner's Signature

Owner's Signature

Cassandra L. Riehle
Printed Name

Printed Name

Sworn to before me and subscribed in my presence by the said

Cassandra L. Riehle on this 21st day of Oct, 2024.

Tayte Duncan
Notary Public, State of Ohio
My Commission Expires 10-24-2027

Notary Public

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

GLJ Holding Company LLC
5131 Post Rd Suite 101
Dublin, OH 43017
USA

Check Number 1068

WesBanco Bank
www.wesbanco.com

69-3/434
172

Oct 21, 2024

PAY Fifty and 00/100 Dollars $50.00

TO THE ORDER OF City of Huber Heights
6131 Taylorsville Rd

Huber Heights, OH 45424

Memo:

HEAT SENSITIVE SHIELD - FADES WITH HEAT OR TOUCH

Diana Cadigan

⑈1068 ⑈ ⑆043400036⑆ 5006133858⑈

**RECEIPT** DATE 10/3/24 No. 83042

RECEIVED FROM GLJ Holding $50.00

Fifty & 00/100 DOLLARS

○ FOR RENT ○ FOR Lot SPLIT - North of Carriage Trace Pkwy Sec 1 Ph 5

| | | | |
|---|---|---|---|
| ACCOUNT | | ○ CASH | #1068 |
| PAYMENT | 50 00 | ○ CHECK | FROM TO |
| BAL. DUE | | ○ MONEY ORDER | |
| | | ○ CREDIT CARD | BY Allen Hashman |

3-11

# Memorandum

Staff Report for Meeting of November 12, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: November 5, 2024

Subject: LS 24-25 (CT1 – Arrowwood Street)

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | GLJ Holding Company LLC – Applicant / Owner |
| **DEVELOPMENT NAME:** | Carriage Trails 1 |
| **ADDRESS/LOCATION:** | CT1 – Part Inlot 1973 & 1976 (Arrowwood St.) |
| **ZONING/ACREAGE:** | PM: Planned Mixed Use / 2.925 acres |
| **EXISTING LAND USE:** | Vacant land |
| **ZONING ADJACENT LAND:** | Surrounding properties are zoned PM |
| **REQUEST:** | The applicant requests approval of a minor subdivision (lot split) of 2.925 acres from Inlots 1973 and 1976. |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1107.12 |
| **CORRESPONDENCE:** | In Favor – None Received<br>In Opposition – None Received |

## STAFF ANALYSIS AND RECOMMENDATION:

### Overview

The applicant requests approval of a minor subdivision (lot split) of 2.925 acres from Inlots 1973 and 1976.

### Applicable Subdivision Regulations

The applicable subdivision regulations are Chapter 1107.12 – Minor Subdivision.

**1107.12 Minor subdivision (lot split).**

Approval without a plate of a minor subdivision may be granted by the City Planning Commission or its designated agent if the proposed division of a parcel of land meets all of the following conditions:

(a) The proposed subdivision is located along an existing public road and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve an easement of access. New lots to be created which do not front along an existing public road but which are to be sold to owners of a contiguous parcel of land which does abut along such a road do not constitute a "subdivision" of land and are exempt from this limitation provided, however, that no structure shall be built on the new lot. The City shall require a statement on the deed that the parcels shall not be a separate building lot and may not be transferred except when transferred along with the contiguous property. Such lots are also exempt from the limitation on the number of lots which may be created as a result of a minor subdivision as noted under subsection (b) hereof.

(b) No more than five lots are involved after the original parcel has been completely subdivided. New lots to be created which are five acres or larger in size and located along an existing public road are not "subdivisions" and are exempt from this limitation.

(c) The proposed subdivision is not contrary to applicable subdivision or zoning regulations.

(d) The physical characteristics of the property are suitable for building sites.

(e) There is no division or allocation of land for parks and open spaces as required by these regulations.

## Staff Analysis
### Conformance with the Subdivision Regulations

This lot split meets the requirements of the Chapter 1107.12 – Minor Subdivisions. Ultimately, this lot will be further subdivided by a subsequent case, but this lot split is a necessary first step.

**Additional Comments:**

**Fire:** Approves as submitted.
**City Engineer:** The City Engineer had no comments.

## Recommendation
Planning staff recommends approval of the minor subdivision.

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

1) Approve the minor subdivision;
2) Deny the minor subdivision; or

# Planning Commission Decision Record

WHEREAS, on October 21, 2024, the applicant, GLJ Holding Company, LLC, requested approval of a Minor Subdivision (Lot Split) of 2.95 acres from Inlots 1973 and 1976. Property is located at Carriage Trails 1 – Part Inlot 1973 and 1976 (Arrowwood Street). (Case LS 24-25), and;

WHEREAS, on November 12, 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, GLJ Holding Company, for approval of a Minor Subdivision (Lot Split). Property is located at Carriage Trails 1 (Case LS 24-25), in accordance with the recommendation of Staff's Memorandum dated November 5, 2024, with the following conditions:

1. Approve with no conditions.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DESCRIPTION OF 2.925 ACRES
CARRIAGE TRAILS
HUBER HEIGHTS, MIAMI COUNTY, OHIO

Situated in the State of Ohio, County of Miami, City of Huber Heights, being parts of Section 19, Township 2, Range 9, Miami Rivers Survey, being parts of Inlot 1973 (0.492 acre) and Inlot 1976 (2.433 acres) as shown and delineated upon the plat "Annexation to the City of Huber Heights" a subdivision of record in Plat Book 30, Pages 81-81A, also being 2.433 acres of that 59.240 acre tract as described in a deed to GLJ Holding Company, LLC, of record in Document No. 2022OR-09378, and 0.492 acre of that 20.000 acre tract as described in a deed to GLJ Holding Company, LLC of record in Document No. 2022OR-09379, all references herein being to the records of the Recorder's Office, Miami County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at an iron pin found with a plastic cap inscribed "IBI GROUP S-6872/S-7740" at the northeasterly corner of Inlot 1937 as shown and delineated upon the plat "Carriage Trails Section 7, Phase V", a subdivision of record in Plat Book 29, Pages 91-91C, in the southerly perimeter of said Inlot 1976; thence North 05°13'29"East, along said southerly perimeter, and the northerly perimeter of Inlot 352, as shown and delineated upon the plat "Carriage Trails" a subdivision of record in Plat Book 22, Page 25, a distance of 130.00 feet to an iron pin found with a plastic cap inscribed "M-E Companies" at an angle point in said southerly and northerly perimeters at the **TRUE PLACE OF BEGINNING;**

Thence North 84°54'54" West, continuing along said northerly and southerly perimeters, passing a stone found at the southeasterly corner of said Inlot 1973 at a distance of 2,119.48 feet, continuing along said northerly perimeter and the southerly line of said Inlot 1973, a total distance of 2,548.46 feet to an iron pin found with a plastic cap inscribed "IBI GROUP S-6872/S-7740" in the terminus of the westerly right of way line of Tussock Drive (50.00 feet in width) as shown and delineated upon the plat "Carriage Trails Section 7, Phase V" a subdivision of record in Plat Book 29, pages 91-91C;

Thence North 05°06'04" East, through said Inlot 1973 with a new division line, a distance of 50.00 feet to an iron pin set;

Thence South 84°54'54" East, continuing through said Inlot 1973 and through said Inlot 1976, a distance of 2,548.57 feet to an iron pin set;

Thence South 05°13'29" West, continuing through said Inlot 1976, a distance of 50.00 feet the **TRUE PLACE OF BEGINNING** and containing 2.925 acres of land.

Bearings herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group Survey, Columbus, Ohio, and is based on an actual field survey of the premises performed in April 2024.



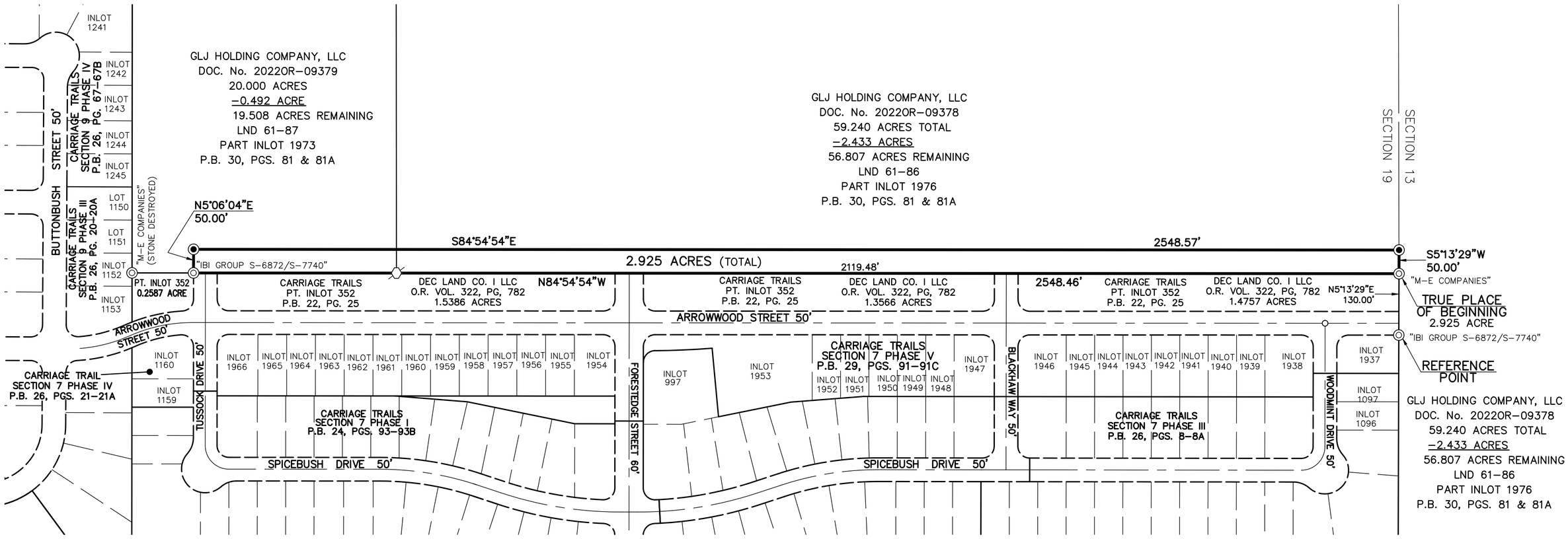

By _____
David L. Chiesa Date 08/19/24
Registered Surveyor No. 7740

# SURVEY PLAT
## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, PART INLOTS 1973 & 1976

VOLUME _____ PAGE _____
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS

NORTH

150 0 75 150 300
( IN FEET )
1 inch = 150 ft.




### REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
O.R. 322, PG. 782 DOC. No. 20220R-09379
DOC. No. 2022R-09378

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 29, PG. 91-91C
P.B. 26, PG. 20-20A P.B. 26, PG. 21-21A
P.B. 30, PG. 81-81A

### LEGEND

- ◎ IRON PIN FOUND AS NOTED
- ◉ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "IBI GROUP S-6872,S-7740")
- STONE FOUND
- ○ MAG NAIL FOUND

### APPROVED:

THIS SURVEY PLAT IS ACCEPTED AND APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO.

ON _____, 2024

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM,GRID SOUTH ZONE

### CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

ARCADIS

STATE OF OHIO
DAVID L. CHIESA 7740
REGISTERED SURVEYOR

BY _____ 08/19/24
David L. Chiesa P.S.
Registered Surveyor No. 7740

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

J:\pre-int\14\15\CT 7-5\CT 7-5 SPLIT.dwg by:chiesad5246 on 08/19/2024 @ 12:39:38 pm ~ © M+E Companies, Inc.

# Huber Heights Fire Division

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

| | |
|---|---|
| Occupancy Name: | Lot Split – Carriage Trails Section 7 Phase 5 |
| Occupancy Address: | West of Brandt, East of Old Troy, North of Carriage Trails Parkway |

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

| | | | |
|---|---|---|---|
| MCBR BLD: | N/A | HH P&D: | |
| MCBR MEC: | | HHFD Plan: | 24-422 |
| MCBR ELE: | | HHFD Box: | |
| REVIEWER: | Susong | DATE: | 11/5/2024 |

## ***Fire Department Comments:***

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

**Plan submittal is approved as shown on drawing, lot split only. Additional requirements regarding fire department access and fire hydrants may be forthcoming during the development phase.**

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

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

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

**AI-10473** **7. B.**

**Planning Commission**

Meeting Date: 11/12/2024

Final Plat

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Information

Agenda Title

FINAL PLAT - The applicant, DEC LAND CO. I, LLC, is requesting approval of a Final Plat for 36 building lots. Property is located on the north side of Arowwood Street (FP 24-26).

Purpose and Background

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Attachments

Application

Staff Report

Decision Record

Drawings

Fire Assessment

---

# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS

RECEIVED
OCT 21 2024
By _____

HUBER HEIGHTS
*Come Grow With Us!*

## PLANNING DEPARTMENT

**********

**6131 Taylorsville Road** **937.233.1423**
**Huber Heights, Ohio 45424** **937.233.1272 (Fax)**

**********

Application Number FP 24-26 Date Filed 10/21/24
Receipt Number 430043 Amount Paid 291.84

### TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☒ Lot Split/Final Plat/Replat - **Section 7, Phase V-A**
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Nov. 12, 24

## APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

| | APPLICANT | | CONTACT PERSON |
|---|---|---|---|
| Name | DEC Land Co. I LLC | Name | Ken Conaway |
| Address | 5131 Post Road, Suite 101<br>Dublin, OH 43017 | Address | same as Applicant |
| Phone | 614.717.4444 | Phone | 614.571.0614 |
| Fax | 614.717.4440 | Fax | |
| Email | bkeethler@carriage-trails.com | Email | kconaway@carriage-trails.com |

## PROPERTY INFORMATION

Project Name: **Carriage Trail Section 7, Phase V-A**

Location of property: West of Brandt Pike, East of Old Troy, North of Carriage Trails Parkway

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: PM Proposed Zoning: _____

Property Owner's Name: DEC Land Co. I LLC Telephone: 614.717.4441

Address: 5131 Post Road, Suite 101, Dublin, OH 43017

Total acres included in this application: 7.296 acres

Type of Development: Residential X Commercial ___ Office ___ Industrial ___ Other ___

Brief description of application request:

Final Plat for 36 building lots and 1 green space in Carriage Trails Section 7 Phase V-A

Applicant's status: Owner X Lessee _____ Purchaser _____ Agent _____

Name of Engineer: Arcadis Telephone: 614.818.4900

Attach additional information as required. Please refer to the applicable application submittal checklist.

## Applicant's Signature

DEC Land Co. I LLC

Applicant's Signature:

By: Carriage Trails at The Heights LLC
Its: Managing Member

Printed Name: William W. Keethler II, President

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request. DEC Land Co. I LLC By: Carriage Trails at The Heights LLC
Its: Managing Member

William W. Keethler II, Pres. OWNER

Subscribed and sworn to before me this 21st day of Oct., 2024.

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2025

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

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Date Received ___________ Fee Paid ____________ Received by ____________

## ADDITIONAL CONTACT INFORMATION

**PROPERTY OWNER**

Name: DEC Land Co. I LLC
Address: 5131 Post Road, Site 101
Dublin, OH 43017
Attn: William W. Keethler II, President
Phone: 614.717.4444
Fax: 614.717.4440
Email: bkeethler@carriage-trails.com

**AGENT**

Name: Ken Conaway
Address: Same as Property Owner
Phone: 614.571.0614
Fax:
Email: Kconaway@carriage-trails.com

**ATTORNEY**

Name:
Address:
Phone:
Fax:
Email:

**DEVELOPER**

Name: Same as property owner
Address:
Phone:
Fax:
Email:

**LAND PLANNER**

Name:
Address:
Phone:
Fax:
Email:

**ENGINEER**

Name: Arcadis
Address: 8101 North High Street, Suite 100, Columbus, OH 43235
David Chiesa
Phone: 614.818.4900
Fax:
Email: david.chiesa@arcadis.com

**LANDSCAPE ARCHITECT**

Name:
Address:
Phone:
Fax:
Email:

**OTHER**

Name:
Address:
Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

DEC Land Co. I LLC
by Carriage Trails at The Heights LLC, Its: Managing Member

Witness

By: _____
Applicant's Signature

Witness

By: William W. Keethler II, President

Date: 10/21/2024

Project: Carriage Trails Section 7 Phase V-A

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to William W. Keethler II, to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

DEC Land Co. I LLC
by Carriage Trails at The Heights LLC, Its: Managing Member

Owner's Signature

Owner's Signature

By: William W. Keethler II, President
Printed Name

---
Printed Name

Sworn to before me and subscribed in my presence by the said

William W. Keethler II on this 21st day of Oct, 2024.

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2025

Notary Public

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

DEC Land Co. I LLC
5131 Post Rd, Suite 101
Dublin, OH 43017

Check Number 3883

WesBanco Bank 69-3/434
172
www.wesbanco.com

Oct 21, 2024

PAY Two Hundred Ninety-One and 84/100 Dollars $291.84

TO THE ORDER OF City of Huber Heights
6131 Taylorsville Rd

Huber Heights, OH 45424

HEAT SENSITIVE SHIELD FADES WITH HEAT OR TOUCH

Memo:

⑈3883 ⑈ ⑆043400036⑆ 172200563⑈

RECEIPT DATE 10/31/24 No. 43043

RECEIVED FROM DEC Dearborn Land Co $291.84

Two Hundred Ninety-One & 84/100 DOLLARS

○ FOR RENT
○ FOR FINAL PLAT CT, Sec 7 Ph 5-A

| | | | |
|---|---|---|---|
| ACCOUNT | | ○ CASH | # 3883 |
| PAYMENT | 291.84 | ✓ CHECK | FROM _____ TO _____ |
| BAL. DUE | | ○ MONEY ORDER | |
| | | ○ CREDIT CARD | BY Lisa Hudson |

3-11

# Memorandum

Staff Report for Meeting of November 12, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: November 5, 2024

Subject: FP 24-26 Carriage Trail Section 7 Phase V-A
(CT1 – Arrowwood Street Rear Yards)

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | DEC Land Co. I, LLC – Applicant / Owner |
| **DEVELOPMENT NAME:** | Carriage Trails Section 7, Phase V-A |
| **ADDRESS/LOCATION:** | North side of Arrowwood Street |
| **ZONING/ACREAGE:** | PM: Planned Mixed Use / 7.296 acres. |
| **EXISTING LAND USE:** | Vacant land |
| **ZONING ADJACENT LAND:** | Surrounding properties are zoned PM. |
| **REQUEST:** | The applicant requests Final Plat approval for 36 building lots. |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1107 |
| **CORRESPONDENCE:** | In Favor – None Received<br>In Opposition – None Received |

## STAFF ANALYSIS AND RECOMMENDATION:

### Overview
The applicant requests approval of a Final Plat to create 36 building lots. These building lots contain two sub-lots “A” & “B” because they span two taxing districts. “A” sub-lots are solely within City of Huber Heights. “B” sub-lots are in the City of Huber Heights and in Bethel Township. Sub-lots allow for easier allocation and collection of property taxes. “A” and “B” sub-lots constitute one building lot and cannot be sold or transferred independently.

### Applicable Subdivision Regulations
The applicable subdivision regulations are Chapter 1107 – Final Plat.

The Huber Heights Planning Commission previously approved the Final Plat of Carriage Trails Section 7, Phase V. During that review the applicant submitted all required documentation such as final plat drawings, specifications of improvements, construction drawings, etc. The public improvements along Arrowwood Street are largely complete.

### Staff Analysis
**Conformance with the Subdivision Regulations**

This final plat for Carriage Trails Section 7, Phase V-A meets all requirements of the Huber Heights subdivision regulations.

**Additional Comments:**

**Fire:** Approves as submitted.
**City Engineer:** The City Engineer had no comments.

### Recommendation
Planning staff recommends approval of the application dated October 21, 2024, as submitted.

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

1) Approve the final plat; or
2) Deny the final plat.

# Planning Commission Decision Record

WHEREAS, on October 21, 2024, the applicant, DEC Land Co. I, LLC, requested approval of a Final Plat for 36 building lots. Property is located North side of Arrowwood Street. (Case FP 24-26), and;

WHEREAS, on November 12, 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, DEC Land Co. I, LLC, for approval of a Final Plat (Case FP 24-26), in accordance with the recommendation of Staff's Memorandum dated November 5, 2024, with the following conditions:

1. Approve with no conditions.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

# CARRIAGE TRAILS

## SECTION 7 PHASE V-A

## PART INLOTS 352, 1973 & 1976

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,

**OCTOBER 2024**

VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

### DESCRIPTION

BEING A REPLAT OF PART OF INLOTS 352, 1973 & 1976 IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND DOCUMENT No. _____ OF THE MIAMI COUNTY RECORDER'S RECORDS.

### PROPERTY OWNERS CONSENT

THE UNDERSIGNED, WILLIAM W. KEETHLER II, PRESIDENT ON BEHALF OF DEC LAND Co. I LLC, BEING THE OWNER OF THE PARCELS HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS

By: DEC Land Co. I LLC

_____

By: _____
William W. Keethler II
President

_____

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM W. KEEHTLER II, PRESIDENT DEC LAND Co. I LLC, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

### CONSENT OF LIENHOLDER

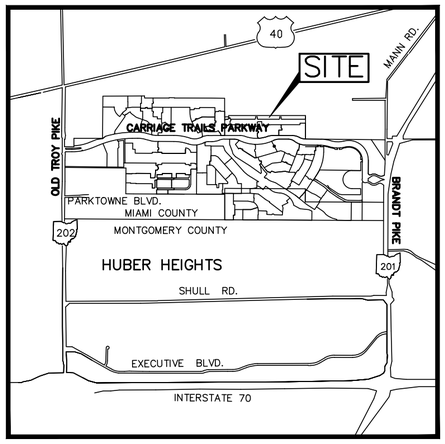
WESBANCO BANK, INC.

BY: _____
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:




LOCATION MAP
NO SCALE

### M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 7, Phase V-A are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office as amended. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

### NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

### BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

### REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:

O.R. 322, PG. 782 DOC. No. 2022OR-09378
DOC. No. 2022OR-09379

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 26, PG.8 P.B. 25, PG.53
P.B. 24, PG.93 P.B. 26, PG.21
P.B. 22, PG.25 P.B. 30, PG.81

FEE $_____

_____ _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ _____, 2024.

_____
MIAMI COUNTY AUDITOR

_____
BY DEPUTY AUDITOR

### APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2024

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

### CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND THAT 2.925 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DOCUMENT No._____ AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

ARCADIS

BY_____ 10/18/24
David L. Chiesa P.S.
Registered Surveyor No. 7740


PREPARED BY
ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com


DEVELOPER
DEC LAND CO. I LLC
5131 POST ROAD, SUITE 101
DUBLIN, OHIO 43017



J:\pre-int\14\15\CT 7-5\CT 7-5A PLAT.dwg by:chiesad5246 on 10/18/2024 @ 10:10:45 am ~ © M+E Companies, Inc.

VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

# CARRIAGE TRAILS
# SECTION 7 PHASE V-A

7.113 ACRES LOTS
+0.183 ACRE RIGHT-OF-WAY
7.296 ACRES TOTAL

**ACREAGE PER INLOT**

| | |
|---|---|
| INLOT 1973 | 0.492 ACRE |
| INLOT 1976 | 2.433 ACRES |
| INLOT 352 | 4.371 ACRES |
| | 7.296 ACRES |

**ACREAGE PER TAX DISTRICT**

NORTH TAX DISTRICT 2.742 ACRES
SOUTH TAX DISTRACT 4.371 ACRES

**LEGEND**

◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
U/E UTILITY EASEMENT
B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100
( IN FEET )
1 inch = 50 ft.

GLJ HOLDING COMPANY, LLC
DOC. No. 20220R-09378
59.240 ACRES TOTAL
INLOT 1976

MATCH LINE B

S84°54'54"E 2548.57'

INLOT B 0.097 AC. 85.20' | INLOT A 0.153 AC. 85.17'
10.0' U/E 50.00'
25.0' N5°07'20"E 50.00'
25.0' 50.00' U/E 10.0'
N84°54'54"W 50.00'
S5°07'20"W 55.01'
N5°07'20"E 54.98'
25'B/L
C4 C5
60.13'
101.87' INLOT B 0.116 AC. | INLOT A 0.184 AC. 101.90'
76.94'
15.0' U/E
N84°54'54"W
EXISTING UTILITY EASEMENT P.B. 29, PGS. 91-91C
60.00' INLOT B 0.069 AC. | INLOT A 0.110 AC.
N5°05'06"E 80.00'
25'B/L
TAX DISTRICT LINE
66.00' INLOT B 0.076 AC. | INLOT A 0.121 AC.
85.50' INLOT B 0.097 AC. | INLOT A 0.157 AC. 85.38'
85.18'
780.12'
"IBI GROUP 6872/7740"
S5°13'29"W 130.00'
"M-E COMPANIES"
EXISTING 25' ELECTRIC LINE EASEMENT D.B. 437, PG. 694 & D.B. 438, PG. 97

## ARROWWOOD STREET 50'
P.B. 29, PGS. 91-91C

10.0'
25.0' 25.0'

INLOT 1947 | INLOT 1946 | INLOT 1945 | INLOT 1944 | INLOT 1943 | INLOT 1942 | INLOT 1941 | INLOT 1940 | INLOT 1939 | INLOT 1938 | INLOT 1937

MATCH LINE
BLACKHAW WAY 50'

CARRIAGE TRAILS
SECTION 7 PHASE V
P.B. 29, PGS. 91-91C

INLOT 1097
INLOT 1096
INLOT 1095

WOODMINT DRIVE 50'

EAST LINE SECTION 19

INLOT 986 | INLOT 1106 | INLOT 1105 | INLOT 1104 | INLOT 1103 | INLOT 1102 | INLOT 1101 | INLOT 1100 | INLOT 1099 | INLOT 1098

CARRIAGE TRAILS
SECTION 7 PHASE III
P.B. 26, PGS. 8-8A

SPICEBUSH DRIVE 50'

GLJ HOLDING COMPANY, LLC
DOC. No. 20220R-09378
59.240 ACRES-TOTAL
INLOT 1976

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

NOTE: Lots with "A" & "B" designations cannot be combined due to different taxing districts but shall constitute a single building site and therefore may not be transferred independently from each other.
See Declaration of Restrictions Recorded as DOC. No. 2024OR-_____ Recorder's Office, Miami County, Ohio.

# CARRIAGE TRAILS
## SECTION 7 PHASE V-A 2/4

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VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | C.B. | CHORD |
| C1 | 39.28 | 25.00' | 90°00'59" | S39°54'25"E | 35.36' |
| C2 | 39.26 | 25.00' | 89°58'53" | N50°05'39"E | 35.35' |
| C3 | 39.28 | 25.00' | 90°01'07" | S39°54'21"E | 35.36' |
| C4 | 39.25 | 25.00' | 89°57'45" | N50°06'13"E | 35.34' |
| C5 | 39.29 | 25.00' | 90°02'15" | S39°53'47"E | 35.37' |

LEGEND

◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED

○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")

U/E UTILITY EASEMENT

B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

GLJ HOLDING COMPANY, LLC
DOC. No. 2022OR-09378
59.240 ACRES TOTAL
INLOT 1976

MATCH LINE A

MATCH LINE B

S84°54'54"E 2548.57'

INLOT B 0.110 AC. 95.55' | INLOT A 0.172 AC.
INLOT B 0.081 AC. 70.67' | INLOT A 0.130 AC.
INLOT B 0.081 AC. 70.67' | INLOT A 0.130 AC.
INLOT B 0.069 AC. 60.00' | INLOT A 0.110 AC.
INLOT B 0.069 AC. 60.00' | INLOT A 0.110 AC.
INLOT B 0.069 AC. 60.00' | INLOT A 0.110 AC.
TAX DISTRICT LINE
INLOT B 0.069 AC. 60.00' | INLOT A 0.110 AC.
INLOT B 0.069 AC. 60.00' | INLOT A 0.110 AC.
INLOT B 0.069 AC. 60.00' | INLOT A 0.110 AC.
INLOT B 0.069 AC. 60.00' | INLOT A 0.110 AC.
INLOT B 0.097 AC. 85.17' | INLOT A 0.153 AC.
INLOT B 0.116 AC. 101.90' | INLOT A 0.184 AC.
INLOT B 0.069 AC. 60.00' | INLOT A 0.110 AC.

S5°06'13"W 55.01' | N5°06'13"E 54.99' | N84°54'54"W 60.00' | S5°07'20"W 55.01' | N5°07'20"E 54.98' | N84°54'54"W 50.00'

C2 C3 C4 C5

N84°54'54"W 692.03'

EXISTING UTILITY EASEMENT P.B. 29, PGS. 91-91C

# ARROWWOOD STREET 50'

P.B. 29, PGS. 91-91C

CARRIAGE TRAILS SECTION 7 PHASE V P.B. 29, PGS. 91-91C

INLOT 1952 | INLOT 1951 | INLOT 1950 | INLOT 1949 | INLOT 1948 | INLOT 1947

INLOT 997 GREEN SPACE DRAINAGE EASEMENT AREA

INLOT 1953

INLOT 1946 | INLOT 1945

INLOT 1106 | INLOT 1105

MATCH LINE A

FORESTEDGE STREET 60'

MATCH LINE

BLACKHAW WAY 50'

INLOT 991 | INLOT 990 | INLOT 989 | INLOT 988 | INLOT 987 | INLOT 986

INLOT 992

INLOT 993

INLOT 994

INLOT 995

INLOT 996

CARRIAGE TRAILS SECTION 7 PHASE II P.B. 25, PGS. 53-53A

SPICEBUSH DRIVE 50'

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

NOTE: Lots with "A" & "B" designations cannot be combined due to different taxing districts but shall constitute a single building site and therefore may not be transferred independently from each other.
See Declaration of Restrictions Recorded as DOC. No. 2024OR-_____ Recorder's Office, Miami County, Ohio.

# CARRIAGE TRAILS

## SECTION 7 PHASE V-A



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VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

## LEGEND

- ◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
- ○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

GLJ HOLDING COMPANY, LLC
DOC. No. 2022OR-09379
20.000 ACRES
INLOT 1973

GLJ HOLDING COMPANY, LLC
DOC. No. 2022OR-09378
59.240 ACRES TOTAL
INLOT 1976

"IBI GROUP 6872/7740"

"M-E COMPANIES" (STONE DESTROYED)

PT. INLOT 352
0.2587 ACRE
(REMAINDER)

EXISTING UTILITY EASEMENT P.B. 26, PGS. 21-21A

S84°54'54"E 2548.57'

N84°54'54"W 50.00'

N84°54'54"W 60.00'

TAX DISTRICT LINE

MATCH LINE A

INLOT B 0.098 AC. | INLOT B 0.070 AC. | INLOT B 0.099 AC.

INLOT A 0.155 AC. | INLOT A 0.112 AC. | INLOT A 0.154 AC.

ARROWWOOD STREET 50'
P.B. 29, PGS. 91-91C

EXISTING UTILITY EASEMENT P.B. 29, PGS. 91-91C

INLOT 1160

CARRIAGE TRAIL SECTION 7 PHASE IV P.B. 26, PG. 21

INLOT 1159

TUSSOCK DRIVE 50'

INLOT 1966 | INLOT 1965 | INLOT 1964 | INLOT 1963 | INLOT 1962 | INLOT 1961 | INLOT 1960 | INLOT 1959 | INLOT 1958 | INLOT 1957 | INLOT 1956 | INLOT 1955 | INLOT 1954

CARRIAGE TRAILS
SECTION 7 PHASE V
P.B. 29, PGS. 91-91C

CARRIAGE TRAILS
SECTION 7 PHASE I
P.B. 24, PGS. 93-93B

INLOT 847 | INLOT 848 | INLOT 849 | INLOT 850 | INLOT 851 | INLOT 852 | INLOT 853 | INLOT 854 | INLOT 855 | INLOT 856 | INLOT 857 | INLOT 858 | INLOT 859 | INLOT 860

INLOT 846

SPICEBUSH DRIVE 50'

INLOT 845

MATCH LINE A

FORESTEDGE STREET 60'

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

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See Declaration of Restrictions Recorded as DOC. No. 2024OR-_____ Recorder's Office, Miami County, Ohio.

# CARRIAGE TRAILS
## SECTION 7 PHASE V-A

4/4

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# Huber Heights Fire Division

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

| | |
|---|---|
| Occupancy Name: | Carriage Trails |
| Occupancy Address: | Section 7, Phase 5 |

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

| | | | |
|---|---|---|---|
| MCBR BLD: | N/A | HH P&D: | N/A |
| MCBR MEC: | N/A | HHFD Plan: | 24-421 |
| MCBR ELE: | N/A | HHFD Box: | 49 |
| REVIEWER: | Susong | DATE: | 11/5/2024 |

## *Fire Department Comments:*

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

**These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.**

**Requirements:**

- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet of any opening in any building. Site utility plans have not been provided and shall be submitted before construction.**
- **In accordance with Huber Heights Codified Ordinance 1521.06 (b)(1), "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**
- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.**
- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire**

**Official and City Engineer. Huber Heights Codified Ordinance 1519.01 - Water mains.**

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1. Please provide before construction.**
- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to Ohio Fire Code Appendix D 103.4.**

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

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2011 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

**AI-10474** **7. C.**

**Planning Commission**

Meeting Date: 11/12/2024

Minor Change

---

Information

Agenda Title

MINOR CHANGE - The applicant, GRANGER PROPERTY DEVELOPMENT, LLC, is requesting approval of a Minor Change to the Basic Development Plan approved through case BDP23-08. Property is located a 7125 Executive Blvd. (MC 24-28).

Purpose and Background

---

Attachments

Application

Staff Report

Decision Record

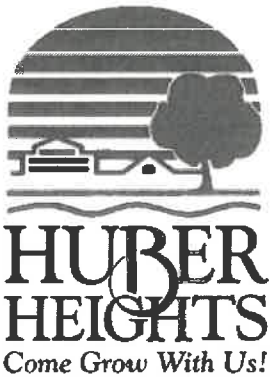
Site Plan

Original Renderings

---

# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS




RECEIVED
OCT 25 2024
By_____

## PLANNING DEPARTMENT

**6131 Taylorsville Road**
**Huber Heights, Ohio 45424**

**937.233.1423**
**937.233.1272 (Fax)**

Application Number MC 24-28
Receipt Number _____

Date Filed 10/25/24
Amount Paid _____

### TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☒ Minor Change
- ☐ Other



Nov. 12, 24

## APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

| | APPLICANT | | CONTACT PERSON |
|---|---|---|---|
| Name | Granger Property Development, LLC | Name | Kevin Brokaw |
| Address | 2211 Medina Road | Address | 2211 Medina Road |
| | Suite 100 | | Suite 100 |
| | Medina, Ohio 44256 | | Medina, Ohio 44256 |
| Phone | 216 · 570 · 7055 | Phone | 216 · 570 · 7055 |
| Fax | | Fax | |
| Email | kbrokaw@pridehome.cc | Email | kbrokaw@pridehome.cc |

## PROPERTY INFORMATION

Project Name: Pride One Addition

Location of property: 7125 Executive Drive, Huber Heights, Ohio

Book _____ Page _____ Parcel Number(s) P70 03910 0082

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: 7125 Executive Blvd, LLC Telephone: 216 · 570 · 7055

Address: 2211 Medina Road, Medina, Ohio 44256

Total acres included in this application: 17.578

Type of Development: Residential X Commercial ___ Office ___ Industrial ___ Other ___

Brief description of application request:
Minor change to townhome development plan.

Applicant's status: Owner X Lessee _____ Purchaser _____ Agent _____

Name of Engineer: Choice One Telephone: 513 · 239 · 8554

Attach additional information as required. Please refer to the applicable application submittal checklist.

**Applicant's Signature**

Applicant's Signature:

Kevin M. Brokaw

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

OWNER

Subscribed and sworn to before me this _____ day of _____, 20____.

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

==========

Date Received _____ Fee Paid _____ Received by _____

## ADDITIONAL CONTACT INFORMATION

### PROPERTY OWNER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

### AGENT

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

### ATTORNEY

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

### DEVELOPER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

### LAND PLANNER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

### ENGINEER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

### LANDSCAPE ARCHITECT

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

### OTHER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

_____ By: K. M. B
Witness Applicant's Signature

_____ Date: 10.25.24
Witness

Project: Pride One Apts

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Kevin M. Brokaw to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

K. M. B
Owner's Signature

_____
Owner's Signature

Kevin Brokaw
Printed Name

_____
Printed Name

Sworn to before me and subscribed in my presence by the said

_____ on this _____ day of _____, 20_____.

_____
Notary Public

# Memorandum

Staff Report for Meeting of November 12, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: November 5, 2024

Subject: MC 24-28 7125 Executive Blvd. (Pride One / RHM)

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | Granger Property Development, LLC – Applicant<br>7125 Executive Blvd LLC – Owner<br>City of Huber Heights - Owner |
| **DEVELOPMENT NAME:** | Pride One Apartments |
| **ADDRESS/LOCATION:** | 7125 Executive Blvd. |
| **ZONING/ACREAGE:** | PM: Planned Mixed Use / 17.58 acres. |
| **EXISTING LAND USE:** | Vacant land |
| **ZONING ADJACENT LAND:** | Surrounding properties are zoned: North – A;<br>East – PM; South – PM / PEP; West: PM / R-7 |
| **REQUEST:** | The applicant requests approval of a minor change to the basic development approved through case BDP 23-08. |
| **ORIGINAL APPROVAL**: | BDP 23-08 May 8, 2023 |
| **APPLICABLE HHCC:** | Chapter 1171, 1179 |
| **CORRESPONDENCE:** | In Favor – None Received<br>In Opposition – None Received |

## STAFF ANALYSIS AND RECOMMENDATION:

### Overview

The applicant requests a minor change to phase 1 of a basic development plan and feedback from the Planning Commission for a subsequent phase 2. In May 2023, RHM received approval for a basic development plan comprised of approximately 300 units on 17.5 acres (18 dwelling units/acre) with amenities such as a clubhouse, swimming pool, dog park, etc.

The concept plans also illustrated four conceptual commercial/retail buildings to be constructed by others.

On March 29, 2024, RHM submitted approval for a detailed development plan, which the Planning Commission approved on April 9, 2024, with the following conditions:

1. All signs shall conform to Section 1189.
2. Additional shrubs shall be planted along the west parking areas to screen headlights from adjacent properties.
3. Wall fixtures C-31, C-47, C-50, and C-40 shall be no higher than 20.'
4. If the west walkway remains wall fixtures F-1, F-2, F-3, and F-4 shall be no higher than 10'.
5. If the west walkway is eliminated wall fixtures F-1, F-2, F-3, and F-4 shall be removed.
6. If the west walkway is eliminated, applicant shall construct an 8-foot walkway through the dog park connecting the south walkway to the drive aisle.

RHM never proceeded with the project and is no longer a development partner. The applicant, an original partner, would like to proceed with a slightly revised concept on part of the 17.5-acre parcel (phase 1) and receive feedback on a proposed mixed-use development (phase 2) along Executive Boulevard.

The city is negotiating a purchase agreement with the applicant for the remaining frontage land along Executive Boulevard. A phase 2 basic development plan application will be forthcoming.

### Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 Planned Mixed Use District.

**1171.11 Changes in the basic and detailed development plans.**

*A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall*

*be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.*

*(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.*

*(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.*

## Staff Analysis

**Project Details:**

Phase 1 (minor change request): The applicant proposes a 147-unit townhome development on 13.5 acres with community amenities such as a clubhouse, pool, dog park and walking paths. The proposed townhome density is 10.9 dwelling units/acre. Building setbacks remain unchanged.

The transportation system is largely unchanged, with the primary access being from Executive Boulevard and an emergency access point at Loblolly Drive.

The original basic development plan included 2.06 parking spaces per unit, accommodated through attached and detached garages and surface spaces. The revised plan illustrates a parking ratio of 2.3 spaces per unit, which is accommodated through a mixture of attached parking, driveway spaces and surface spaces for residents and guests.

The revised plan also illustrates two conceptual stormwater detention basins instead of one central pond. These basins are designed to manage stormwater runoff and prevent flooding effectively, and they will be landscaped to enhance the development's aesthetic appeal.

The planning staff feels the changes proposed in phase one meet the definition of a Minor Change described in Chapter 1171.11.

Phase 2 (concept review only): The applicant proposes two 4-story mixed-use buildings with 92 units each, ground-floor retail bays and central plaza / outdoor dining areas. Numerous interviews with local and national retail brokers indicated a preference for mixed-use buildings versus the proposed initially separate 3-story residential and retail

buildings. Ground-floor retail bays provide more flexibility and adaptability to meet market demands than stand-alone retail pads.

The concept plan illustrates 276 parking spaces for the 184 residential units (1.5 spaces/unit) and approximately 176 parking spaces for 11,000 SF of retail uses.

**Conformance With Planned Mixed-Use District Requirements**:
Use: Residential uses are principally permitted.

Development Standards:

- The revised phase one basic development plan is consistent with the initially approved parking, building setback, and yard requirements.
- Phase 1 housing density is reduced to 10.9 DUA on 13.5 acres versus 18 DUA on 17.6 acres.

Parking and Loading:

- The parking ratio increases from 2.06 spaces/unit to 2.3 spaces/unit.

**Additional Comments:**

**Fire:** See attached.
**City Engineer:** The City Engineer had no comments.

**Recommendation**
The planning staff feels the phase 1 changes are consistent with the definition of a minor change to a PUD and support the change. Staff recommends approval of a Minor Change to the Basic Development Plan with the following conditions, which are consistent with the previous basic and Detailed Development Plan approval:

1. Permitted uses shall be those permitted in Ordinance 2023-O-2579.
2. Perimeter setbacks: South and West – 20 feet; North and East – 15 feet.
3. The existing trees and non-invasive vegetation abutting properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained healthily. Dead or dying trees shall be replaced with species approved by the City.
4. All signs shall conform to Section 1189.

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

1) Approve the Minor Change with or without conditions;
2) Deny the Minor Change; or
3) Table the application to gather additional information.

# Planning Commission Decision Record

WHEREAS, on October 25, 2024, the applicant, Granger Property Development, LLC, requested approval of a Minor Change to the Basic Development Plan approved through case BDP 23-08. Property is located at 7125 Executive Blvd., further identified as Parcel Number P70 03910 0082 of the Montgomery County Auditor's Map (MC 24-28), and;

WHEREAS, on November 12, 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, Granger Property Development, LLC, for approval of a Minor Change to the Basic Development Plan. Property is located at 7125 Executive Blvd (Case MC 24-28), in accordance with the recommendation of Staff's Memorandum dated November 5, 2024, with the following conditions:

1. Permitted uses shall be those permitted in Ordinance 2023-O-2579.
2. Perimeter setbacks: South and West – 20 feet; North and East – 15 feet.
3. The existing trees and non-invasive vegetation abutting properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained healthily. Dead or dying trees shall be replaced with species approved by the City.
4. All signs shall conform to Section 1189.

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

_____ _____

Terry Walton, Chair Date
Planning Commission




1 PLAN SITE PLAN
1" = 50'-0"

1" = 50'- 0"
0 50' 100' 150'

## GENERAL NOTES

**BUILDING/ UNIT BREAKDOWN:**

TOWNHOME COMMUNITY (13.5 ACRES):
- 29 BUILDINGS
- 147 TOTAL TOWNHOME UNITS
- DENSITY: 10.8 DWELLING UNITS/ACRE

4 STORY MULTI-FAMILY COMMUNITY/ GROUND FLOOR RETAIL (8.5 ACRES)
- 2 BUILDINGS
- 92 UNITS PER BUILDING (184 UNITS TOTAL)
- GROUND FLOOR RETAIL (1,500 SF, 1,800 SF, 3,000 SF)

UNIT BREAKDOWN PER BUILDING:
- STUDIO: 4 UNITS (.04%)
- 1-BED: 70 UNITS (.76%)
- 2-BED: 18 UNITS (.20%)

DENSITY: 21.6 DWELLING UNITS/ACRE

**TOTAL UNITS: 331 UNITS**
**TOTAL GROUND FLOOR RETAIL: 11,000 SF**
**TOTAL DENSITY: 15 DWELLING UNITS/ACRE**

**PARKING BREAKDOWN:**

TOWNHOME COMMUNITY:
- 294 SPACES (2 PER DWELLING UNIT) - TOWNHOMES
- 50 SPACES - ADDITIONAL RESIDENT/ GUEST PARKING
- 344 TOTAL

RESIDENT PARKING FOR 4 STORY MULTI-FAMILY COMMUNITY:
- 276 SPACES

**TOTAL RESIDENTIAL SPACES: 620 SPACES (1.87 SPACES PER UNIT)**
**GROUND FLOOR RETAIL SPACES: 176 SPACES**

**TOTAL PARKING: 796 SPACES**

**PRELIMINARY**

**NOTE!!!**
**THIS DRAWING IS NOT FOR CONSTRUCTION**

DATE PRINTED
**OCTOBER 24, 2024**

1 REVISIONS

MANN • PARSONS • GRAY ARCHITECTS
330.666.5770

SITE PLAN

HUBER HEIGHTS APARTMENTS
7125 EXECUTIVE BLVD, HUBER HEIGHTS, OH 45424 PROJECT #: 22324

A0.1

# HUBER HEIGHTS

## RHM REAL ESTATE GROUP
## HUBER HEIGHTS, OH
## SCHEMATIC DESIGN SET



A101



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SCALE: 1" = 60' - 0" (24"x36" SHEET)

0' 60' 120' 240'

N

| Huber Heights- PHASE I SCH I | | | | | RHM Real Estate Group | | 22435 |
|---|---|---|---|---|---|---|---|
| UNIT TABULATION - 2 STORY BIG HOUSE | | | | | | | 4/28/23 |
| UNIT NAME | UNIT TYPE | NET AREA(SF) | UNIT COUNT | BED COUNT | UNIT PERCENTAGE | TOTAL AREA | % BREAKDOWN |
| A1-L BH | 1br/1ba | 684 | 20 | 20 | 7% | 13,680 | |
| A1-U BH | 1br/1ba | 760 | 20 | 20 | 7% | 15,200 | |
| A2 BS | 1br/1ba | 716 | 48 | 48 | 16% | 34,368 | 48% |
| A3 BS | 1br/1ba | 787 | 16 | 16 | 5% | 12,592 | |
| A2-U BH | 1br/1ba | 891 | 40 | 40 | 13% | 35,640 | |
| B1 BS | 2br/2ba | 1,009 | 16 | 32 | 5% | 16,144 | |
| B3 BS | 2br/2ba | 1,147 | 20 | 40 | 7% | 22,940 | |
| B1-U BH | 2br/2ba | 1,162 | 40 | 80 | 13% | 46,480 | 47% |
| B2-L BH | 2br/2ba | 1,171 | 32 | 64 | 11% | 37,472 | |
| B2-U BH | 2br/2ba | 1,287 | 32 | 64 | 11% | 41,184 | |
| C1-L BH | 3br/2ba | 1,353 | 8 | 24 | 3% | 10,824 | 5% |
| C1-U BH | 3br/2ba | 1,450 | 8 | 24 | 3% | 11,600 | |
| TOTALS | | | 300 | 472 | 100% | 298,124 | |

UNIT AVERAGE NET SF : 994

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

## PROJECT DATA

| | | |
|---|---|---|
| UNIT AVERAGE NET SF : | 994 | S.F. |
| ACREAGE: | 17.00 | GROSS ACRES |
| | 17.60 | GROSS ACRES (WITH POND) |
| DENSITY: | 18 | UNITS/ACRE |
| RESIDENTIAL PARKING: | | |
| REQUIRED | 472 | SPACES |
| PROVIDED | 619 | TOTAL SPACES |
| | 159 | SURFACE SPACES |
| | 12 | ACCESIBLE SPACES |
| | 108 | TANDEM SPACES |
| | 72 | DETACHED GARAGES |
| | 28 | BS ATTACHED GARAGES |
| | 240 | BH ATTACHED GARAGES |
| | 2.06 | SPACES/UNIT WITHOUT TANDEM |
| | 2.42 | SPACES/UNIT WITH TANDEM |

18' DEPTH RESIDENTIAL TANDEM SPACES

RESIDENTIAL OPEN AREA 6.4 ACRE
36% OF TOTAL ACREAGE

26' WIDE FIRE ACCESS DRIVE LANE
GREATER THAN 35' OUTSIDE RADIUS CURBS FOR FIRE ACCESS

COMERCIAL AREA PARKING
5 SPACES REQUIRED EVERY 1000 SQ FT RETAIL AREA
150 SPACES REQUIRED
178 SPACES PROVIDED

A201

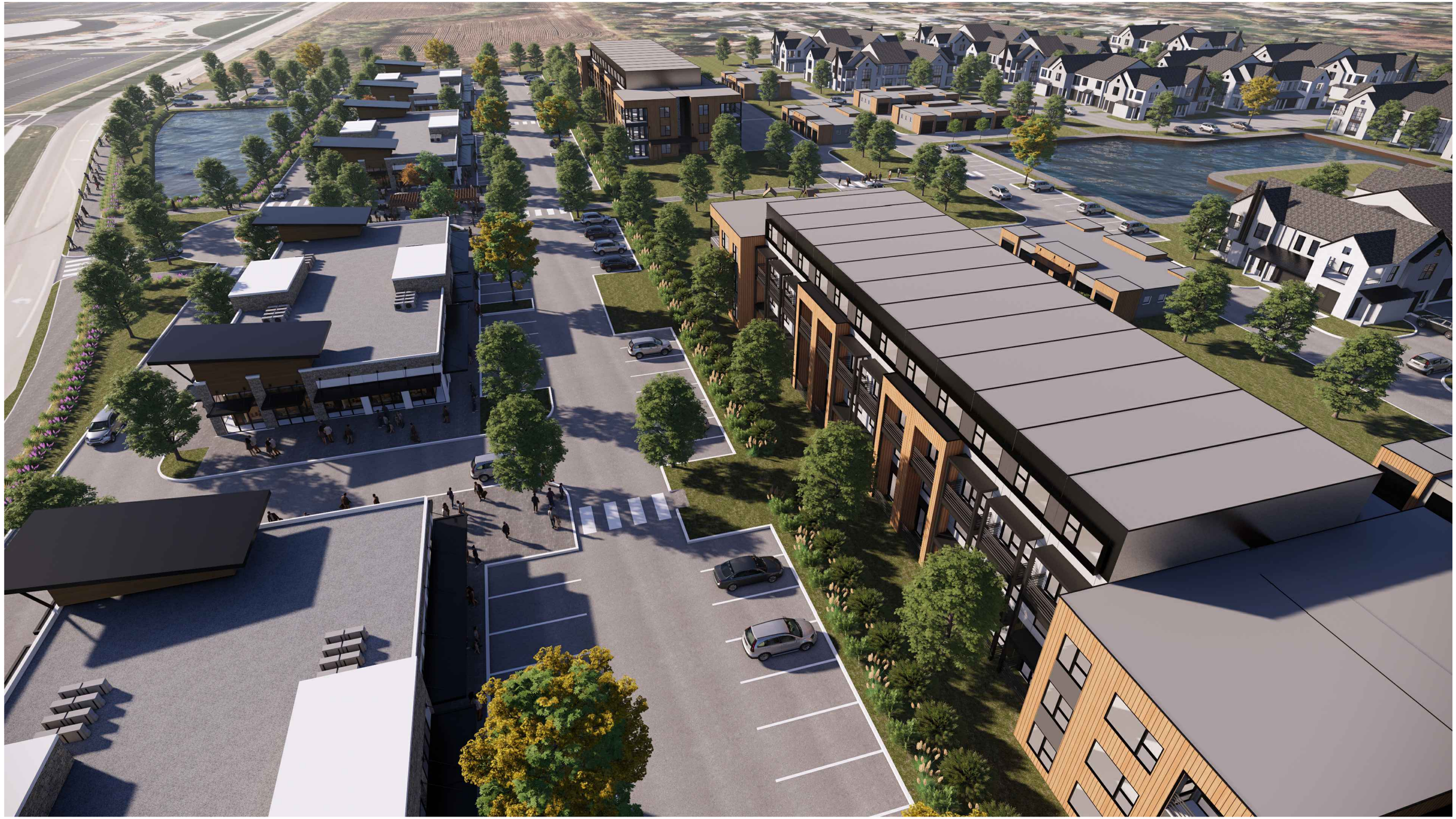
**HUMPHREYS & PARTNERS** ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

ARCHITECTURAL SITEPLAN
SCHEME 10
May 2, 2023

**Huber Heights**
Huber Heights, OH
HPA# 22435

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A102

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PERSPECTIVE

May 8, 2023

**Huber Heights**
Huber Heights, OH
HPA# 22435

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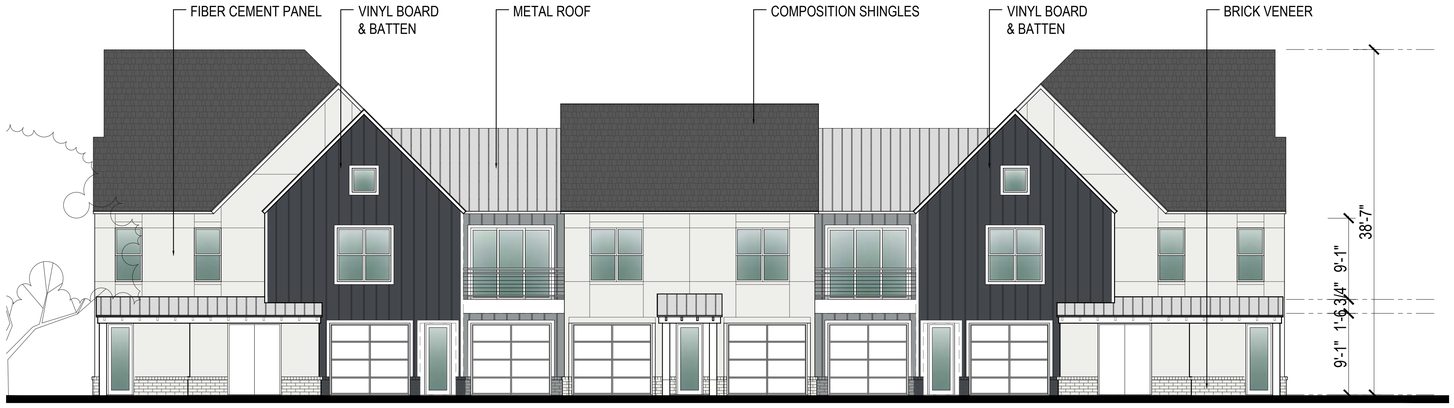
RHM REAL ESTATE GROUP
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PERSPECTIVE

May 8, 2023

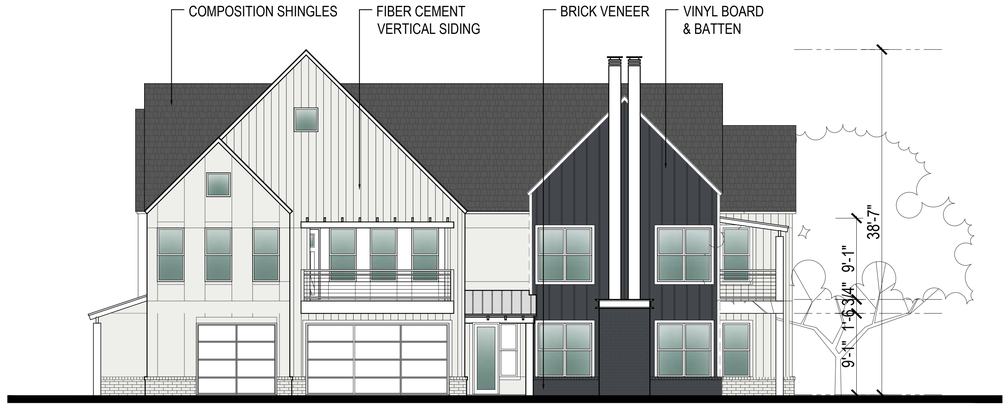
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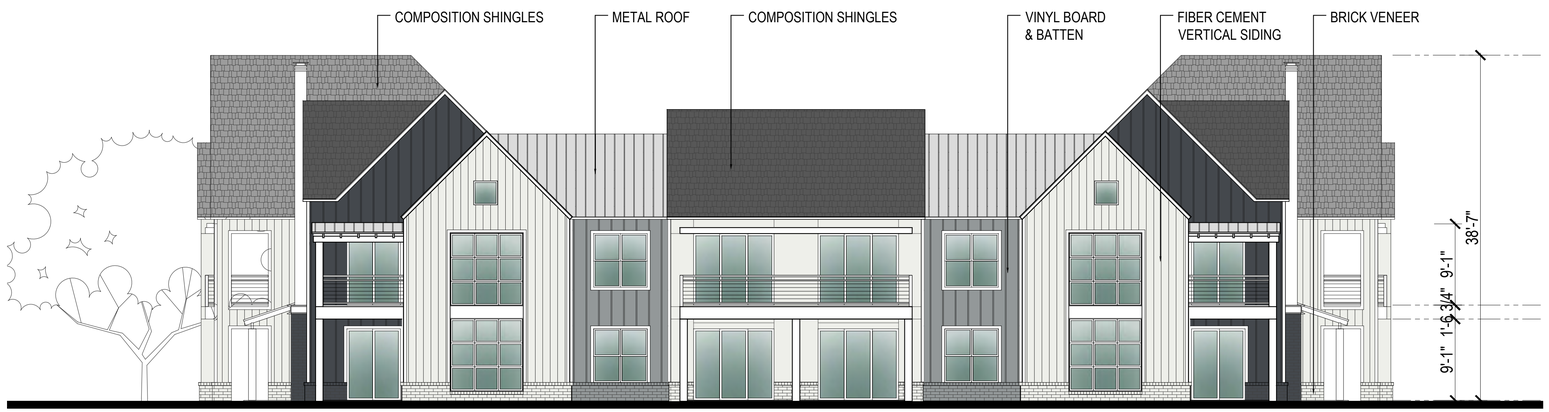

FRONT ELEVATION

BRICK VENEER: 6%




SIDE ELEVATION

BRICK VENEER: 12%




REAR ELEVATION

BRICK VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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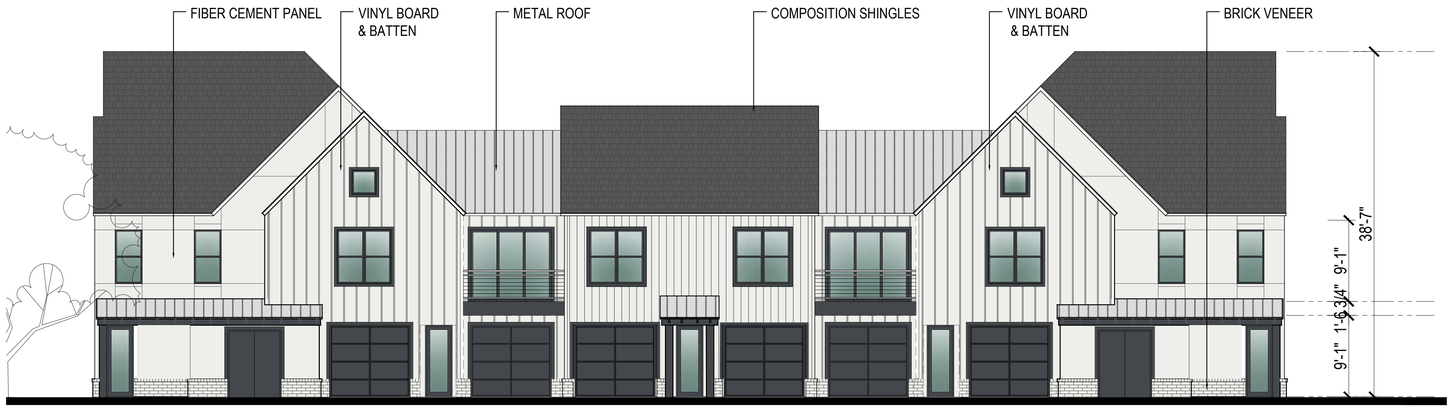
BLDG TYPE I - ELEVATIONS

May 8, 2023

A413 OP01

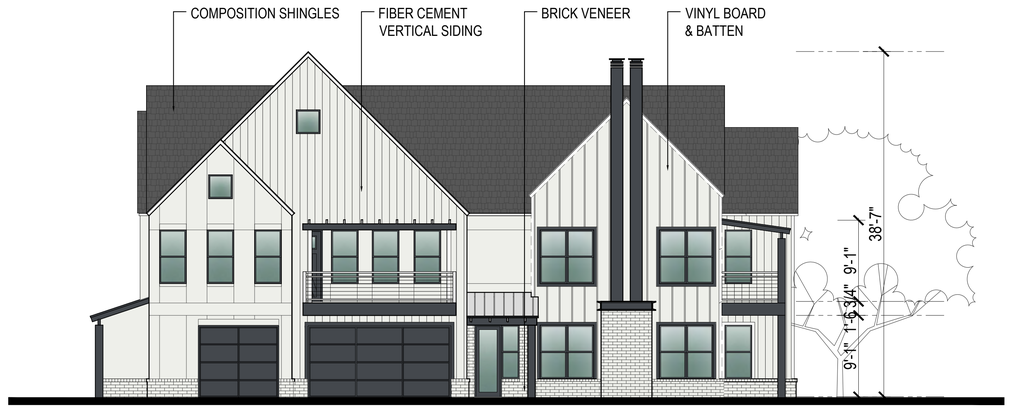
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Huber Heights, OH
HPA# 22435

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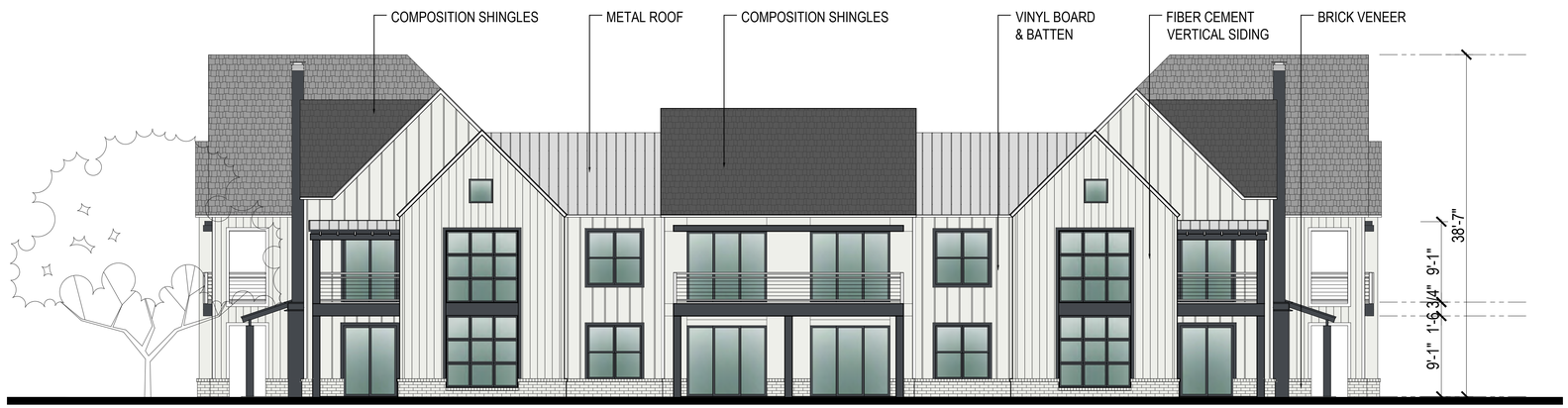

FRONT ELEVATION

BRICK VENEER: 6%




SIDE ELEVATION

BRICK VENEER: 12%




REAR ELEVATION

BRICK VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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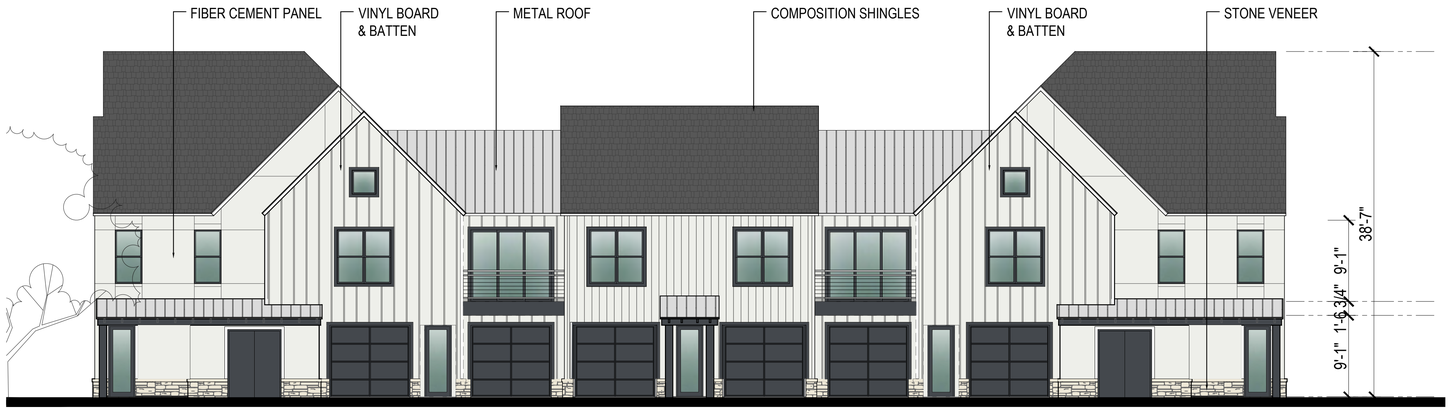
BLDG TYPE I - ELEVATIONS

May 8, 2023

A413 OP02

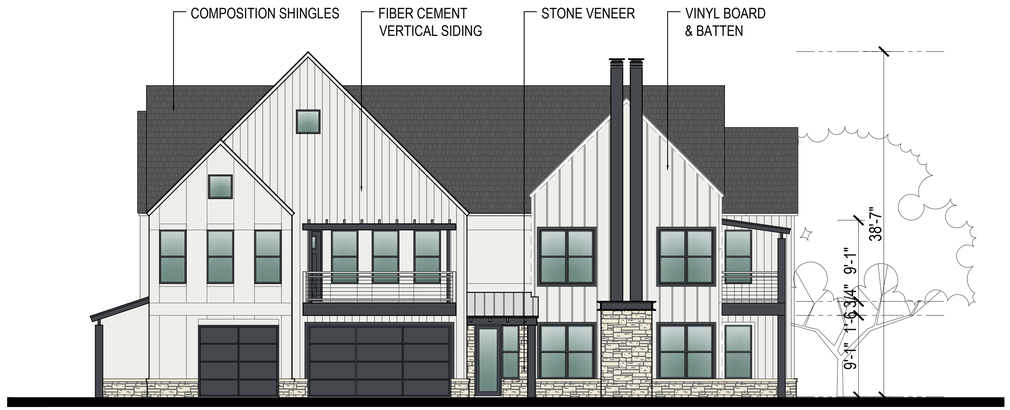
**Huber Heights**
Huber Heights, OH
HPA# 22435

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FRONT ELEVATION

STONE VENEER: 6%




SIDE ELEVATION

STONE VENEER: 12%




REAR ELEVATION

STONE VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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BLDG TYPE I - ELEVATIONS

May 8, 2023

A413 OP03

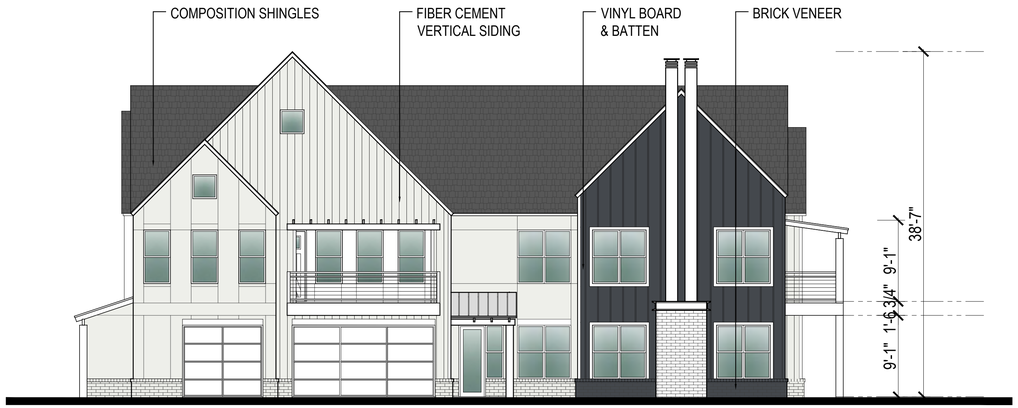
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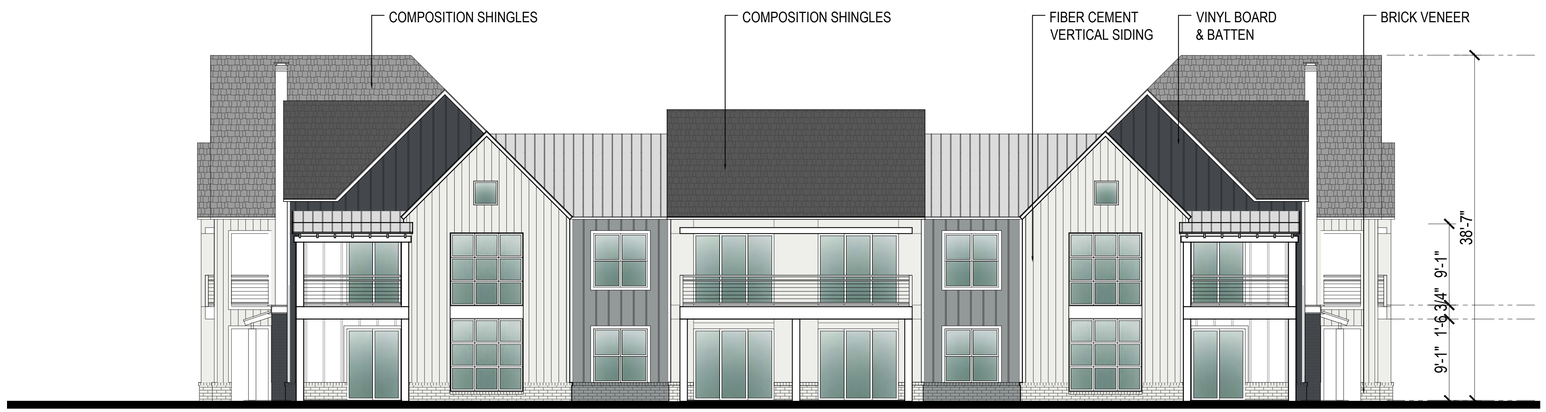

FRONT ELEVATION

BRICK VENEER: 6%




SIDE ELEVATION

BRICK VENEER: 12%




REAR ELEVATION

BRICK VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE II - ELEVATIONS

May 8, 2023

A423 OP01

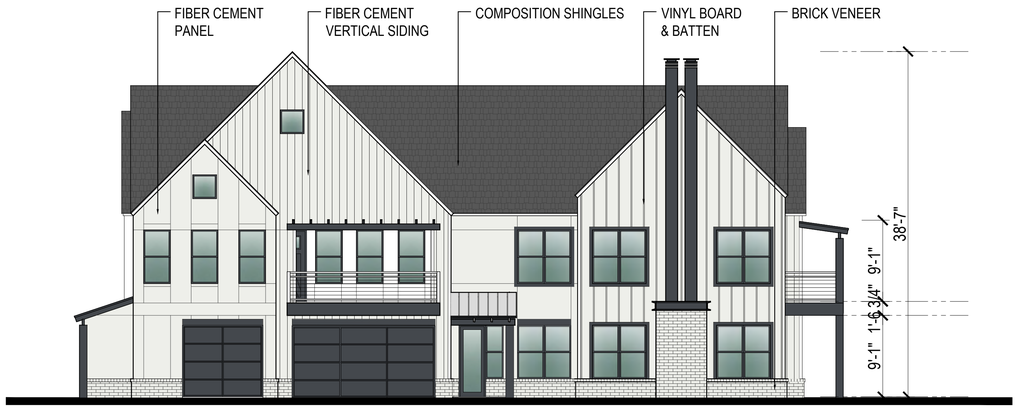
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FRONT ELEVATION

BRICK VENEER: 6%




SIDE ELEVATION

BRICK VENEER: 12%




REAR ELEVATION

BRICK VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE II - ELEVATIONS

May 8, 2023

A423 OP02

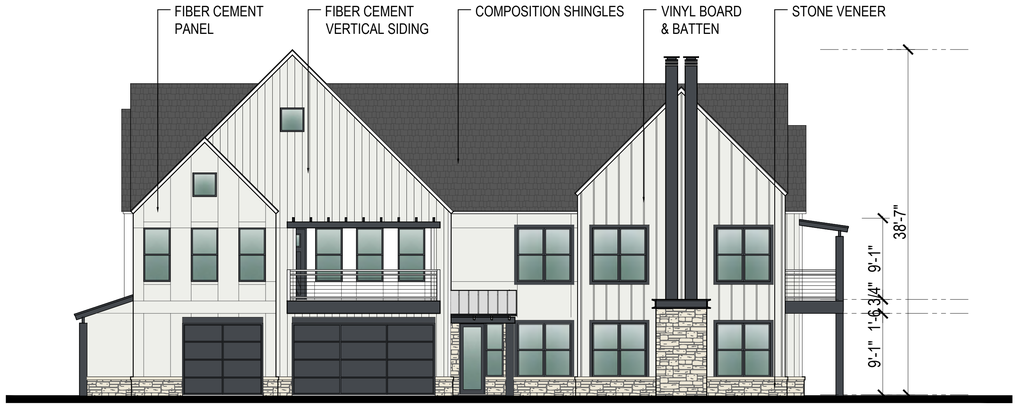
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FRONT ELEVATION

STONE VENEER: 6%




SIDE ELEVATION

STONE VENEER: 12%




REAR ELEVATION

STONE VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE II - ELEVATIONS

May 8, 2023

A423 OP03

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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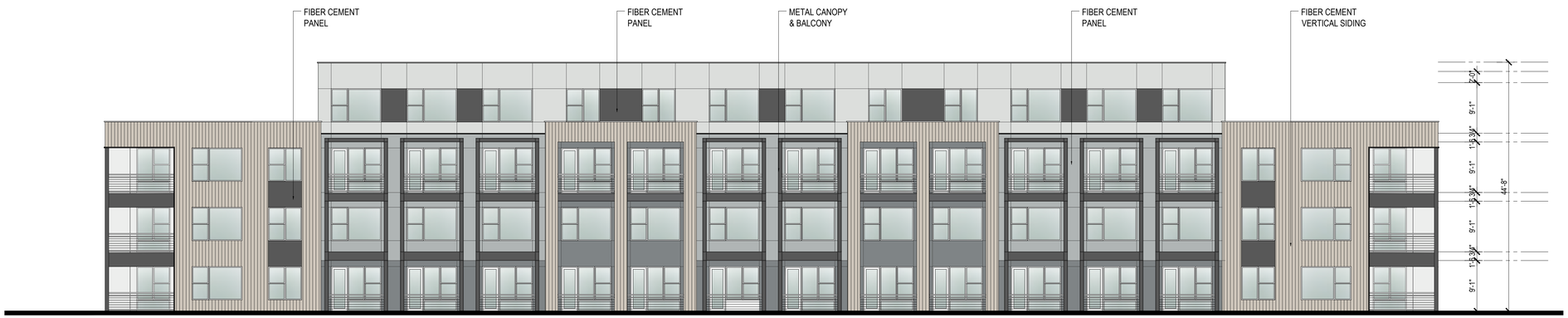
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RETAIL BUILDINGS ELEVATIONS

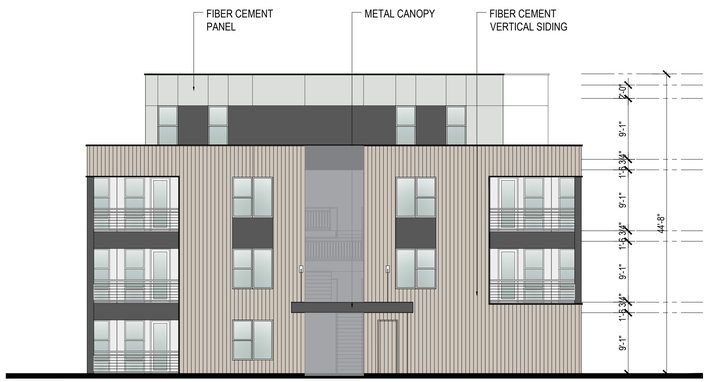
May 8, 2023

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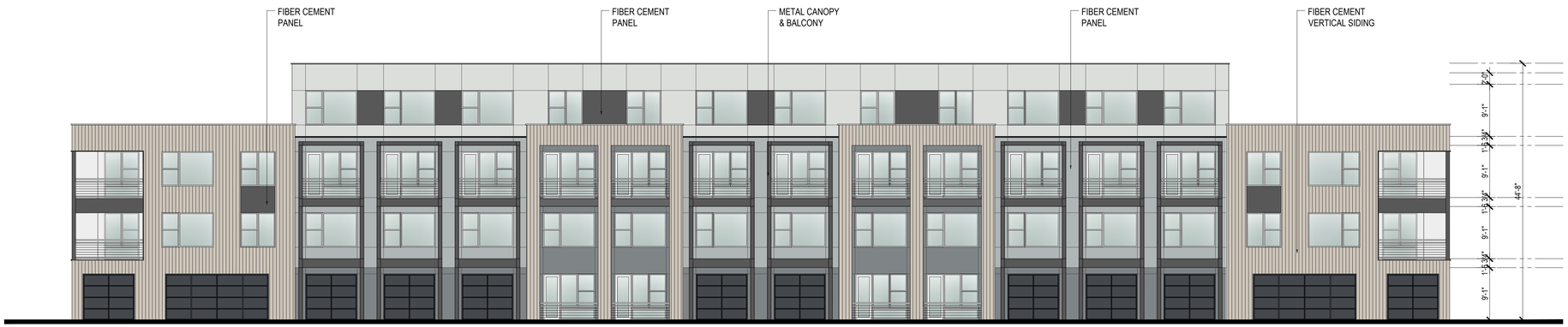
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FRONT ELEVATION




SIDE ELEVATIONS




REAR ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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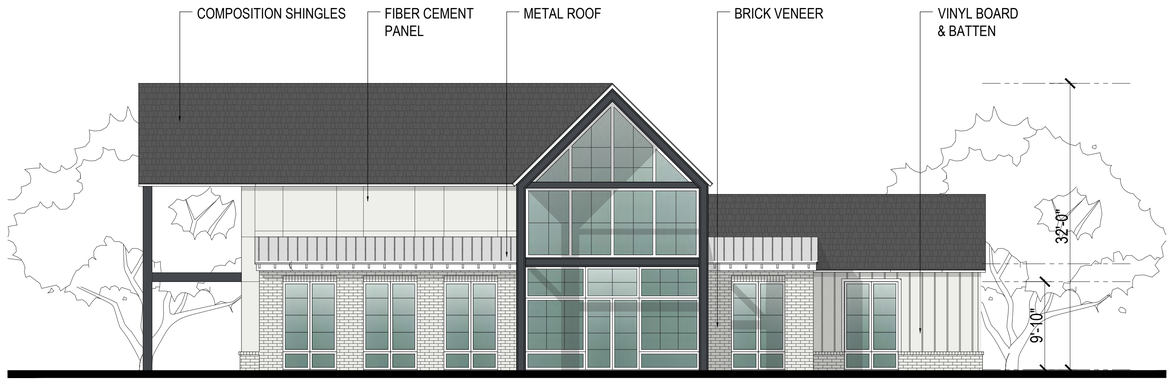
BLDG TYPE III - ELEVATIONS

May 8, 2023

A433

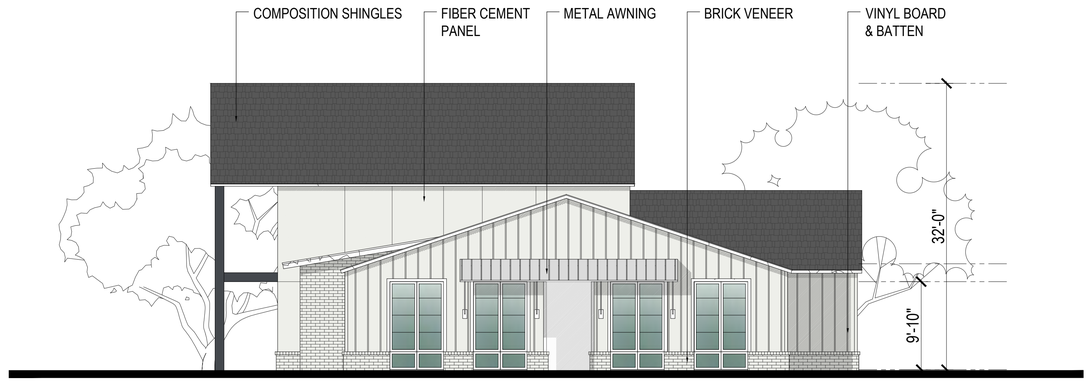
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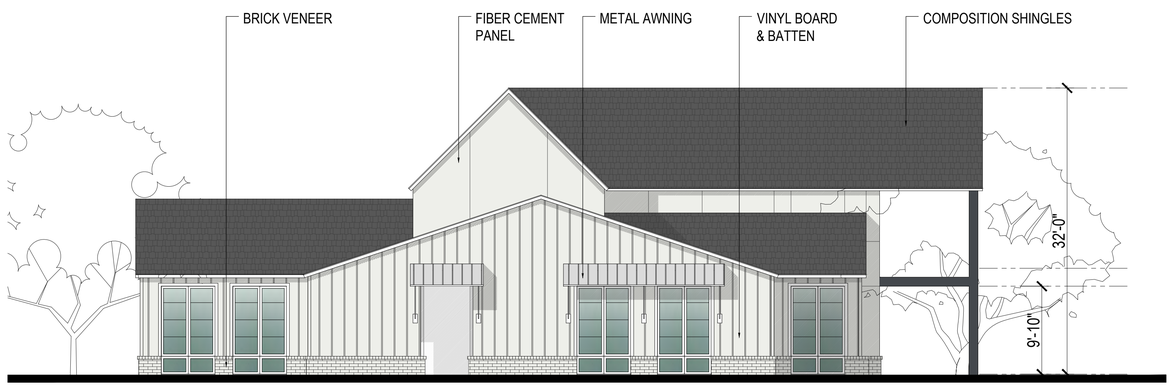

BRICK VENEER: 45%

FRONT ELEVATION



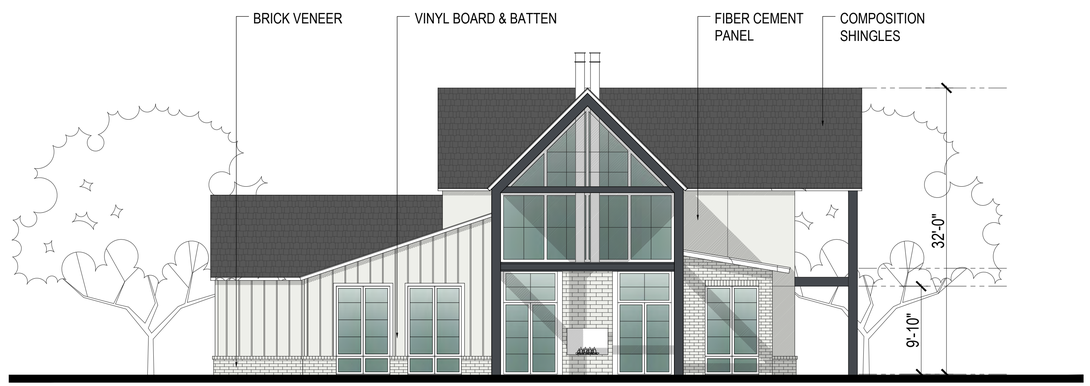

BRICK VENEER: 17%

RIGHT ELEVATION




BRICK VENEER: 11%

REAR ELEVATION




BRICK VENEER: 33%

LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

A803

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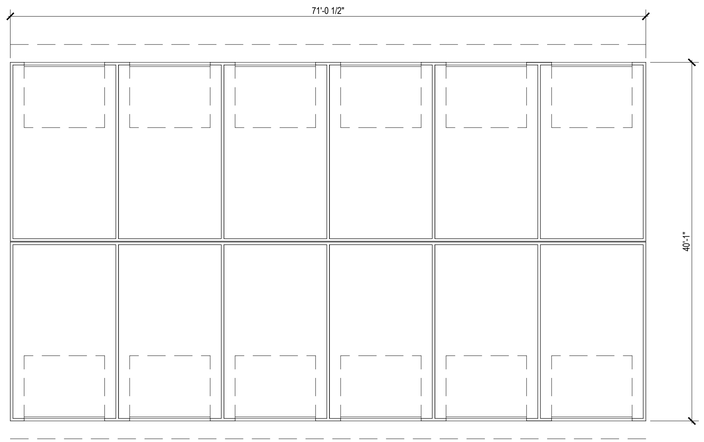
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CLUB HOUSE ELEVATION

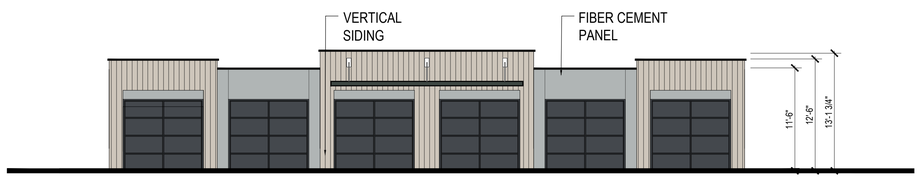
May 8, 2023

**Huber Heights**
Huber Heights, OH
HPA# 22435

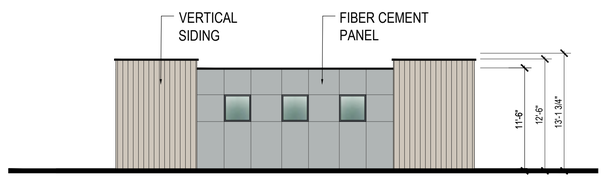
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FLOOR PLAN




FRONT & REAR ELEVATIONS




SIDE ELEVATIONS

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

A901

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ACCESSORY BUILDINGS - DETACHED GARAGES

May 8, 2023

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**AI-10479** **7. D.**

**Planning Commission**

Meeting Date: 11/12/2024

DETAILED DEVELOPMENT PLAN

---

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, LLC, is requesting approval of a Detailed Development Plan for a 168-unit market-rate multi-family community. Property is located at Red Buckeye Drive / Carriage Trails Parkway (DDP 24-27).

Purpose and Background

---

Attachments

Application

Staff Report

Decision Record

Drawings

Fire Assessment

---

Homestead - Carriage Pa

# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS

HUBER HEIGHTS
*Come Grow With Us!*

RECEIVED
OCT 22 2024
By_____

## PLANNING DEPARTMENT

**********

**6131 Taylorsville Road**
**Huber Heights, Ohio 45424**

**937.233.1423**
**937.233.1272 (Fax)**

**********

Application Number DDP 24-27
Receipt Number _____

Date Filed 10/22/24
Amount Paid 502.50

### TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☒ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Nov. 12, 24

## APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

| | APPLICANT | CONTACT PERSON |
|---|---|---|
| Name | Homestead Development LLC | Jon Bedzyk |
| Address | 369 E. Livingston Avenue<br>Columbus, OH 43215 | 369 E. Livingston Avenue<br>Columbus, OH 43215 |
| Phone | 614-221-5400 | 614-221-5400 |
| Fax | | |
| Email | | jbedzyk@homesteadcos.com |

## PROPERTY INFORMATION

Project Name: Carriage Park at Huber Heights

Location of property: SR 201 / Brandt Pike and Carriage Trail Parkway

Book _____ Page _____ Parcel Number(s) P48-000414 / P48-250166

Current Zoning: PM- Planned Mixed Use Proposed Zoning: _____

Property Owner's Name: City of Huber Heights Telephone: 937-233-1423

Address: 6131 Taylorsville Road, Huber Heights, OH 45424

Total acres included in this application: 8.1 acres

Type of Development: Residential X Commercial X Office ___ Industrial ___ Other ___

Brief description of application request:
Homestead is seeking approval of the Carriage Park at Huber Heights Detailed Development Plan.

Applicant's status: Owner _____ Lessee _____ Purchaser X Agent _____

Name of Engineer: Mike Timko - WOOLPERT Telephone: 513-527-2562

Attach additional information as required. Please refer to the applicable application submittal checklist.

## **Applicant's Signature**

______________________________
Applicant's Signature:

JON BEDZYK
______________________________
Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

______________________________
OWNER

Subscribed and sworn to before me this _____ day of __________________, 20____.

______________________________
NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

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Date Received ____________ Fee Paid ____________ Received by _____________

## ADDITIONAL CONTACT INFORMATION

**PROPERTY OWNER**

Name: City of Huber Heights
Address: 6131 Taylorsville Road
Huber Heights, OH 45424
Phone: 937-233-1423
Fax:
Email:

**AGENT**

Name:
Address:
Phone:
Fax:
Email:

**ATTORNEY**

Name:
Address:
Phone:
Fax:
Email:

**DEVELOPER**

Name: Homestead Development LLC
Address: 369 E. Livingston Avenue
Columbus, OH 43215
Phone: 614-221-5400
Fax:
Email: jbedzyk@homesteadcos.com

**LAND PLANNER**

Name:
Address:
Phone:
Fax:
Email:

**ENGINEER**

Name: Mike Timko - Woolpert
Address: 1203 Walnut Street
Second Floor
Cincinnati, OH 45202
Phone: 513-527-2562
Fax:
Email: Mike.Timko@Woolpert.com

**LANDSCAPE ARCHITECT**

Name: Mike Timko - Woolpert
Address: 1203 Walnut street
Second Floor
Cincinnati, OH 45202
Phone: 513-527-2562
Fax:
Email: Mike.Timko@woolpert.com

**OTHER**

Name:
Address:
Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Witness

Witness

By: _____
Applicant's Signature

Date: 10/17/24

Project: CARRIAGE PARK 4F HUBER HEIGHTS

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

_____
Owner's Signature

_____
Owner's Signature

_____
Printed Name

_____
Printed Name

Sworn to before me and subscribed in my presence by the said

_____ on this _____ day of _____, 20_____.

_____
Notary Public

# EXHIBIT "A"
Legal Description

**Parcel I:**

Situated in City of Huber Heights, Inlot 161 and also part of Bethel Township situate in Section 13, Township 2, Range 9 M.Rs., City of Huber Heights, County of Miami, State of Ohio, and being part of tracts of land conveyed to Kendall Group Limited as recorded in Deed Book 732, Page 720, shown on Miami County Engineer's Record of Lots Surveys Volume 24, Page 114, and being more particularly bounded and described as follows:

Commencing for reference at a monument box (found) at the southeast corner of the southwest quarter of said Section 13, said corner being the centerline of State Route 201;

Thence along the south line of the southwest quarter of said Section 13, North eighty-four degrees thirty-eight minutes nine seconds West (N 84° 38' 09" W) for seventy-five and 00/100 feet (75.00') to an iron pin set in the West right-of-way line of said State Route 201;

Thence along the west right-of-way line of said State Route 201, North five degrees thirteen minutes twenty-three seconds East (N 05° 13' 23" E) for six hundred and 00/100 feet (600.00') to an iron pin found at the TRUE POINT OF BEGINNING of the herein described tract of land in the north line of a tract of land conveyed to The City of Huber Heights as recorded in Deed Book 731, Page 579, said tract being City of Huber Heights Inlot No. 162;

Thence along the north line of said City of Huber Heights land, North eighty-four degrees thirty-eight minutes nine seconds West (N 84° 38' 09" W) for seven hundred ten and 00/100 feet (710.00') to an iron pin set;

Thence over said Inlot 161 on a new division line for the following nine (9) courses:

1. North five degrees thirteen minutes twenty-three seconds East (N 05° 13' 23" E) for six hundred forty-six and 38/100 feet (646.38') to an iron pin set;

2. North fifty degrees thirteen minutes twenty-three seconds East (N 50° 13' 23" E) for thirty-nine and 42/100 feet (39.42') to an iron pin set in the south line of a proposed right-of-way;

3. along said proposed right-of-way line on a non-tangent curve to the left with a radius of one hundred two and 00/100 feet (102.00') for an arc distance of one hundred two and 92/100 feet (102.92'), (chord bearing South sixty-eight degrees forty-one minutes three seconds East (S 68° 41' 03" E) for ninety-eight and 61/100 feet (98.61'), delta angle of said curve being fifty-seven degrees forty-eight minutes fifty-two seconds (57° 48' 52")) to an iron pin to be set by M-E Companies at a point of reverse curvature;

4. along said proposed right-of-way line on a curve to the right with a radius of one hundred thirty-eight and 00/100 feet (138.00') for an arc distance of one hundred thirteen and 34/100 feet (113.34'), (chord bearing South seventy-four degrees three minutes forty-three seconds East (S 74° 03' 43" E) for one hundred ten and 18/100 feet (110.18'), delta angle of said curve being forty-seven degrees three minutes thirty-one seconds (47° 03' 31")) to an iron pin to be set by M-E Companies at a point of tangency;

5. along said proposed right-of-way line, South fifty degrees thirty-one minutes fifty-eight seconds East (S 50° 31' 58" E) for sixty-one and 99/100 feet (61.99') to an iron pin to be set by M-E Companies at a point of curvature;

6. along said proposed right-of-way line on a curve to the left with a radius of one hundred eighty-seven and 00/100 feet



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# EXHIBIT "A"
Legal Description

(187.00') for an arc distance of two hundred three and 64/100 feet (203.64'), (chord bearing South eighty-one degrees forty-three minutes forty-eight seconds East (S 81° 43' 48" E) for one hundred ninety-three and 73/100 feet (193.73'), delta angle of said curve being sixty-two degrees twenty-three minutes forty-one seconds (62° 23' 41")) to an iron pin to be set by M-E Companies at a point of tangency;

7. along said proposed right-of-way line, North sixty-seven degrees four minutes twenty-two seconds East (N 67° 04' 22" E) for seventy-seven and 72/100 feet (77.72') to an iron pin to be set by M-E Companies at a point of curvature;

8. along said proposed right-of-way line on a curve to the right with a radius of eighty-eight and 00/100 feet (88.00') for an arc distance of sixty-two and 78/100 feet (62.78'), (chord bearing North eighty-seven degrees thirty minutes forty-two seconds East (N 87° 30' 42" E) for sixty-one and 46/100 feet (61.46'), delta angle of said curve being forty degrees fifty-two minutes forty-one seconds (40° 52' 41")) to an iron pin set by M-E Companies at a point of compound curvature;

9. along said proposed right-of-way line on a curve to the right with a radius of one hundred eighty-eight and 00/100 feet (188.00') for an arc distance of one hundred thirty-one and 57/100 feet (131.57'), (chord bearing South fifty-one degrees fifty-nine minutes fifty-nine seconds East (S 51° 59' 59" E) for one hundred twenty-eight and 90/100 feet (128.90'), delta angle of said curve being forty degrees five minutes fifty-six seconds (40° 05' 56")) to an iron pin to be set by M-E Companies in the west right-of-way line of said State Route 201; thence along the west right-of-way line of said State Route 201 for the following two (2) courses:

1. South eight degrees thirty-two minutes forty-eight seconds West (S 08° 32' 48" W) for fifty-eight and 51/100 feet (58.51') to an iron pin found;

2. South five degrees thirteen minutes twenty-three seconds West (S 05° 13' 23" W) for four hundred ninety-nine and 71/100 feet (499.71') to the TRUE POINT OF BEGINNING.

Containing 9.966 acres, more or less.

**LESS AND EXCEPT** the following described property:

Situated in the State of Ohio, County of Miami, City of Huber Heights, being part of Inlot 161, 9.966-acre tract as described in deed to State Route 201, LLC, of record in Deed Book 741, Page 449, all references herein being to the records of the Recorder's Office, Miami County, Ohio as shown in Volume 57, Page 4, Miami County Engineer's Records of Land Surveys, and being more particularly described as follows:

Beginning at a rebar found at the southeasterly corner of Inlot 353, of record in Plat Book 22, Page 25, at the southwesterly corner of said Part Inlot 161 and at the northwesterly corner of Inlot 355, the northeasterly corner of Inlot 356, of record in Plat Book 22, Pages 37-37A;

Thence North 05° 13' 23" East, along the westerly perimeter of said Part of Inlot 161, a distance of 646.38 feet to a rebar found;

Thence North 50° 13' 23" East, continuing along said westerly perimeter, a distance of 39.25 feet to a rebar found at the northwesterly corner of said Part Inlot 161 and in the southerly right-of-way line of Carriage Trails Parkway (width varies), of record in Plat Book 22, Page 25;

Thence along said southerly right-of-way line the following courses:



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# EXHIBIT "A"
Legal Description

1. With the arc of a non-tangent curve to the left, having a radius of 102.00 feet, a central angle of 57° 43' 12", an arc length of 102.76, the chord of which bears South 68° 43' 53" East, a chord distance of 98.46 feet to a rebar found at a point of reverse curvature;

2. With the arc of a curve to the right, having a radius of 138.00 feet, a central angle of 47° 03' 31", an arc length of 113.34 feet, the chord of which bears South 74° 03' 43" East, a chord distance of 110.18 feet to a rebar found at the point of tangency;

3. South 50° 31' 58" East, a distance of 61.99 feet to a rebar found;

Thence through said Part Inlot 161 the following courses:

1. With the arc of a non-tangent curve to the left, having a radius of 97.46 feet, a central angle of 117° 15' 12", an arc length of 199.44 feet, the chord of which bears South 72° 44' 13" West, a chord distance of 166.41 feet to an iron pin set at the point of tangency;

2. South 14° 06' 38" West, a distance of 15.66 feet to an iron pin set;

3. South 05° 13' 23" West, a distance of 512.74 feet to an iron pin set in the southerly line of said Part Inlot 161 and the northerly line of Inlot 355;

Thence North 84° 38' 09" West, along said northerly and southerly lines, a distance of 125.71 feet to the place of beginning and containing 2.024 acres of land.

Bearings herein are based on NAD 83 Ohio State Plane Coordinate System, Grid South Zone.

Iron pins set consist of a 5/8" rebar, 30" long with a plastic cap inscribed "IBI GROUP/S-6872/S7740".

This description was prepared by IBI Group, Inc. based on recent field surveys of the premises.

**Parcel II:**

Situate in the City of Huber Heights, Miami County, State of Ohio and being Inlot No. 1078 in Replat Part Inlot 1075 Carriage Trails, as recorded in Plat Book 25, Page 75 of Plat Record of Miami County, Ohio.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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# Memorandum

Staff Report for Meeting of November 12, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: November 6, 2024

Subject: DDP 24-27 Carriage Park At Huber Heights

Application dated October 22, 2024

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | Homestead Development LLC – Applicant<br>City of Huber Heights - Owner |
| **DEVELOPMENT NAME:** | Carriage Park At Huber Heights |
| **ADDRESS/LOCATION:** | Red Buckeye Drive / Carriage Trails Parkway<br>(P48-000414, P48-250166) |
| **ZONING/ACREAGE:** | PM – Planned Mixed Use / 8.1 Acres |
| **EXISTING LAND USE:** | Vacant |
| **ZONING ADJACENT LAND:** | PM- Planned Mixed Use |
| **REQUEST:** | The applicant requests approval of a detailed development plan for a 168-unit market-rate multi-family community comprising 1- and 2-bedroom units. |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1171, 1179 |
| **CORRESPONDENCE:** | In Favor – None received<br>In Opposition – None received |

## STAFF ANALYSIS AND RECOMMENDATION:

**Overview:**
On June 17, 2024, the applicant requested basic development plan approval for a 68-unit market-rate community, case BDP 24-13. The Planning Commission voted 3-0 to approve the basic development plan with the following conditions:

1. Street trees be provided at 40-foot intervals along Red Buckeye Drive and 50-foot intervals along Carriage Trails Parkway.
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. The applicant shall provide an easement on the south side of the property acceptable to the City to construct a multi-use path connection.
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.
8. A secondary entrance shall be constructed according to the fire code on either Carriage Trails Parkway or Red Buckeye Drive.

The applicant revised their plans and requests approval for a detailed development plan. The submitted application substantially 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 Districts, and 1181 General Provisions. The relevant sections are cited and discussed below:

**Conformance with Zoning Regulations**
The approved BDP Ordinance has the following conditions:

**Street trees be provided at 40-foot intervals along Red Buckeye Drive and 50-foot intervals along Carriage Trails Parkway.**
The submitted plans illustrate street trees along Red Buckeye Drive and Carriage Trails Parkway at the appropriate spacing interval.

**A sign package meeting code shall be submitted with the detailed development plans.**
A six-foot tall entry sign on Red Buckeye Drive is illustrated on the plans. The entry feature is consistent with the zoning code.

**A lighting plan shall be submitted with the detailed development plan.**
The lighting plan illustrates 12-foot decorative lighting fixtures spaced throughout the parking lot. The photometric plan indicates minimal light trespass along the southern property line, and the lighting plan meets the code.

**A landscaping plan shall be submitted with the detailed development plan.**
The landscaping plan includes a variety of canopy, decorative and evergreen trees, shrubs, and perennial plantings. It meets the parking lot and multi-family residential landscaping requirements.

The landscaping plan omits screening and additional landscaping along SR 201, which was discussed during the basic development plan approval process and illustrated in the revised basic development site plan. Staff recommends providing additional landscaping and screening along SR 201 in coordination with the anticipated roadway improvements.

**The applicant shall provide an easement on the south side of the property acceptable to the City to construct a multi-use path connection.**
The easement is illustrated in the plans.

**The applicant will comply with all stormwater requirements, per the City Engineer.**
The city engineer has reviewed the stormwater proposal and has had no comments.

**The applicant shall comply with all Fire Code requirements, per the Huber Heights Fire Department.**
The Fire Department has reviewed the plans and sent additional minor comments, which will be addressed through the building permit review process.

**A secondary entrance shall be constructed according to fire code on either Carriage Trails Parkway or Red Buckeye Drive**.
The secondary entrance has been reviewed and approved by the Fire Department.

**Conformance With Other Zoning Requirements:**

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

**Building Materials**
The building renderings illustrate a mix of stone veneer, vinyl siding and fiber cement trim, similar to recently approved multi-family buildings. The proposed building material proportions are Stone 22.4%, vinyl lap siding 37.1%, and vinyl shake siding 40.5%.

## Staff Analysis of Standards for approval

***Chapter 1171 General Provisions***

**1171.09 Detailed development plan.**

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

(a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.

(b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.

## Other Comments

Fire Department – See attached letter.
Engineering – No comments received.

## STAFF RECOMMENDATION

The detailed development plan application substantially conforms to the approved basic development plan, and the staff believes the proposal meets the standards outlined in Section 1171.09.

Staff recommends approval of the detailed development plan and replat submitted on October 22, 2024, to construct approximately 168 market-rate apartments. Staff recommends approval with the following conditions:

1) Prior to zoning permit approval, a revised landscaping plan shall be submitted illustrating additional landscaping and buffering along SR 201, subject to staff approval.

## Planning Commission Action

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

1) Approve the Detailed Development Plan with or without conditions;
2) Deny the Detailed Development Plan (the Commission should state the specific reasons for denial); or
3) Table the application.

# Planning Commission Decision Record

WHEREAS, on October 22, 2024, the applicant, Homestead Development, LLC, requested approval of a Detailed Development Plan for a 168-unit market-rate multi-family community comprising 1- and 2-bedroom units. Property is located at Red Buckeye Drive / Carriage Trails Parkway, further identified as Parcel Numbers P48 000414 and P48 250166 of the Miami County Auditor's Map (DDP 24-27), and;

WHEREAS, on November 12, 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, Homestead Development, LLC, for approval of a Detailed Development Plan. Property is located at Red Buckeye Drive / Carriage Trails Parkway (Case DDP 24-27), in accordance with the recommendation of Staff's Memorandum dated November 6, 2024, with the following conditions:

1. Prior to zoning permit approval, a revised landscaping plan shall be submitted illustrating additional landscaping and buffering along SR 201, subject to staff approval.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

HOMESTEAD
COMPANIES

# Carriage Park at Huber Heights

DETAILED DEVELOPMENT PLAN
OCTOBER 21, 2024

archall

McMULLEN ENGINEERING CO.,INC.
MECHANICAL AND ELECTRICAL ENGINEERS




## SITE // TOTALS

**SITE INFO // CURRENT**

| | |
|---|---|
| ACRES | // 8.098 AC |
| JURISDICTION | // CITY OF HUBER HEIGHTS |
| ZONING | // PLANNED MIXED USE (PUD) |
| HEIGHT | // 3 STORIES |

**SITE INFO // PROPOSED**

| | |
|---|---|
| ACRES | // 8.098 AC |
| ZONING | // PLANNED MIXED USE (PUD |
| HEIGHT | // 3 STORIES |
| DENSITY | // 20.75 UNITS / AC |

**PROPOSAL //**

| | |
|---|---|
| BLDG TYPE | // WALK-UP PRODUCT |
| # BLDGS | // 06 |
| # LEVELS | // 03 (WOOD-FRAME BREEZEWAY) |
| BLDG TYPE A | // 08,524 SF FOOTPRINT |
| # BLDGS | // 02 |
| UNITS / BLDG | // 24 |
| BLDG TYPE B | // 10,220 SF FOOTPRINT |
| # BLDGS | // 02 |
| UNITS / BLDG | // 24 |
| BLDG TYPE C | // 12,092 SF FOOTPRINT |
| # BLDGS | // 02 |
| UNITS / BLDG | // 36 |

| | | |
|---|---|---|
| **TOTAL UNITS** | **// 168 UNITS** | **264 BEDS** |
| | // 072 1 BD | 42.8% |
| | // 096 2 BD | 57.2% |

| | |
|---|---|
| PARKING | // 235 SURFACE SPACES (10x18)<br>// 020 GARAGE SPACES<br>2 BLDGs // 1,436 SF EACH<br>1 BLDGs // 1,991 SF EACH |

| | |
|---|---|
| **TOTAL PARKING** | **// 255 SPACES PROVIDED**<br>**// 1.52 SPACES / UNIT**<br>**// 0.97 SPACES / BED** |

N

1 Revised Site Plan
SCALE 1" = 40'-0"

40 20 0


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HOMESTEED COMPANIES
McMULLEN ENGINEERING CO.,INC. MECHANICAL AND ELECTRICAL ENGINEERS
archall




## SITE // TOTALS

**SITE INFO // CURRENT**

| | |
|---|---|
| ACRES | // 8.098 AC |
| JURISDICTION | // CITY OF HUBER HEIGHTS |
| ZONING | // PLANNED MIXED USE (PUD) |
| HEIGHT | // 3 STORIES |

**SITE INFO // PROPOSED**

| | |
|---|---|
| ACRES | // 8.098 AC |
| ZONING | // PLANNED MIXED USE (PUD |
| HEIGHT | // 3 STORIES |
| DENSITY | // 20.75 UNITS / AC |

**PROPOSAL //**

| | |
|---|---|
| BLDG TYPE | // WALK-UP PRODUCT |
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| BLDG TYPE C | // 12,092 SF FOOTPRINT |
| # BLDGS | // 02 |
| UNITS / BLDG | // 36 |

| | | |
|---|---|---|
| **TOTAL UNITS** | **// 168 UNITS** | **264 BEDS** |
| | // 072 1 BD | 42.8% |
| | // 096 2 BD | 57.2% |

| | |
|---|---|
| PARKING | // 235 SURFACE SPACES (10x18)<br>// 020 GARAGE SPACES<br>2 BLDGs // 1,436 SF EACH<br>1 BLDGs // 1,991 SF EACH |

**TOTAL PARKING // 255 SPACES PROVIDED**

**// 1.52 SPACES / UNIT**
**// 0.97 SPACES / BED**

N
1 Revised Site Plan
SCALE 1" = 40'-0"
40 20 0


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McMULLEN ENGINEERING CO.,INC. MECHANICAL AND ELECTRICAL ENGINEERS
archall




## SITE // TOTALS

### SITE INFO // CURRENT

| | |
|---|---|
| ACRES | // 8.098 AC |
| JURISDICTION | // CITY OF HUBER HEIGHTS |
| ZONING | // PLANNED MIXED USE (PUD) |
| HEIGHT | // 3 STORIES |

### SITE INFO // PROPOSED

| | |
|---|---|
| ACRES | // 8.098 AC |
| ZONING | // PLANNED MIXED USE (PUD |
| HEIGHT | // 3 STORIES |
| DENSITY | // 20.75 UNITS / AC |

### PROPOSAL //

| | |
|---|---|
| BLDG TYPE | // WALK-UP PRODUCT |
| # BLDGS | // 06 |
| # LEVELS | // 03 (WOOD-FRAME BREEZEWAY) |
| BLDG TYPE A | // 08,524 SF FOOTPRINT |
| # BLDGS | // 02 |
| UNITS / BLDG | // 24 |
| BLDG TYPE B | // 10,220 SF FOOTPRINT |
| # BLDGS | // 02 |
| UNITS / BLDG | // 24 |
| BLDG TYPE C | // 12,092 SF FOOTPRINT |
| # BLDGS | // 02 |
| UNITS / BLDG | // 36 |

| | | |
|---|---|---|
| **TOTAL UNITS** | **// 168 UNITS** | **264 BEDS** |
| | // 072 1 BD | 42.8% |
| | // 096 2 BD | 57.2% |

| | |
|---|---|
| PARKING | // 235 SURFACE SPACES (10x18) |
| | // 020 GARAGE SPACES |
| | 2 BLDGs // 1,436 SF EACH |
| | 1 BLDGs // 1,991 SF EACH |

**TOTAL PARKING // 255 SPACES PROVIDED**

**// 1.52 SPACES / UNIT**
**// 0.97 SPACES / BED**

N
1 Revised Site Plan
SCALE 1" = 40'-0"
40 20 0


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HOMESTEAD COMPANIES
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N

1 Enlarged Site Plan

SCALE 1” = 20’-0”

40 20 0


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HOMESTEAD COMPANIES

McMULLEN ENGINEERING CO.,INC. MECHANICAL AND ELECTRICAL ENGINEERS

archall

| Schedule | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Image | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
| | T5 WPH | | 5 | Wave Lighting LLC | C39TP-LCCB-SAC-T5-BK | Commercial Township, atlantic, one enclosure with cast aluminum top | 1 | 5000 | 0.9 | 56.8000 |
| | T3 | | 10 | WAVE LIGHTING | C39TP-MC-T3 | | 1 | 4850 | 0.9 | 39.9000 |
| | T5 | | 1 | WAVE LIGHTING | C39TP-MC-T5 | | 1 | 2984 | 0.9 | 33.3280 |

| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #1 | + | 0.7 fc | 10.3 fc | 0.0 fc | N/A | N/A |

WAVE LIGHTING

PROJECT
TYPE
VOLTAGE

**POST TOP FIXTURE C39T** — **COMMERCIAL LIGHTING**




Wave Lighting's commercial product line provides safety and security for all types of applications including parks, pedestrian walkways, and parking areas. Our Post Top fixtures fit on any standard 3" post and feature a cast aluminum top, which houses the 3 set screws and allen wrench (provided). Mogul Base down facing socket. Photocell included.

**SPECIFICATIONS**
- 120-277V, 50/60Hz Photocell Included
- Cast Aluminum Housing
- Stainless Steel Set Screws
- Black Finish
- Acrylic Lenses
- ETL Listed Only
- ETL Listed For Wet Locations

**LIGHT SOURCE**
**E39 RETRO-FIT LED** - by: C
- 120-277V, 50/60Hz
- 39W Retrofit Replaces Equivalent Lamp
- E39 Mogul Base Socket and Lamp
- Estimated 50,000 Hrs $L_{70}$
- Surge Supression
- Available in 4000K CCT 80CRI
- Type 5 or Type 3 Distribution
- 5 Year Warranty

**GUIDE CODE: C39TP-BK**

CALL FOR PHOTOMETRIC INFORMATION

| ITEM # | LENS | LIGHT SOURCE | CCT | COLOR |
|---|---|---|---|---|
| C39T | ACRYLIC # Provided | **E39 MOGUL BASE** (1) 200W MAX Mogul Base Lamp not included | | BK Black |
| | | **E39 RETRO-FIT LED 120-277V** **LED** 5454-7290lm, Type 5 ▼ **LED** 4298-5602lm, Type 3 ▼ | CC 4K (4000K) | |

▼ Lamp included

REFER TO CATALOG FOR OPTION SPECIFICATIONS - Specifications subject to change without notice - FIXTURE SPEC SCP



**POSTS & ACCESSORIES**

## Commercial Post Accessories

**CAST ALUMINUM BRACKETS**



**P05** (24" D)
- Post Bracket Pre-Wired W/20" Digital Yoke Installation With 3" Post
- Cast Aluminum Construction
- Designed to Mount to Wave Lighting 120° Wall Thickness Poles
- Mogul Base Socket
- Max. Fixture Width: 16"
- H = 9.5", W = 14.5", D = 16.5"
- Powdercoated Finish
- Specify: (BK) Black (WH) White or (BZ) Bronze



**P05-2** (24" D)
- Post Bracket Pre-Wired W/20" Digital Yoke Installation With 3" Post
- Cast Aluminum Construction
- Designed to Mount to Wave Lighting 120° Wall Thickness Poles
- Mogul Base Socket
- Max. Fixture Width: 16"
- H = 9.5", W = 14.5", D = 20"
- Powdercoated Finish
- Specify: (BK) Black (WH) White or (BZ) Bronze



**P05-3** (24" D)
- Post Bracket Pre-Wired W/20" Digital Yoke Installation With 3" Post
- Cast Aluminum Construction
- Designed to Mount to Wave Lighting 120° Wall Thickness Poles
- Mogul Base Socket
- H = 9", W = 14.5", D = 20"
- Powdercoated Finish
- Specify: (BK) Black (WH) White or (BZ) Bronze



**CAP-P05** (24" D)
- Cap for 3" Post
- Powdercoated Finish
- Specify: (BK) Black (WH) White or (BZ) Bronze

Black, white & bronze color options

**CAST ALUMINUM FITTERS**
- Powdercoated Finish
- Fits Most 3" Poles
- Cast Aluminum Fitters Come Standard with 4KV Medium Base Porcelain Socket
- Specify Option: **(MO)** Mogul Socket
- Specify Color: Black, **(BZ)** Bronze or **(WH)** White



**TP64** (4" D)
- Stock: 4 Holes for Glass Thickness: 1/8" - 1/4"
- H = 11", W = 14.25"



**TP65** (5" D)
- Stock: 4 Holes for Glass Thickness: 1/8" - 1/4"
- H = 9.5", W = 14.25"

**HAND HOLE COVERS**



**HH1**
- 4.5" x 4.5" Cast Metal Cover for 3" (min.) Outside Tenon (not Fine-tuning Fantasies)
- Specify: (BK) Black (WH) White or (BZ) Bronze



**HH4**
- 4.5" x 4.5" Cast Metal Cover for 4" (min.) Outside Tenon (not weather-proof mounting hardware)
- Specify: (BK) Black (WH) White or (BZ) Bronze

**CAST ALUMINUM DECORATIVE BASE COVERS**

FOR POST 3" DIAMETER PIPE — FOR POST 4" DIAMETER PIPE



**3BC1** (Height: 24.125") **3BC2** (Height: 15.62") **3BC3** (Height: 24.375") **3BC8** (Height: 9.625") **3BC9** (Height: 5.5") **4BC1** (Height: 27.625") **4BC3** (Height: 24.375") **4BC6** (Height: 9.625") **4BC9** (Height: 5.5")

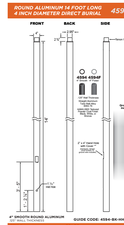
Decorative Base Covers come cut two piece pattern, and can be installed over existing Tenon. Fantasies (3BC1 and 4BC1) are one piece system. Base Covers are available with a powdercoated finish, most specify (BK) Black, (BZ) Bronze or (WH) White.



WAVE LIGHTING

PROJECT
TYPE
VOLTAGE

**ROUND ALUMINUM 14 FOOT LONG 4 INCH DIAMETER DIRECT BURIAL** — **4594/4594F** — **COMMERCIAL POSTS**




GUIDE CODE: 4594-BK-HH

| Maximum EPA (ft²): | Luminaire Weight: 100 lbs | ULTRA THIN™ |
|---|---|---|
| 90 MPH: | 4.50 | |
| 100 MPH: | 3.50 | |
| 110 MPH: | 3.00 | |
| 120 MPH: | 2.25 | |
| 130 MPH: | 1.90 | |
| 140 MPH: | 1.55 | |
| 150 MPH: | 0.75 | |

Increased luminaire weight may reduce maximum EPA

**Dimensions**

| | |
|---|---|
| Mounting Height: | 14 ft |
| Wall Thickness: | .125 in |
| Butt Diameter: | 4 in |
| Top Outer Diameter: | 2.95 in |
| Base Diameter: | 4 in |
| Net Weight: | 19 lbs |

| TOTAL EMBED LENGTH | RURAL BURIAL DEPTH | *Minimum |
|---|---|---|
| 8' | 18" | |
| 10' | 24" | |
| 12' | 24" | |
| 14' | 30" | |

SEE SAFETY NOTES ON BACK

**SPECIFICATIONS**
- Powdercoated Aluminum
- Fits Most 3" Post Top Fixtures
- Welded 3" Tenon Included

| ITEM # | COLOR | OPTIONS |
|---|---|---|
| 4594-** | BK Black<br>BZ Bronze<br>WH White | HH* |
| 4594F-** | BK Black<br>BZ Bronze<br>WH White | HH* |

CAPACITIES for current weights & poles. *Hollow Hand Hole (HH) is standard. Any weld designed to be mounted flush w/ plane ground included in 3" & 4" (HH) Hand Hole and grade for maximum flexibility. Specify HH or HH-NG (No Grade) if not required.

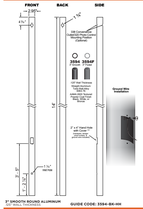
EPA Calculation based on ASCE 7-05 Chapter 26 & Chapter 29 - Specifications subject to change without notice - POST SPEC SCP



WAVE LIGHTING

PROJECT
TYPE
VOLTAGE

**ROUND ALUMINUM 14 FOOT LONG 5 INCH DIAMETER DIRECT BURIAL** — **3594/3594F** — **COMMERCIAL POSTS**




GUIDE CODE: 3594-BK-HH

| Maximum EPA (ft²): | Luminaire Weight: 100 lbs | ULTRA THIN™ |
|---|---|---|
| 90 MPH: | 1.50 | |
| 100 MPH: | 1.25 | |
| 110 MPH: | 1.00 | |
| 120 MPH: | 0.50 | |
| 130 MPH: | 0.25 | |

Increased luminaire weight may reduce maximum EPA

**Dimensions**

| | |
|---|---|
| Mounting Height: | 14 ft |
| Wall Thickness: | .125 in |
| Butt Diameter: | 5 in |
| Top Outer Diameter: | 2.95 in |
| Base Diameter: | 5 in |
| Net Weight: | 21 lbs |

| TOTAL EMBED LENGTH | RURAL BURIAL DEPTH | *Minimum |
|---|---|---|
| 8' | 18" | |
| 10' | 24" | |
| 12' | 24" | |
| 14' | 30" | |

SEE SAFETY NOTES ON BACK

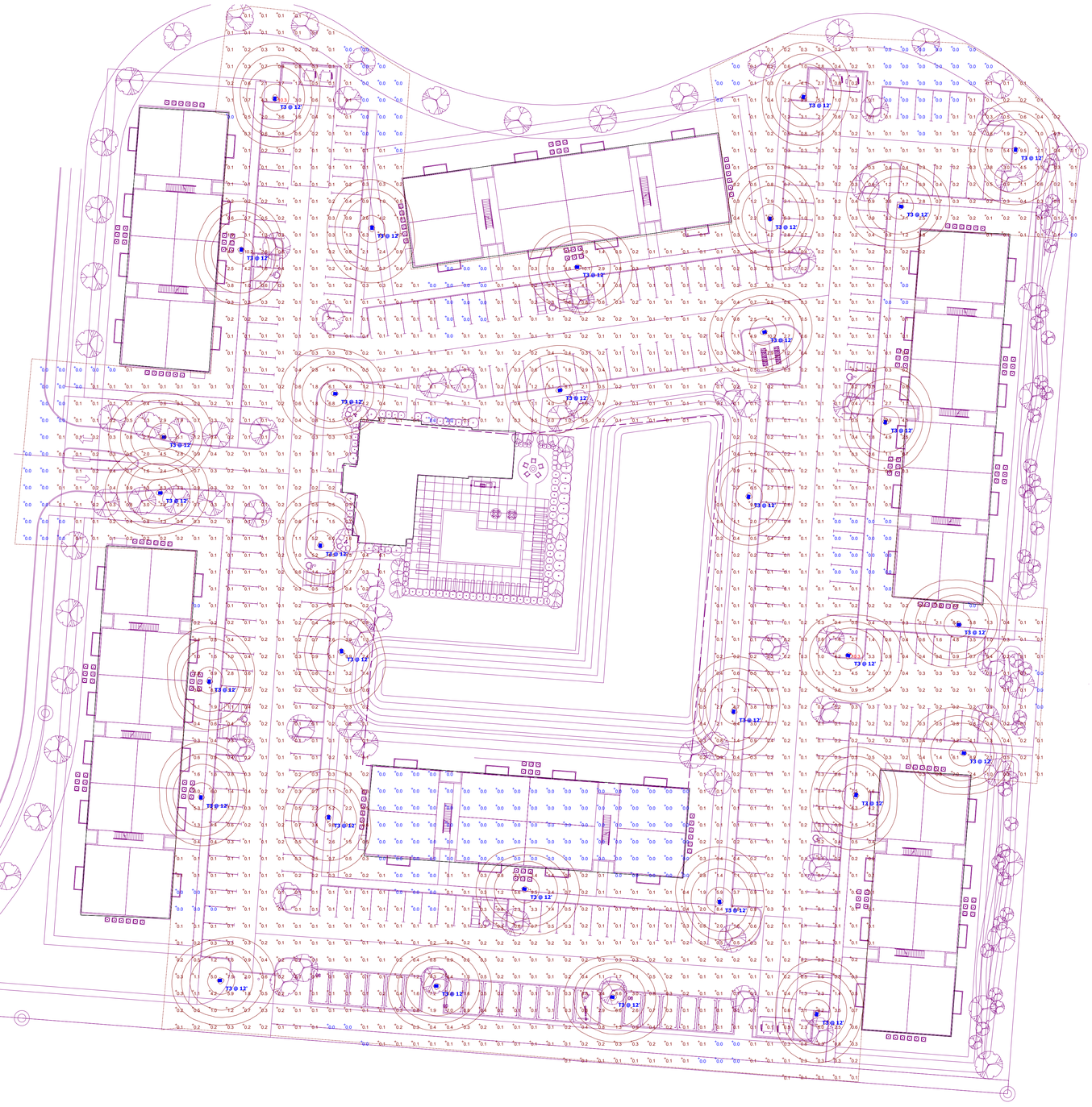
**SPECIFICATIONS**
- Powdercoated Aluminum
- Fits Most 3" Post Top Fixtures
- Includes Hand Hole

| ITEM # | COLOR | TENON OPTIONS |
|---|---|---|
| 3594-** | BK Black<br>BZ Bronze<br>WH White | PC Photo Control<br>SM Slam Orange Photo Control<br>HH* |
| 3594F-** | BK Black<br>BZ Bronze<br>WH White | PCR Button Photo Control<br>HH* |

CAPACITIES for current weights & poles. *Hollow Hand Hole (HH) is standard. Any weld designed to be mounted flush w/ plane ground included in 3" & 4" (HH) Hand Hole and grade for maximum flexibility. Specify HH or HH-NG (No Grade) if not required.

EPA Calculation based on ASCE 7-05 Chapter 26 & Chapter 29 - Specifications subject to change without notice - POST SPEC SCP





**Plan View**

**Designer**

**Date**
10/14/2024
**Scale**
Not to Scale
**Drawing No.**

**Summary**




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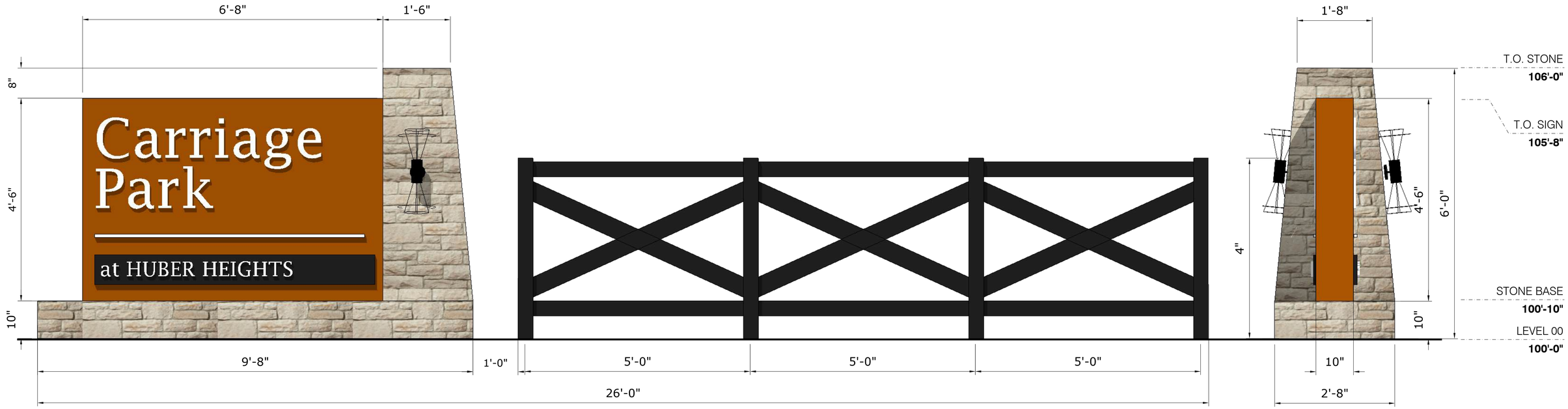

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01 // Front Elevation
SCALE: 1" = 1'-0"

02 // Side Elevation
SCALE: 1" = 1'-0"




**1189.05 - TYPES OF SIGNS**

(b) *Ground Signs.*

(1) *Setback.* Unless otherwise stated in this chapter, any temporary or permanent ground sign or any part thereof shall be set back a minimum distance of 15 feet from any right-of-way.

(2) *Landscaping requirement.* A permanent ground sign shall require a single continuous landscaped area to be maintained beneath the sign in accordance with the following standards:

A. The minimum landscaped area shall be equal to the area of the sign face.

B. The landscaped area shall include all points where sign structural supports are attached to the ground.

C. Where the required landscaped area is adjacent to a paved surface accessible to vehicular traffic, a raised barrier curb suitable to prevent the encroachment of vehicles shall be required. The minimum distance between the face of any required curb and any part of the sign shall be 30 inches.

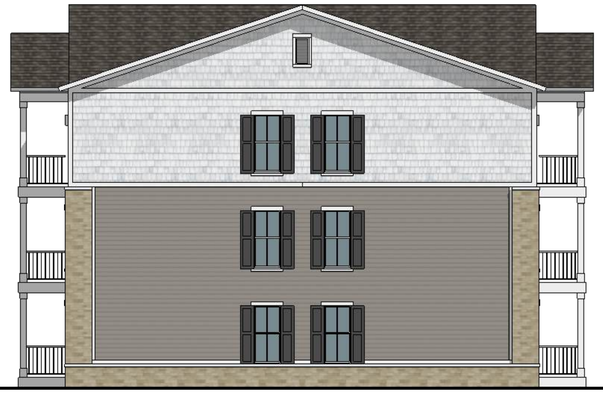
D. The landscaped area shall include live plantings aesthetically located and maintained. The use of concrete, asphalt or any other paved surface inside the required landscaped area beneath the sign shall be prohibited.


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01 // Front Elevation
SCALE: 1/8" = 1'-0"



02 // Side Elevation
SCALE: 1/8" = 1'-0"

## MATERIAL FINISHES

**FRONT/BACK ELEVATION**

| | |
|---|---|
| STONE 01 | // 1,408 SF |
| VINYL SIDING 01 | // 2,184 SF |
| SHAKE SIDING 01 | // 2,430 SF |

**SIDE ELEVATION**

| | |
|---|---|
| STONE 01 | // 0,362 SF |
| VINYL SIDING 01 | // 0,750 SF |
| SHAKE SIDING 01 | // 0,764 SF |

| | |
|---|---|
| **TOTAL AREA** | // **15,796 SF** |
| STONE 01 | 3,540 SF // **22.4%** |
| VINYL SIDING 01 | 5,868 SF // **37.1%** |
| SHAKE SIDING 01 | 6,388 SF // **40.5%** |


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## STONE 01

| | |
|---|---|
| PRODUCT | STONE |
| MANUFACTURER | PRESTIGE |
| STYLE | SOUTHERN LIMESTONE |
| COLOR | BRAEMAR |
| INSTALL | - |



## SIDING 01

| | |
|---|---|
| PRODUCT | VINYL SIDING |
| MANUFACTURER | EXTERIOR PORTFOLIO |
| STYLE | LAP SIDING |
| COLOR | GREYSTONE |
| INSTALL | DOUBLE 5” CLAPBOARD |



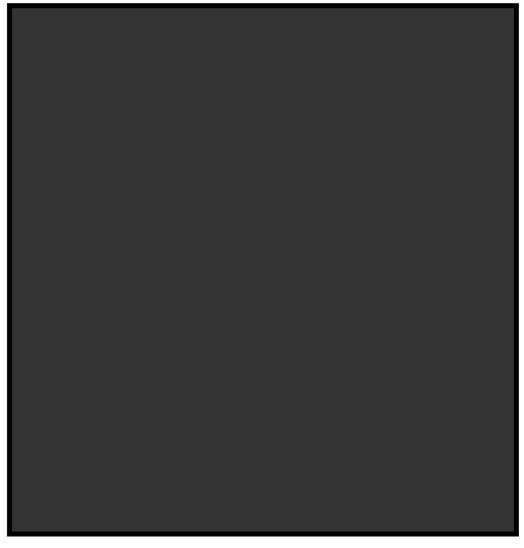
## SIDING 02

| | |
|---|---|
| PRODUCT | VINYL SIDING |
| MANUFACTURER | EXTERIOR PORTFOLIO |
| STYLE | SHINGLE SIDING |
| COLOR | ASPEN WHITE |
| INSTALL | - |



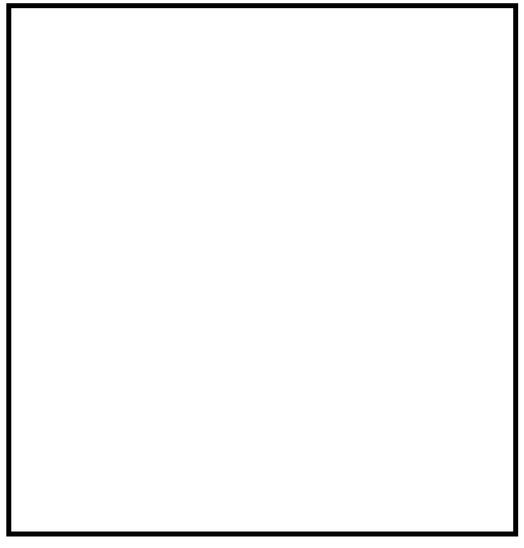
## ROOF

| | |
|---|---|
| PRODUCT | ASPHALT SHINGLE |
| MANUFACTURER | TAMKO |
| STYLE | - |
| COLOR | WEATHERED WOOD |
| INSTALL | - |



## SHUTTERS

| | |
|---|---|
| PRODUCT | - |
| MANUFACTURER | - |
| STYLE | - |
| COLOR | BLACK |
| INSTALL | - |



## TRIM

| | |
|---|---|
| PRODUCT | FIBER CEMENT |
| MANUFACTURER | JAMES HARDIE |
| STYLE | CEDAR TRIM |
| COLOR | ASPEN WHITE |
| INSTALL | 5/4 SMOOTH |

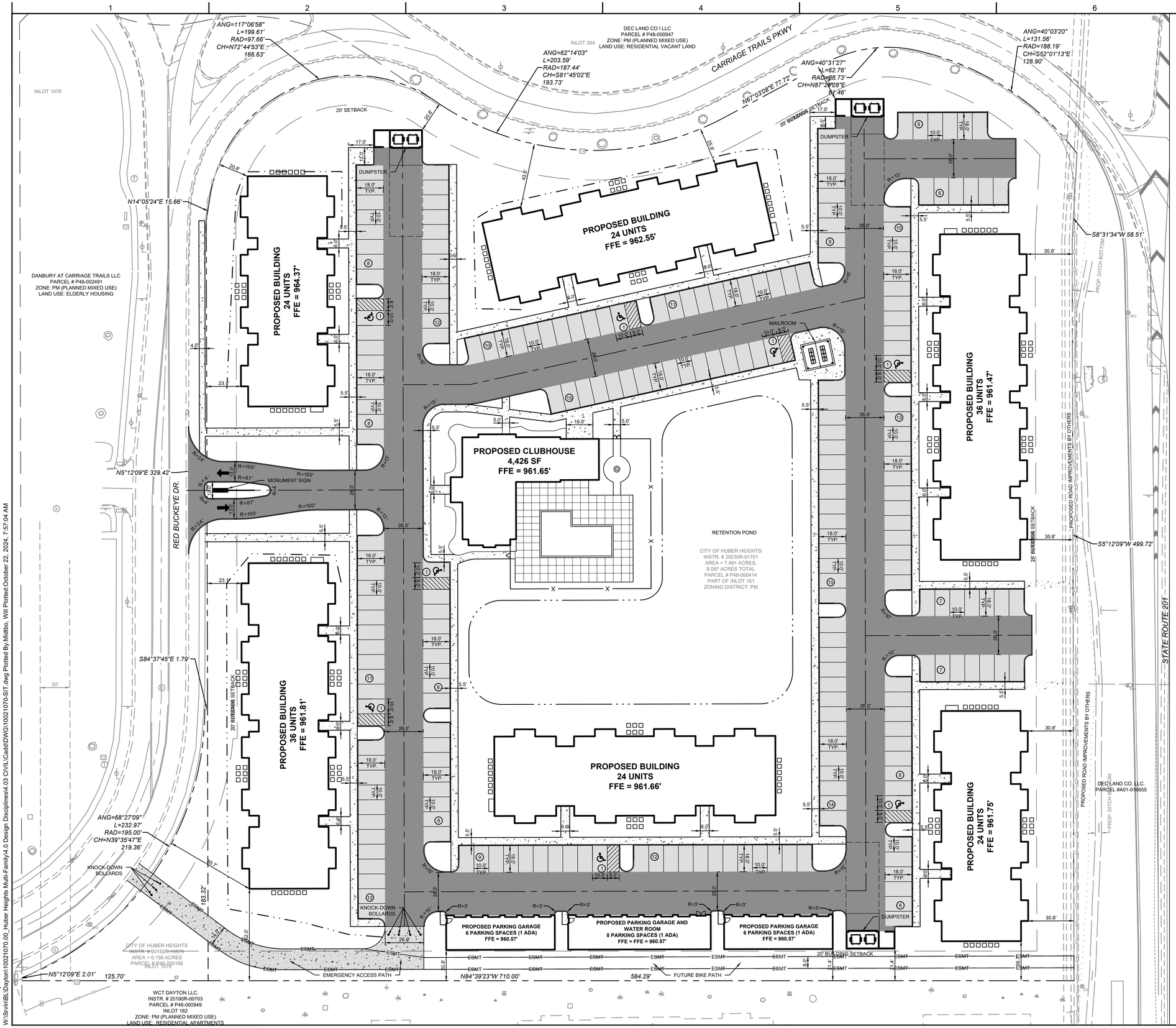


## LIGHT 01

| | |
|---|---|
| PRODUCT | EXTERIOR LIGHT |
| MANUFACTURER | WAVE LIGHTING |
| STYLE | MOGUL BASE SOCKET AND LAMP |
| COLOR | BLACK |
| INSTALL | - |


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## LEGEND

| | |
|---|---|
| (#) | PARKING SPACE COUNT |
| | CONCRETE SIDEWALK |
| | STANDARD DUTY ASPHALT |
| | HEAVY DUTY ASPHALT |
| | HEAVY DUTY CONCRETE |

## SITE DATA

ZONING DISTRICT - PM (PLANNED MIXED USE)

| | |
|---|---|
| TOTAL SITE AREA | 8.10 ACRES |
| PROPOSED USE | RESIDENTIAL |
| PARKING SPACE SIZE REQUIRED | 10' X 18' |
| PARKING SPACE SIZE PROVIDED | 10' X 18' (MIN.) |
| TYPICAL PARKING AISLE (TWO WAY) | 26' WIDE (B/B) |
| TYPICAL ACCESS AISLE (TWO WAY) | 26' WIDE (B/B) |
| ADA PARKING SPACES REQUIRED (MINIMUM 1 VAN ADA SPACE) | 6 SPACES |
| PARKING SPACES PROVIDED | |
| STANDARD PARKING SPACES | 223 SPACES |
| ADA SURFACE SPACES (VAN) | 10 SPACES |
| GARAGE STANDARD SPACES | 17 SPACES |
| GARAGE ADA SPACES | 3 SPACES |
| TOTAL PARKING SPACES PROVIDED | 253 SPACES |
| | 1.51 SPACES/UNIT |

## NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. ALL CURB RADII SHALL BE 5' UNLESS NOTED OTHERWISE.

N

0 30 60 90

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

WOOLPERT
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUANCE SCHEDULE

| NUMBER | DESCRIPTION | DATE |
|---|---|---|

# HOMESTEAD DEVELOPMENT
# MULTI-FAMILY RESIDENTIAL DEVELOPMENT
## HUBER HEIGHTS, OH

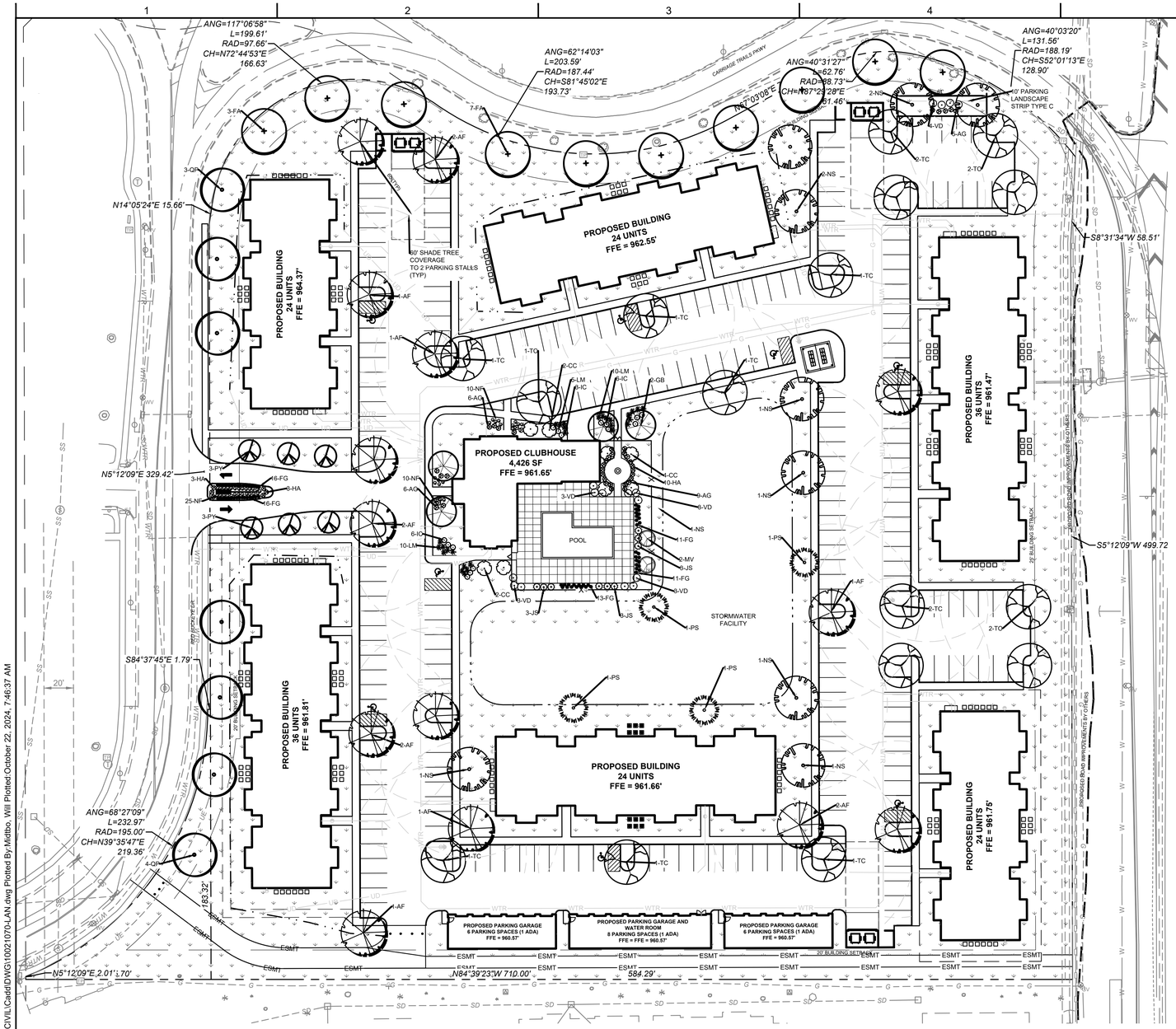
RED BUCKEYE DR
TIPP CITY, OH 45371

| | |
|---|---|
| PROJECT NO: | 10021070 |
| DATE ISSUED: | MM/DD/YYYY |
| DESIGNED BY: | LMH |
| DRAWN BY: | LMH |
| CHECKED BY: | MAT |

SHEET NAME:
SITE PLAN

SHEET NO:
**C-201**

Layout Tab Name: C-201 SITE PLAN
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## LANDSCAPE SCHEDULE

| KEY | SCIENTIFIC NAME | COMMON NAME | CONT. | SIZE | REMARKS | QTY |
|---|---|---|---|---|---|---|
| **CANOPY TREES** | | | | | | |
| AF | Acer x freemanii 'Autumn Blaze' | Autumn Blaze Maple | B&B | 2.5" Cal. | | 14 |
| TC | Tilia cordata 'Greenspire' | Greenspire Linden | B&B | 2.5" Cal. | | 16 |
| NS | Nyssa sylvatica | Black Gum | B&B | 2.5" Cal. | | 9 |
| GB | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | B&B | 2.5" Cal. | Male Only, Upright/Columnar Variety | 4 |
| TD | Fraxinus americana ' Autumn Purple' | Autumn Purple Ash | B&B | 2.5" Cal. | | 10 |
| QP | Quercus phyllos | Willow Oak | B&B | 2.5" Cal. | | 7 |
| **UNDERSTORY TREES** | | | | | | |
| CC | Cercis canadensis | Eastern Redbud | B&B | 1.5" Cal. | | 8 |
| PY | Prunus yedoensis | Yoshino Cherry | B&B | 1.5" Cal. | | 6 |
| MV | Magnolia virginiana 'Green Shadow' | Green Shadow Sweetbay Magnolia | B&B | 1.5" Cal. | | 2 |
| **EVERGREEN TREES** | | | | | | |
| PS | Pinus strobus | Eastern White Pine | B&B | 6' Ht. | | 4 |
| **SHRUBS / PERENNIALS/GROUNDCOVERS** | | | | | | |
| NF | Nepeta faassenii 'Cat's Pajamas' | Cat's Pajamas Catmint | #1 cont. | 12" Ht. | | 45 |
| AG | Abelia grandiflora 'Kaleidoscope' | Kaleidoscope Abelia | #1 cont. | 18" Ht. | | 29 |
| VD | Viburnum denatum | Arrowwood Viburnum | #5 cont. | 24" Ht. | | 16 |
| HA | Hylotelephium 'Herbstfeude Autumn Joy' | Autumn Joy Stonecrop | #3 cont. | 18" Ht. | | 16 |
| JS | Juniperus scopulorum 'Skyrocket' | Skyrocket Juniper | #5 cont. | 5' Ht. | | 9 |
| IC | Ilex crenata 'Soft Touch' | Soft Touch Holly | #5 cont. | 24" Ht. | | 27 |
| **ORNAMENTAL GRASSES** | | | | | | |
| FG | Fescue glauca 'Elijah Blue' | Elijah Blue Fescue | #1 cont. | 12" Ht. | | 28 |
| MC | Liripoe muscari | Lilyturf | #3 cont. | 12" Ht. | | 51 |

TURF/SOD

MULCH (ALL PARKING LOT ISLANDS WILL BE MULCHED)

## LANDSCAPE CODE SUMMARY

| RESIDENTIAL LANDSCAPE REQUIREMENTS - MULTIFAMILY DWELLINGS 1172.03 | | | |
|---|---|---|---|
| Plantings Required | Open Space/Landscape Area (Not including Stormwater Facility Wet Pond) | Plantings Required | Plantings Provided |
| 1.5 Shade Trees per 2500 sq ft or fraction of open landscape space provided. One half of the shade trees required may be ornamental trees or evergreen trees at a ratio of 2:1, not to exceed one fourth of required shade trees. | 118248 SF | 80 Shade Trees Req. or 62 Shade Trees and 18 Ornamental / Evergreen Trees | 62 Shade Trees and 18 Ornamental/Evergreen Trees |
| **PARKING LOT REQUIREMENTS LANDSCAPE REQUIREMENTS - MULTIFAMILY DWELLINGS 1182.04** | | | |
| Landscape Strip Requirement: Option C Provide a 10' wide landscape strip and a minimum 3' grade dreop from the ROW line to the adjacent parking lot pavement. Plant embankment with 1 shade tree and 5 Shrubs for every 35 linear feet of frontage. | Parking Lot Length along ROW Line: 61 LF | 2 Shade Trees, 9 Shrubs | 2 Shade Trees, 9 Shrubs |
| Parking Lot Interior Requirement: at least 2 shade trees within 60' of every parking space, measured from the trunk of the tree to the center of the parking space. | | | See Plan with 2 Trees with 60' Radius Distance shown, as a dashed line,for every parking space. |

N

0 40 80 120

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

LANDSCAPE SPECIFICATIONS:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON THE DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.
2. ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK, (LATEST EDITION), BY THE ANLA.
3. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS.
4. ALL PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
5. CALIPER MEASUREMENTS SHALL BE TAKEN 12 INCHES ABOVE GRADE.
6. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET.
7. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
8. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
9. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
13. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
14. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.


WOOLPERT
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300


**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

# HOMESTEAD DEVELOPMENT
# MULTI-FAMILY RESIDENTIAL DEVELOPMENT
# HUBER HEIGHTS, OH

RED BUCKEYE DR
TIPP CITY, OH 45371

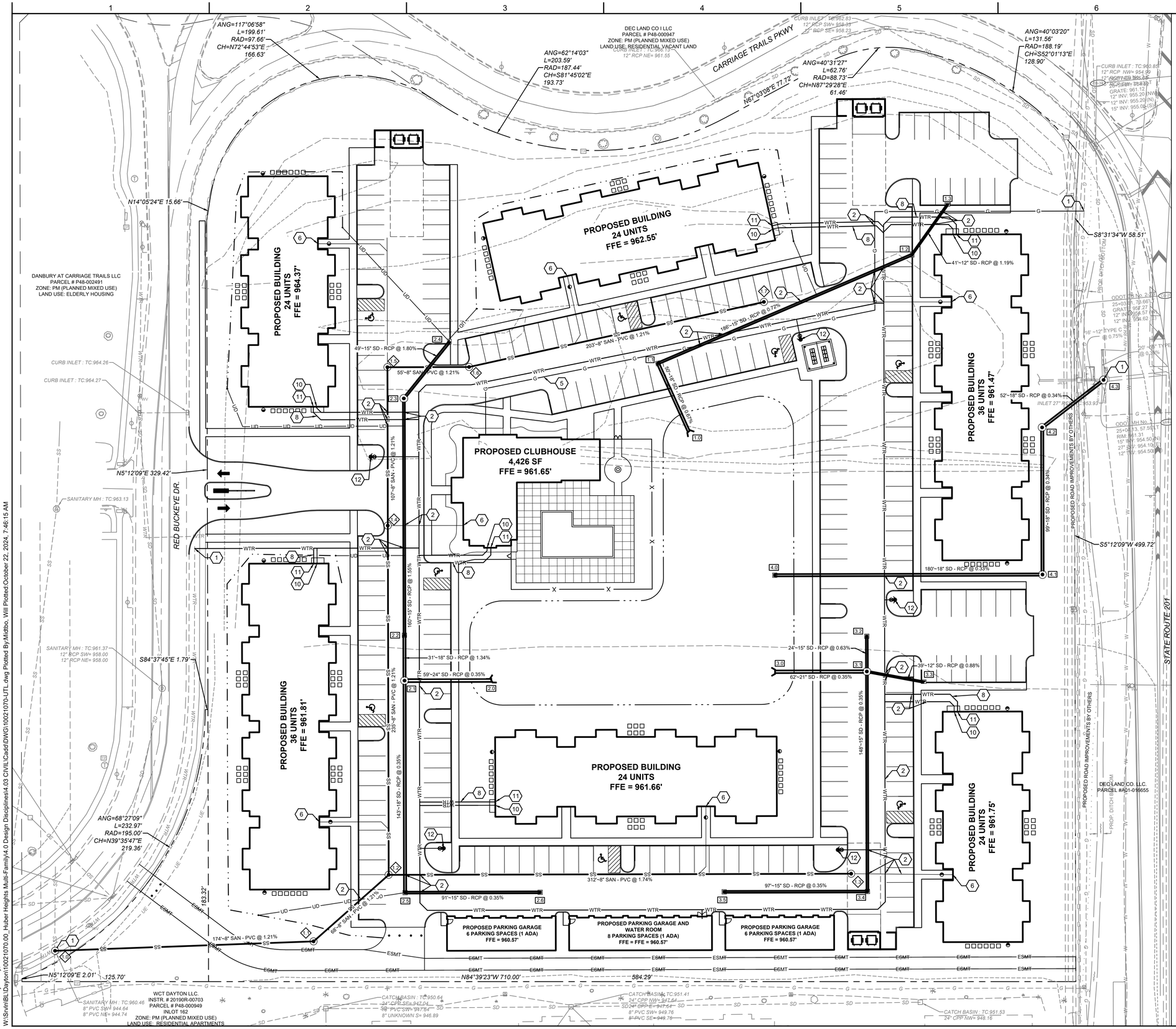
PROJECT NO: 10021070
DATE ISSUED: MM/DD/YYYY

DESIGNED BY: LMH
DRAWN BY: LMH
CHECKED BY: MAT

SHEET NAME:
LANDSCAPE PLAN

SHEET NO:
**L-601**


Layout Tab Name: L-601 LANDSCAPE PLAN
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## LEGEND

- TOP OF DETENTION POND
- SANITARY
- STORM
- UD — UNDERDRAIN
- WTR — WATER
- G — GAS
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- CATCH BASIN
- MANHOLE
- CURB INLET
- CLEANOUT
- POWER POLE

## NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND MEP PLANS FOR CONTINUATION INTO BUILDING.
4. ALL PROPOSED PIPE SLOPES SHOWN ARE MINIMUM REQUIRED. CONTRACTOR SHALL CONFIRM ACTUAL SLOPES REQUIRED BASED ON EXISTING INVERT ELEVATIONS.
5. CONTRACTOR TO PRACTICE CAUTION WHEN WORKING IN AREA OF EXISTING UTILITIES.

## KEYNOTES (X)

1. CONNECT TO EXISTING UTILITY PER AGENCY REQUIREMENTS. CONTRACTOR TO VERIFY LOCATION, SIZE, AND ELEVATION OF UTILITY AT PROPOSED CONNECTION POINT.
2. MINIMUM 18" VERTICAL CLEARANCE AT UTILITY CROSSING.
3. PROPOSED TRANSFORMER ON CONCRETE PAD. TRANSFORMER TO BE PROVIDED BY ELECTRIC COMPANY. CONCRETE PAD TO BE INSTALLED BY CONTRACTOR PER ELECTRIC COMPANY REQUIREMENTS.
4. (1)~4" PRIMARY UNDERGROUND ELECTRIC.
5. GAS SERVICE TO BE INSTALLED BY GAS COMPANY.
6. SDR-21 PVC SANITARY LATERAL @ 2.00% MINIMUM SLOPE.
7. (1)~4" UNDERGROUND TELEPHONE.
8. 1" WATER SERVICE LINE.
9. 1" WATER METER & VALVE.
10. FIRE PROTECTION SERVICE CONNECTION.
11. DOMESTIC WATER SERVICE CONNECTION.
12. FIRE HYDRANT ASSEMBLY.


WOOLPERT
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300


**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

# HOMESTEAD DEVELOPMENT
# MULTI-FAMILY RESIDENTIAL DEVELOPMENT
## HUBER HEIGHTS, OH

RED BUCKEYE DR
TIPP CITY, OH 45371

| | |
|---|---|
| PROJECT NO: | 10021070 |
| DATE ISSUED: | MM/DD/YYYY |
| DESIGNED BY: | LMH |
| DRAWN BY: | LMH |
| CHECKED BY: | MAT |

SHEET NAME:
UTILITY PLAN

SHEET NO:
**C-401**

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GRAPHIC SCALE IN FEET
SCALE: 1" = 30'


Layout Tab Name: C-401 UTILITY PLAN
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## STORM STRUCTURE TABLE

| STRUCTURE ID | DESCRIPTION | RIM/GRATE | INVERT |
|---|---|---|---|
| 1.0 | CONCRETE WINGED HEADWALL 18" PIPE | N/A | 18" = 955.30 (N) |
| 1.1 | CATCH BASIN 24x24 | 960.57 | 15" = 955.64 (E)<br>18" = 955.64 (S) |
| 1.2 | CURB INLET 12x29 | 960.98 | 12" = 956.98 (NE)<br>15" = 956.98 (W) |
| 1.3 | CURB INLET 12x29 | 961.22 | 12" = 957.47 (SW) |
| 2.0 | CONCRETE WINGED HEADWALL 24" PIPE | N/A | 24" = 955.30 (W) |
| 2.1 | STORM MANHOLE | 960.87 | 18" = 955.50 (N)<br>24" = 955.50 (E)<br>18" = 955.50 (S) |
| 2.2 | CATCH BASIN 24x24 | 960.37 | 15" = 955.91 (N)<br>18" = 955.91 (S) |
| 2.3 | STORM MANHOLE | 962.39 | 15" = 958.39 (NE)<br>15" = 958.39 (S) |
| 2.4 | CURB INLET 12x29 | 963.28 | 15" = 959.28 (SW) |
| 2.5 | CATCH BASIN 24x24 | 959.81 | 15" = 956.00 (E)<br>18" = 956.00 (N) |
| 2.6 | CATCH BASIN 24x24 | 959.83 | 15" = 956.32 (W) |
| 3.0 | CONCRETE WINGED HEADWALL 21" PIPE | N/A | 21" = 955.30 (E) |
| 3.1 | STORM MANHOLE | 959.28 | 15" = 955.52 (S)<br>21" = 955.52 (W)<br>12" = 955.52 (E)<br>15" = 955.52 (N) |
| 3.2 | CATCH BASIN 24x24 | 958.92 | 15" = 955.67 (S) |
| 3.3 | CURB INLET 12x29 | 959.82 | 12" = 955.86 (W) |
| 3.4 | CATCH BASIN 24x24 | 959.71 | 15" = 956.04 (N)<br>15" = 956.04 (W) |
| 3.5 | | 959.63 | 15" = 956.38 (E) |
| 4.0 | CATCH BASIN 24x24 | 958.26 | 18" = 955.30 (E) |
| 4.1 | STORM MANHOLE | 960.19 | 18" = 954.71 (W)<br>18" = 954.71 (N) |
| 4.2 | STORM MANHOLE | 960.13 | 18" = 954.38 (S)<br>18" = 954.38 (NE) |

## SANITARY STRUCTURE TABLE

| STRUCTURE ID | DESCRIPTION | RIM | INVERT |
|---|---|---|---|
| 1.0 | EXISTING SANITARY MANHOLE | 946.07 | 8" = 944.74 (E) |
| 1.1 | SANITARY MANHOLE 48 DIA | 957.44 | 8" = 946.85 (NE)<br>8" = 946.85 (W) |
| 1.2 | SANITARY MANHOLE 48 DIA | 958.26 | 8" = 947.67 (N)<br>8" = 947.67 (SW)<br>8" = 947.67 (E) |
| 1.3 | SANITARY MANHOLE 48 DIA | 958.06 | 8" = 953.10 (W) |
| 1.4 | SANITARY MANHOLE 48 DIA | 960.26 | 8" = 950.52 (N)<br>8" = 950.52 (S) |
| 1.5 | SANITARY MANHOLE 48 DIA | 962.46 | 8" = 951.81 (E)<br>8" = 951.81 (S) |
| 1.6 | SANITARY CONC MH 48 DIA | 962.18 | 8" = 952.48 (E)<br>8" = 952.48 (W) |
| 1.7 | SANITARY MANHOLE 48 DIA | 961.66 | 8" = 954.94 (W) |

| Storm Event | Pre-Dev. (CFS) | Dev. (CFS) | Allowable Release Rate (CFS) | Actual Release Rate (CFS) | WSEL (ft) | Storage Volume CF |
|---|---|---|---|---|---|---|
| 1 | 9.96 | 17.15 | 9.96 | 0.02 | 955.38 | 47,274 |
| 2 | 12.39 | 19.98 | 9.96 | 0.23 | 955.59 | 51,008 |
| 5 | 18.37 | 26.59 | 9.96 | 0.75 | 955.85 | 55,668 |
| 10 | 22.82 | 31.32 | 9.96 | 1.43 | 956.10 | 60,320 |
| 25 | 28.29 | 36.97 | 28.29 | 2.54 | 956.47 | 67,663 |
| 50 | 31.99 | 40.72 | 31.99 | 3.29 | 956.75 | 73,576 |
| 100 | 36.65 | 45.40 | 36.65 | 4.30 | 957.10 | 81,186 |

WATER QUALITY

WATER QUALITY VOLUME REQUIRED = 28,194 CF

PERMANENT POOL + WATER QUALITY VOLUME REQUIRED = 33,833 CF

PERMANENT POOL + WATER QUALITY VOLUME PROVIDED = 45,951 CF

WOOLPERT
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

HOMESTEAD DEVELOPMENT
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**
HUBER HEIGHTS, OH

RED BUCKEYE DR
TIPP CITY, OH 45371

PROJECT NO: 10021070
DATE ISSUED: MM/DD/YYYY
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

SHEET NAME:
UTILITY NOTES

SHEET NO:
**C-402**

Layout Tab Name: C-402 UTILITY NOTES
Last Saved By: Henry, Will 10/22/2024 6:54:46 PM
W:\Shared\BLD\sym\10021070.00_Huber Heights Multi-Family\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\10021070-UTL.dwg Plotted By:Mdtbo, Will Plotted:October 22, 2024, 7:46:16 AM

## LEGEND

| | |
|---|---|
| 799 | EXISTING 1' CONTOUR |
| 800 | EXISTING 5' CONTOUR |
| 799 | PROPOSED 1' CONTOUR |
| 800 | PROPOSED 5' CONTOUR |
| | STORM SEWER |
| UD UD | UNDERDRAIN |
| | STORM STRUCTURES |
| X | STORM STRUCTURE ID |
| XXX.XX | SPOT ELEVATION |
| TC:XXX.XX BC:XXX.XX | TC: TOP OF CURB ELEVATION BC: BOTTOM OF CURB ELEVATION |
| XXX.XXx | MATCH EXISTING |
| TC:XXX.XXx BC:XXX.XXx | TC: TOP OF CURB MATCH EXISTING BC: BOTTOM OF CURB MATCH EXISTING |

## NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. SEE SHEET C-401 FOR STORM DESIGN INFORMATION.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.

## BENCHMARKS

TBM #1
ARROW BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 140' SOUTHEAST OF THE MAIN ENTRANCE TO THE WATERSTONE AT CARRIAGE TRAILS DEVELOPMENT.
N=690170.0550, E=1519311.5240
ELEV = 957.18

TBM #2
ARROW BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 400' NORTHWEST OF THE INTERSECTION OF THE CARRIAGE TRAILS PKWY ENTRANCE DRIVE AND STATE ROUTE 201
N=691143.7450, E=1519778.3100
ELEV = 970.95


WOOLPERT
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300


**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUANCE SCHEDULE

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

# HOMESTEAD DEVELOPMENT
# MULTI-FAMILY RESIDENTIAL DEVELOPMENT
## HUBER HEIGHTS, OH

RED BUCKEYE DR
TIPP CITY, OH 45371

| | |
|---|---|
| PROJECT NO: | 10021070 |
| DATE ISSUED: | MM/DD/YYYY |
| DESIGNED BY: | LMH |
| DRAWN BY: | LMH |
| CHECKED BY: | MAT |

SHEET NAME:
GRADING PLAN

SHEET NO:
**C-301**

0 30 60 90
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'


Layout Tab Name: C-301 GRADING PLAN
Last Saved By: Timko, Mike 10/22/2024 9:25:38 AM
W:\Survey\ELD\sytom\10021070.00_Huber Heights Multi-Family\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\10021070-GRA.dwg Plotted By:Timko, Mike Plotted:October 22, 2024 9:25:43 AM

## SURVEY NOTES:

*PROPERTY CORNERS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT INC" UNLESS OTHERWISE NOTED HEREON.*

*PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.*

*SAID DESCRIBED PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 39109C0290E, WITH A REVISION DATE OF AUG. 2, 2011, FOR COMMUNITY NUMBER 390884, IN MIAMI COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.*

*NO ZONING INFORMATION PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.*

*THERE WERE NO PERMINATE STRUCTURES ON THE SURVEYED PARCEL AT THE TIME OF THIS SURVEY.*

*THE LOCATION OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATION OF PHYSICAL STRUCTURES OR BY PLANS PROVIDED BY UTILITY COMPANIES AND CONFORMS TO ASCE STANDARD CI/ASCE 38-02, SUE QUALITY LEVEL C AND D UNLESS OTHERWISE NOTED HEREON.*

*OHIO811 TICKET NUMBERS A418402936, A418402955, A418403188, A418403201, A418403229, & A418403232 DATED JULY 2, 2024.*

*EXISTING PARKING: 0 TOTAL LINED PARKING SPACES (0 STANDARD, 0 ADA)*

*DIRT STOCKPILES WERE OBSERVED ON THE SURVEYED PROPERTY.*

*NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED ON THE SURVEYED PROPERTY.*

*THE LAND DESCRIBED ON THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE, WITHIN THE STATE OF OHIO STANDARDS FOR BOUNDARY SURVEYS.*

*THE SUBJECT PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES WITH NO GAPS, GORES OR OVERLAPS NOTED.*

*LINES OF OCCUPATION (WHERE EXISTING) GENERALLY AGREE WITH PROPERTY LINES.*

*THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO INSURANCE COMPANY COMMITMENT NO. 38240201 WITH AN EFFECTIVE DATE OF MAY 8, 2024 AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.*

⚠ *STORAGE CONTAINERS AND FENCE IN THIS AREA WAS REMOVED AFTER THE FIELDWORK WAS CONDUCTED.*

## TITLE COMMITMENT NOTES FOR NO. 38240201:

*1. - 10., 19. & 20. NOT SURVEY MATTERS.*

*11. RIGHT OF WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 439, PAGE 37, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*
*- ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.*

*12. EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, OF RECORD IN DEED BOOK 478, PAGE 211, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*
*-EASEMENT IS NOT LOCATED WITHIN SURVEYED PARCEL, AS SHOWN HEREON*

*13. RIGHT OF WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 481, PAGE 268, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*
*-AS SHOWN HEREON*

*14. TERMS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, PROVISIONS AND EASEMENTS CONTAINED IN RESTRICTIONS RELATED TO APPROVAL OF LOT SPLIT OF RECORD IN OFFICIAL RECORD VOLUME 741, PAGE 455, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*
*-NOT A SURVEY MATTER; SUBJECT PARCEL IS DESCRIBED IN SAID DOCUMENT*

*15. EASEMENT TO VERIZON NORTH INCORPORATED, A WISCONSIN CORPORATION, OF RECORD IN OFFICIAL RECORD VOLUME 756, PAGE 787, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*
*-AS SHOWN HEREON*

*16. AGREED JUDGMENT ENTRY TRANSFERRING TITLE TO PLAINTIFF AND RESOLVING CASE FILED DECEMBER 18, 2015, COMMON PLEAS COURT OF MIAMI COUNTY, OHIO, CASE NO. 2015 CV 00460, OF RECORD IN INSTRUMENT NO. 2015OR-15347, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*
*-NOT A SURVEY MATTER; SUBJECT PARCEL IS DESCRIBED IN SAID DOCUMENT*

*AS AFFECTED BY AMENDED AGREED JUDGMENT ENTRY TRANSFERRING TITLE TO PLAINTIFF AND RESOLVING CASE FILED DECEMBER 18, 2015, COMMON PLEAS COURT OF MIAMI COUNTY, OHIO, CASE NO. 2015 CV 00460, OF RECORD IN INSTRUMENT NO. 2015OR-15676, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*

*AS AFFECTED BY AFFIDAVIT REGARDING PROPERTY OF RECORD IN INSTRUMENT NO. 2015OR-15677, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*

*17. TERMS, CONDITIONS, EASEMENTS, OBLIGATIONS AND RESTRICTIONS CONTAINED IN TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY AND AMONG CITY OF HUBER HEIGHTS, OHIO, DEC LAND CO. 1 LLC, AN OHIO LIMITED LIABILITY COMPANY, AND WATERSTONE AT CARRIAGE TRAILS LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 2015OR-15733, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*
*-AS SHOWN HEREON*

*18. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 2016OR-05617, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.*
*-AS SHOWN HEREON*

## CERTIFICATION:

*TO HOMESTEAD DEVELOPMENT LLC., CITY OF HUBER HEIGHTS, & CHICAGO TITLE INSURANCE COMPANY:*

*THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B1), 8, 9, 11(A), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19, 2024.*

*DATE OF PLAT: JULY 25, 2024*

*MICHAEL J. WILSON* — *DATE*
*OHIO PROFESSIONAL SURVEYOR NO. 8281*
*WOOLPERT, INC.*

STATE OF OHIO · MICHAEL J. WILSON · S-8281 · REGISTERED PROFESSIONAL SURVEYOR

## SURVEY DATA:

*HORIZONTAL DATUM - BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.*




*VICINITY MAP*
*NOT TO SCALE*

## LEGAL DESCRIPTION (RECORD INFORMATION):

*PARCEL I:*

*SITUATED IN CITY OF HUBER HEIGHTS, INLOT 161 AND ALSO PART OF BETHEL TOWNSHIP SITUATE IN SECTION 13, TOWNSHIP 2, RANGE 9 M.RS., CITY OF HUBER HEIGHTS, COUNTY OF MIAMI, STATE OF OHIO, AND BEING PART OF TRACTS OF LAND CONVEYED TO KENDALL GROUP LIMITED AS RECORDED IN DEED BOOK 732, PAGE 720, SHOWN ON MIAMI COUNTY ENGINEER'S RECORD OF LOTS SURVEYS VOLUME 24, PAGE 114, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:*

*COMMENCING FOR REFERENCE AT A MONUMENT BOX (FOUND) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, SAID CORNER BEING THE CENTERLINE OF STATE ROUTE 201;*

*THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, NORTH EIGHTY-FOUR DEGREES THIRTY-EIGHT MINUTES NINE SECONDS WEST (N 84° 38' 09" W) FOR SEVENTY-FIVE AND 00/100 FEET (75.00') TO AN IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 201;*

*THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 201, NORTH FIVE DEGREES THIRTEEN MINUTES TWENTY-THREE SECONDS EAST (N 05° 13' 23" E) FOR SIX HUNDRED AND 00/100 FEET (600.00') TO AN IRON PIN FOUND AT THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF HUBER HEIGHTS AS RECORDED IN DEED BOOK 731, PAGE 579, SAID TRACT BEING CITY OF HUBER HEIGHTS INLOT NO. 162;*

*THENCE ALONG THE NORTH LINE OF SAID CITY OF HUBER HEIGHTS LAND, NORTH EIGHTY-FOUR DEGREES THIRTY-EIGHT MINUTES NINE SECONDS WEST (N 84° 38' 09" W) FOR SEVEN HUNDRED TEN AND 00/100 FEET (710.00') TO AN IRON PIN SET;*

*THENCE OVER SAID INLOT 161 ON A NEW DIVISION LINE FOR THE FOLLOWING NINE (9) COURSES:*

*1. NORTH FIVE DEGREES THIRTEEN MINUTES TWENTY-THREE SECONDS EAST (N 05° 13' 23" E) FOR SIX HUNDRED FORTY-SIX AND 38/100 FEET (646.38') TO AN IRON PIN SET;*

*2. NORTH FIFTY DEGREES THIRTEEN MINUTES TWENTY-THREE SECONDS EAST (N 50° 13' 23" E) FOR THIRTY-NINE AND 42/100 FEET (39.42') TO AN IRON PIN SET IN THE SOUTH LINE OF A PROPOSED RIGHT-OF-WAY;*

*3. ALONG SAID PROPOSED RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF ONE HUNDRED TWO AND 00/100 FEET (102.00') FOR AN ARC DISTANCE OF ONE HUNDRED TWO AND 92/100 FEET (102.92'), (CHORD BEARING SOUTH SIXTY-EIGHT DEGREES FORTY-ONE MINUTES THREE SECONDS EAST (S 68° 41' 03" E) FOR NINETY-EIGHT AND 61/100 FEET (98.61'), DELTA ANGLE OF SAID CURVE BEING FIFTY-SEVEN DEGREES FORTY-EIGHT MINUTES FIFTY-TWO SECONDS (57° 48' 52") TO AN IRON PIN TO BE SET BY M-E COMPANIES AT A POINT OF REVERSE CURVATURE;*

*4. ALONG SAID PROPOSED RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF ONE HUNDRED THIRTY-EIGHT AND 00/100 FEET (138.00') FOR AN ARC DISTANCE OF ONE HUNDRED THIRTEEN AND 34/100 FEET (113.34'), (CHORD BEARING SOUTH SEVENTY-FOUR DEGREES THREE MINUTES FORTY-THREE SECONDS EAST (S 74° 03' 43" E) FOR ONE HUNDRED TEN AND 18/100 FEET (110.18'), DELTA ANGLE OF SAID CURVE BEING FORTY-SEVEN DEGREES THREE MINUTES THIRTY-ONE SECONDS (47° 03' 31") TO AN IRON PIN TO BE SET BY M-E COMPANIES AT A POINT OF TANGENCY;*

*5. ALONG SAID PROPOSED RIGHT-OF-WAY LINE, SOUTH FIFTY DEGREES THIRTY-ONE MINUTES FIFTY-EIGHT SECONDS EAST (S 50° 31' 58" E) FOR SIXTY-ONE AND 99/100 FEET (61.99') TO AN IRON PIN TO BE SET BY M-E COMPANIES AT A POINT OF CURVATURE;*

*6. ALONG SAID PROPOSED RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF ONE HUNDRED EIGHTY-SEVEN AND 00/100 FEET(187.00') FOR AN ARC DISTANCE OF TWO HUNDRED THREE AND 64/100 FEET (203.64'), (CHORD BEARING SOUTH EIGHTY-ONE DEGREES FORTY-THREE MINUTES FORTY-EIGHT SECONDS EAST (S 81° 43' 48" E) FOR ONE HUNDRED NINETY-THREE AND 73/100 FEET (193.73'), DELTA ANGLE OF SAID CURVE BEING SIXTY-TWO DEGREES TWENTY-THREE MINUTES FORTY-ONE SECONDS (62° 23' 41") TO AN IRON PIN TO BE SET BY M-E COMPANIES AT A POINT OF TANGENCY;*

*7. ALONG SAID PROPOSED RIGHT-OF-WAY LINE, NORTH SIXTY-SEVEN DEGREES FOUR MINUTES TWENTY-TWO SECONDS EAST (N 67° 04' 22"E) FOR SEVENTY-SEVEN AND 72/100 FEET (77.72') TO AN IRON PIN TO BE SET BY M-E COMPANIES AT A POINT OF CURVATURE;*

*8. ALONG SAID PROPOSED RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF EIGHTY-EIGHT AND 00/100 FEET (88.00') FOR AN ARC DISTANCE OF SIXTY-TWO AND 78/100 FEET (62.78'), (CHORD BEARING NORTH EIGHTY-SEVEN DEGREES THIRTY MINUTES FORTY-TWO SECONDS EAST (N 87° 30' 42" E) FOR SIXTY-ONE AND 46/100 FEET (61.46'), DELTA ANGLE OF SAID CURVE BEING FORTY DEGREES FIFTY-TWO MINUTES FORTY-ONE SECONDS (40° 52' 41") TO AN IRON PIN SET BY M-E COMPANIES AT A POINT OF COMPOUND CURVATURE;*

*9. ALONG SAID PROPOSED RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF ONE HUNDRED EIGHTY-EIGHT AND 00/100 FEET (188.00') FOR AN ARC DISTANCE OF ONE HUNDRED THIRTY-ONE AND 57/100 FEET (131.57'), (CHORD BEARING SOUTH FIFTY-ONE DEGREES FIFTY-NINE MINUTES FIFTY-NINE SECONDS EAST (S 51° 59' 59" E) FOR ONE HUNDRED TWENTY-EIGHT AND 90/100 FEET (128.90'), DELTA ANGLE OF SAID CURVE BEING FIFTY DEGREES FIVE MINUTES FIFTY-SIX SECONDS (40° 05' 56") TO AN IRON PIN TO BE SET BY M-E COMPANIES IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 201; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 201 FOR THE FOLLOWING TWO (2) COURSES:*

*1. SOUTH EIGHT DEGREES THIRTY-TWO MINUTES FORTY-EIGHT SECONDS WEST (S 08° 32' 48" W) FOR FIFTY-EIGHT AND 51/100 FEET (58.51') TO AN IRON PIN FOUND;*

*2. SOUTH FIVE DEGREES THIRTEEN MINUTES TWENTY-THREE SECONDS WEST (S 05° 13' 23" W) FOR FOUR HUNDRED NINETY-NINE AND 71/100 FEET (499.71') TO THE TRUE POINT OF BEGINNING.*

*CONTAINING 9.966 ACRES, MORE OR LESS.*

*LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:*

*SITUATED IN THE STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, BEING PART OF INLOT 161, 9.966-ACRE TRACT AS DESCRIBED IN DEED TO STATE ROUTE 201, LLC, OF RECORD IN DEED BOOK 741, PAGE 449, ALL REFERENCES HEREIN BEING TO THE RECORDS OF THE RECORDER'S OFFICE, MIAMI COUNTY, OHIO AS SHOWN IN VOLUME 57, PAGE 4, MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT A REBAR FOUND AT THE SOUTHEASTERLY CORNER OF INLOT 353, OF RECORD IN PLAT BOOK 22, PAGE 25, AT THE SOUTHWESTERLY CORNER OF SAID PART INLOT 161 AND AT THE NORTHWESTERLY CORNER OF INLOT 355, THE NORTHEASTERLY CORNER OF INLOT 356, OF RECORD IN PLAT BOOK 22, PAGES 37-37A;*

*THENCE NORTH 05° 13' 23" EAST, ALONG THE WESTERLY PERIMETER OF SAID PART OF INLOT 161, A DISTANCE OF 646.38 FEET TO A REBAR FOUND;*

*THENCE NORTH 50° 13' 23" EAST, CONTINUING ALONG SAID WESTERLY PERIMETER, A DISTANCE OF 39.25 FEET TO A REBAR FOUND AT THE NORTHWESTERLY CORNER OF SAID PART INLOT 161 AND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CARRIAGE TRAILS PARKWAY (WIDTH VARIES), OF RECORD IN PLAT BOOK 22, PAGE 25;*

*THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:*

*1. WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 102.00 FEET, A CENTRAL ANGLE OF 57° 43' 12", AN ARC LENGTH OF 102.76, THE CHORD OF WHICH BEARS SOUTH 68° 43' 53" EAST, A CHORD DISTANCE OF 98.46 FEET TO A REBAR FOUND AT A POINT OF REVERSE CURVATURE;*

*2. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 138.00 FEET, A CENTRAL ANGLE OF 47° 03' 31", AN ARC LENGTH OF 113.34 FEET, THE CHORD OF WHICH BEARS SOUTH 74° 03' 43" EAST, A CHORD DISTANCE OF 110.18 FEET TO A REBAR FOUND AT THE POINT OF TANGENCY;*

*3. SOUTH 50° 31' 58" EAST, A DISTANCE OF 61.99 FEET TO A REBAR FOUND;*

*THENCE THROUGH SAID PART INLOT 161 THE FOLLOWING COURSES:*

*1. WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 97.46 FEET, A CENTRAL ANGLE OF 117° 15' 12", AN ARC LENGTH OF 199.44 FEET, THE CHORD OF WHICH BEARS SOUTH 72° 44' 13" WEST, A CHORD DISTANCE OF 166.41 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY;*

*2. SOUTH 14° 06' 38" WEST, A DISTANCE OF 15.66 FEET TO AN IRON PIN SET;*

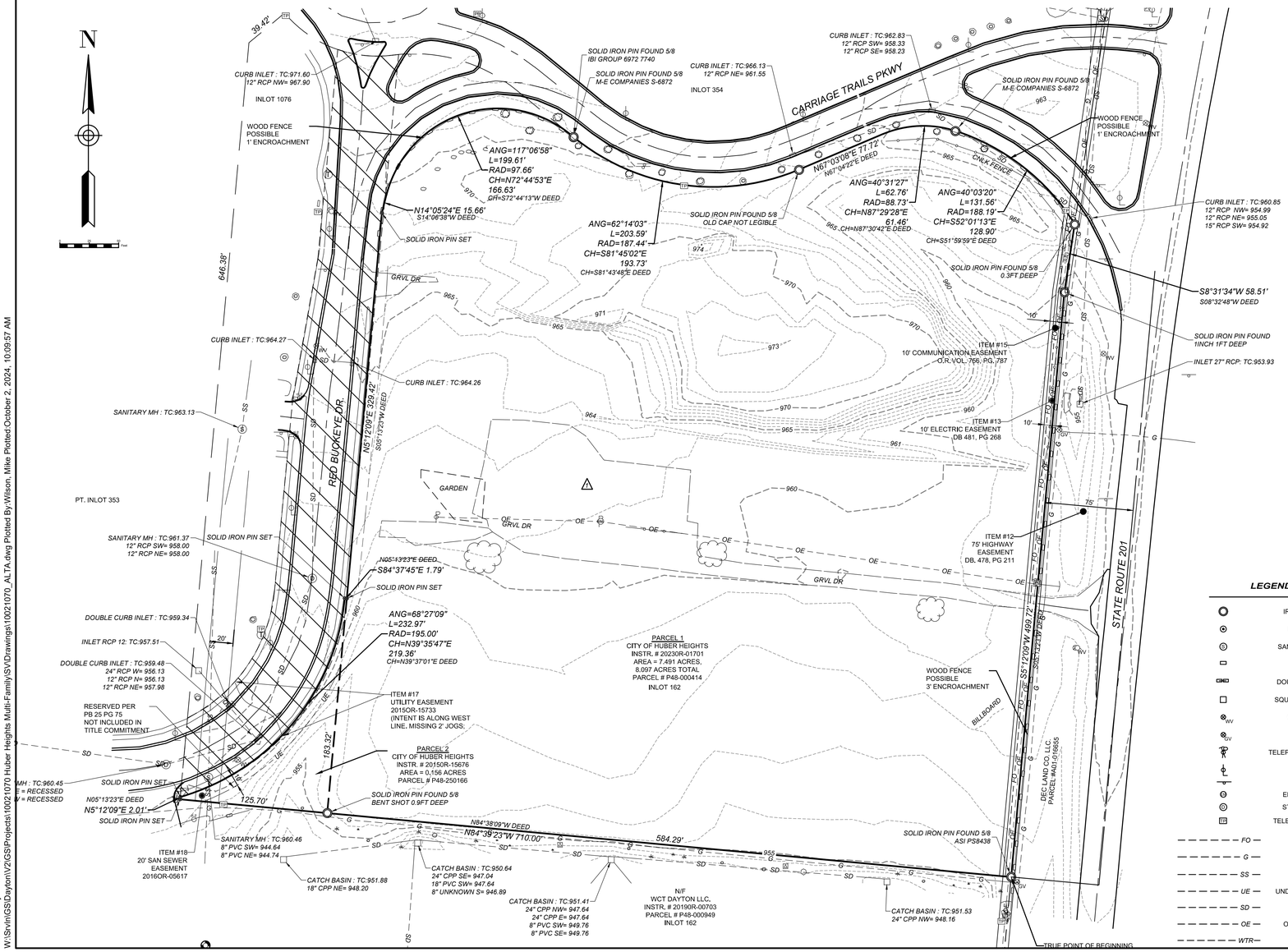
*3. SOUTH 05° 13' 23" WEST, A DISTANCE OF 512.74 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF SAID PART INLOT 161 AND THE NORTHERLY LINE OF INLOT 355;*

*THENCE NORTH 84° 38' 09" WEST, ALONG SAID NORTHERLY AND SOUTHERLY LINES, A DISTANCE OF 125.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.024 ACRES OF LAND.*

*BEARINGS HEREIN ARE BASED ON NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE. IRON PINS SET CONSIST OF A 5/8" REBAR, 30" LONG WITH A PLASTIC CAP INSCRIBED 'IBI GROUP/S-6872/S7740'. THIS DESCRIPTION WAS PREPARED BY IBI GROUP, INC. BASED ON RECENT FIELD SURVEYS OF THE PREMISES.*

*PARCEL II:*

*SITUATE IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, STATE OF OHIO AND BEING INLOT NO. 1078 IN REPLAT PART INLOT 1075 CARRIAGE TRAILS, AS RECORDED IN PLAT BOOK 25, PAGE 75 OF PLAT RECORD OF MIAMI COUNTY, OHIO.*




## LEGEND

| | |
|---|---|
| ○ | IRON PIN FOUND |
| ⊙ | IRON PIN SET |
| Ⓢ | SANITARY MANHOLE |
| ▭ | CURB INLET |
| ▭▭ | DOUBLE CURB INLET |
| □ | SQUARE CATCH BASIN |
| ⊗WV | WATER VALVE |
| ⊗GV | GAS VALVE |
| | TELEPHONE/POWER POLE |
| | LIGHT POLE |
| | SIGN |
| Ⓔ | ELECTRIC METER |
| Ⓓ | STORM MANHOLE |
| TP | TELEPHONE PEDESTAL |
| — FO — | FIBER OPTIC LINE |
| — G — | GAS LINE |
| — SS — | SANITARY SEWER |
| — UE — | UNDERGROUND ELECTRIC LINE |
| — SD — | STORM DRAIN |
| — OE — | OVERHEAD ELECTRIC LINE |
| — WTR — | WATER LINE |

| No. | DATE | REVISION |
|---|---|---|
| 2 | 10/3/2024 | ADDRESS REVIEW COMMENTS |
| 1 | 8/29/24 | ADDRESSED COMMENTS |

SEAL

PROJECT No: 10021070
DATE 10/3/2024
DES. —
DR. ETN
CKD. MJW


One Easton Oval
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WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL


# CITY OF HUBER HEIGHTS
# ALTA/NSPS TITLE LAND SURVEY

BETHEL TOWNSHIP, SECT. 13, TWNSHP 2, RANGE 9,
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO

SHEET NO.
1 OF 1

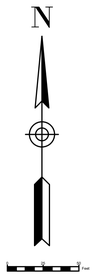

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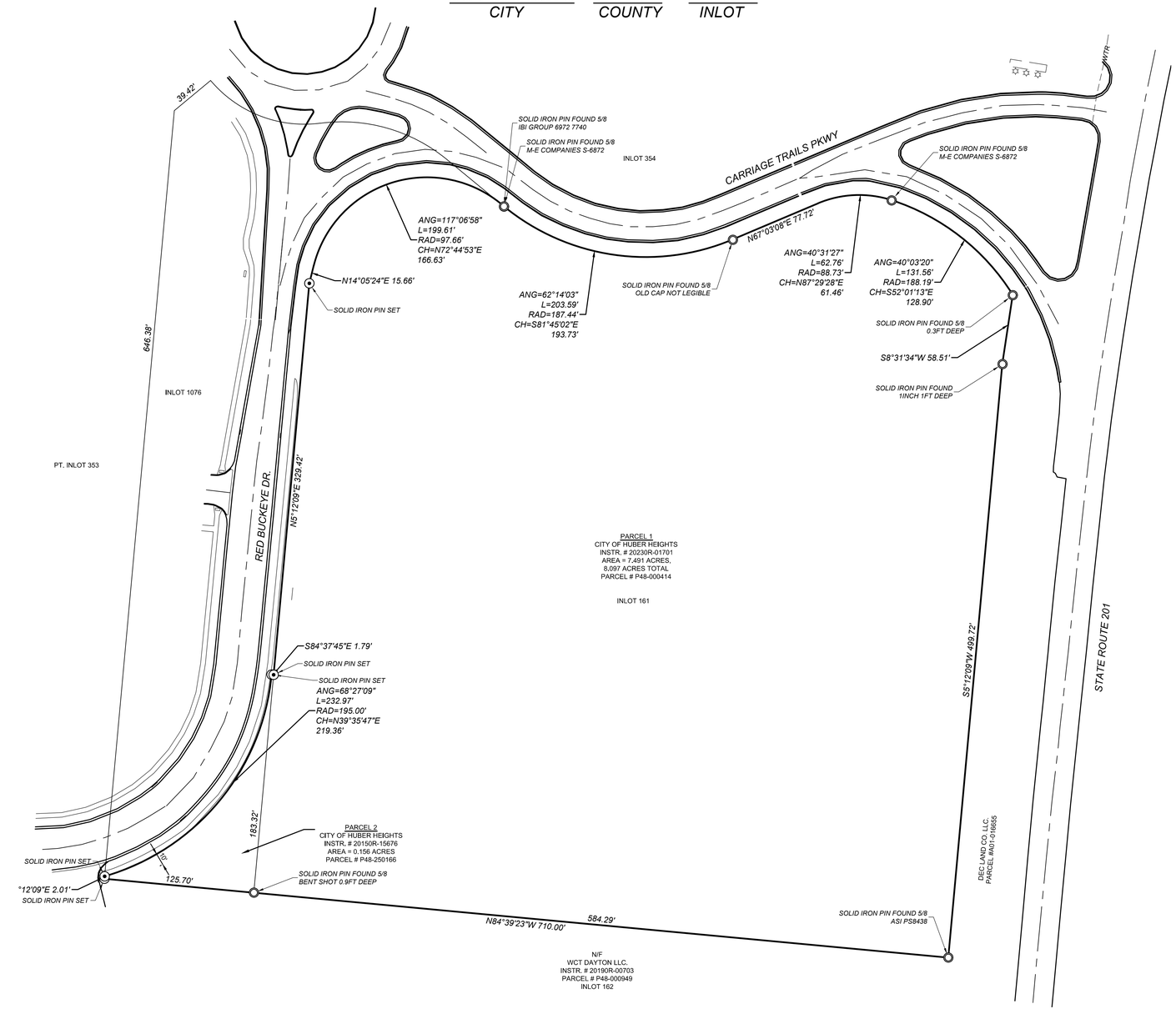
# REPLAT PART INLOT 161
# STATE OF OHIO, COUNTY OF MIAMI
# CITY OF HUBER HEIGHTS

13 SECTION | 2 TOWN | 9 M.R.S RANGE

HUBER HEIGHTS CITY | MIAMI COUNTY | 161 INLOT

VOLUME _____ PAGE _____
MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS







**VICINITY MAP**
NOT TO SCALE

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- SANITARY MANHOLE
- CURB INLET
- DOUBLE CURB INLET
- SQUARE CATCH BASIN
- WATER VALVE
- GAS VALVE
- TELEPHONE/POWER POLE
- LIGHT POLE
- SIGN
- ELECTRIC METER
- STORM MANHOLE
- TELEPHONE PEDESTAL

**DESCRIPTION:**

**DEDICATION:**

_____ MIAMI COUNTY RECORDER | _____ BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ 2024

_____ MIAMI COUNTY AUDITOR | _____ BY DEPUTY AUDITOR

**APPROVED:**

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____

_____
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

**SURVEY DATA:**

HORIZONTAL DATUM - BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

**SURVEY NOTES:**

PROPERTY CORNERS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT INC" UNLESS OTHERWISE NOTED HEREON.

PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**CERTIFICATION:**

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 7.491 ACRES AS DESCRIBED IN A DEED TO THE CITY OF HUBER HEIGHTS, OF RECORD IN BY DEED RECORDED IN DOCUMENT NUMBER 2030OR-01701, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS ARE SET AS SHOWN

_____ DATE
MICHAEL J WILSON
OHIO PROFESSIONAL SURVEYOR NO. 8281
WOOLPERT, INC.

| No. | DATE | REVISION |
|---|---|---|
| | | |

PROJECT No: 10021070
DATE 10/22/2024
DES. _____
DR. ETN
CKD. MJW


1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300
FAX: 937.461.0743

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL


SEAL

# CITY OF HUBER HEIGHTS CONSOLIDATION PLAT

BETHEL TOWNSHIP, SECT. 13, TWNSHP 2, RANGE 9,
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO

SHEET NO.
1 OF 1


Layout Tab Name: Consolidation_Images; VIC MAP.jpg; , Xrefs: Wilson OH.dwg
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# Huber Heights Fire Division

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

| | |
|---|---|
| Occupancy Name: | Carriage Park at Huber Heights |
| Occupancy Address: | SW corner of SR201/Brandt Pike and Carriage Trails |

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

| | | | |
|---|---|---|---|
| MCBR BLD: | Not Yet Assigned | HH P&D: | |
| MCBR MEC: | | HHFD Plan: | 24-420 |
| MCBR ELE: | | HHFD Box: | 48 |
| REVIEWER: | Susong | DATE: | 11/5/2024 |

## *Fire Department Comments:*

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

**These comments are based only on the proposed sitework, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met. Be advised that additional questions and comments may arise as the project progresses.**

**Requirements:**

- **Please review requirements for fire service features in Ohio Fire Code (OFC), Rule 5.**
- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15. (Road widths and turn radius appear to comply.)**
- **Fire hydrant spacing shall also meet the requirements of HHCO 1521.**
- **Buildings provided with fire sprinkler systems will need to have a fire department connection located within 75 feet of a fire hydrant in accordance with Huber Heights Codified Ordinance 1521.01(e). The connection shall be a 4" Storz fitting with a 30-degree turn-down. (Fire department connection locations are not shown on the drawings. Please note that to avoid blocking the roadways hydrants shall be located accordingly.)**

- **Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4.**
- **A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. *(No trees, bushes, plantings, etc.)* Ohio Fire Code 507.5.5.**
- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed. (Building Construction Classification and Square Footage will need to be determined first. Calculations shall be submitted before construction).**
- **If required, fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1.**
- **If required, immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4.**
- **Exterior doors and openings required by this rule, or the building code as listed in rule 1301:7-7-80 of the Administrative Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official. (Sidewalks shall be provided to the sprinkler riser room(s).)**

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

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

**AI-10467** **8. A.**

**Planning Commission**

Meeting Date: 11/12/2024

2025 Meeting Schedule

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Information

Agenda Title

2025 Meeting Schedule

Purpose and Background

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Attachments

Meeting Schedule

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**PLANNING COMMISSION**
**SCHEDULE OF MEETINGS & SUBMITTAL DEADLINES**
**BUSINESS YEAR 2025**
**(Meetings held on the 2nd Tuesday)**
**6:00 P.M.**

| Meeting Date: | Last Date for Submittal Of Application |
|---|---|
| January 14, 2025 | **December 26, 2024** |
| February 11, 2025 | **January 21, 2025** |
| March 11, 2025 | **February 18, 2025** |
| April 15, 2025* | **March 25, 2025** |
| May 13, 2025 | **April 22, 2025** |
| June 10, 2025 | **May 20, 2025** |
| July 15, 2025* | **June 24, 2025** |
| August 12, 2025 | **July 22, 2025** |
| September 9, 2025 | **August 19, 2025** |
| October 14, 2025 | **September 23, 2025** |
| November 11, 2025 | **October 21, 2025** |
| December 9, 2025 | **November 18, 2025** |
| | |

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

**AI-10468** **9. A.**

**Planning Commission**

Meeting Date: 11/12/2024

Minutes

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Information

Agenda Title

Without objection the minutes of the October 15, 2024, Planning Commission meeting are approved.

Purpose and Background

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Attachments

Minutes

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**Planning Commission**
**October 15, 2024, Meeting**
**City of Huber Heights**

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

**II.** Present at the meeting: Mr. Jeffries, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: Mr. Cassity, excused

Staff Present: Aaron K. Sorrell, Assistant City Manager, and Geri Hoskins, Planning & Zoning Administrative Assistant.

**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. **REZONING – The applicant, ADAM MALONJAO, is requesting approval of a rezoning from Residential (R4) to Commercial District (B1) to facilitate the sale of the existing building for use as a multi-tenant office space. Property is located at 6502 Old Troy Pike (RZ 24-21).**

   Mr. Sorrell stated that the applicant is requesting a rezoning to B-1 to facilitate the sale of the existing building to a buyer that plans to redevelop the building into salon suites. See attached presentation. This vacant building was previously used as office space.

   The proposed use is principally permitted under the B-1 zoning district.

   As previously stated, the proposed redevelopment use is principally permitted in the B-1 district.

   Staff previously approved a lot split with the lot and setback dimensions conforming to the B-1 district. Therefore, this proposed use and basic site plan comply with the B-1 district requirements.

The applicant, or subsequent purchaser, will be required to comply will all other development requirements such as landscaping, parking, and screening. These requirements will be reviewed and enforced through the zoning permit application process.

Fire: Approves the rezoning as submitted.
Engineering: No comments submitted.

It is the staff's opinion that the rezoning furthers the public interest in revitalizing vacant properties. The proposed use is permitted in the B-1 district and the site conforms to all setback and height requirements.

Staff recommends approval without conditions.

**Action**

Mr. Jeffries moved to approve the request by the applicant, ADAM MALONJAO, For a rezoning to facilitate the sale of the existing building for use as a multi-tenant office space.(RZ 24-21) in accordance with the recommendation of Staff's Memorandum dated October 10, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. **MINOR CHANGE – The applicant, APP ARCHITECTURE, is requesting approval of a Minor Change to construct a 2381 SF addition to the existing fire station. Property is located at 7435 Old Troy Pike (MC 24-24).**

Mr. Sorrell stated the applicant is requesting a minor change of the PUD to add a 2,361 SF addition to the existing fire station. This addition will also involve a slight expansion of the existing parking area.
Use: Fire Stations are a permitted use in the PP district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The addition façade will be brick to match the existing building.

Parking and Loading:

- The expansion will result in one additional parking space for a total of 11 spaces.

Fire: Approves the plans as submitted.
City Engineer**:** The City Engineer had no comments.

Planning staff supports the minor expansion of the existing fire station. Staff recommends approval with no conditions.

Tim from App Architecture was present and addressed questions concerning extension or new building.

**Action**

Mr. Jeffries moved to approve the request by the applicant, APP ARCHITECTURE, for approval of a Minor Change (MC 24-24) in accordance with the recommendation of Staff's Memorandum dated October 11, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Thomas, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

3. **MINOR CHANGE – The applicant, TESLA, is requesting approval of a Minor Change to construct twelve (12) Tesla EV charging stations. Property is located at 7150 Executive Blvd. (MC 24-08).**

Mr. Sorrell stated that the applicant is requesting a minor change of the PUD to replace 20 parking spaces with 10 Tesla EV charging stations and associated electrical cabinet. The site is in the overflow parking area on the east side of the building.

The site is the east parking area of the Meijer store, which largely serves as overflow parking.

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1178 Planned Employment Park District.

Filling stations (the most similar use) is a permitted use in the PEP district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The electrical equipment will be partially screened by an opaque fence and landscaping.

Parking and Loading:

- The expansion will result in a net loss nine spaces. There is ample parking to serve the Meijer store.

Fire: Approves the plans as submitted.
City Engineer: The City Engineer had no comments.

Staff has worked with the applicant to screen most of the electrical components as well as soften the fenced in area with landscaping. Staff recommends approval of the Minor Change application dated April 8, 2024, to facilitate the installation of 10 EV charging stations. Staff has no conditions associated with the recommended approval.

**Action**

Ms. Thomas moved to approve the request by the applicant, TESLA, for approval of a Minor Change (MC 24-08) in accordance with the recommendation of Staff's Memorandum dated September 20, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

4. **MINOR CHANGE – The applicant, THE OSCAR W. LARSON COMPANY, is requesting approval of a Minor Change to construct five (5) EV charging stations. Property is located at 7550 Old Troy Pike (MC 24-19).**

Mr. Sorrell stated that the applicant is requesting a minor change of the PUD to replace six parking spaces and landscape area with 5 EV charging stations and associated electrical cabinet. The site is in the overflow parking area on the southeast side of the lot.

The site is the southeast parking area of the Sheetz store, which appears to largely serves as employee and overflow parking.

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 Planned Mixed Use District.

Use: Filling stations (the most similar use) is a Special Use in the PM district and was previously approved as part of the Sheetz development.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The electrical equipment will be partially screened by an opaque fence.

Parking and Loading:

- The expansion will result in a net loss of six spaces. Sheetz currently has 51 parking spaces, and the zoning code requires approximately 28 spaces.

Fire: Approves the plans as submitted.
The City Engineer had no comments.

Planning staff supports the installation of EV chargers at this location; however the project may result in less planting material than currently exists. The applicant has indicated they will landscape the areas between the charging stations, and around the transformer / electrical cluster.

Staff recommends approval with the following conditions:

1) Applicant shall relocate or replace the two existing parking lot trees.
2) Applicant shall create planting beds between and behind the charging stations, using similar planting material as currently exists.
3) Applicant shall provide perimeter landscaping around the transformer cluster, not including access areas.

4) Applicant shall provide a revised landscaping plan, subject to staff approval, prior to zoning approval.

**Action**

Mr. Jeffries moved to approve the request by the applicant, The Oscar Larson Company, for approval of a Minor Change (MC 24-19) in accordance with the recommendation of Staff's Memorandum dated October 1, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

**5. REZONING AND BASIC DEVELOPMENT PLAN – The applicant, TJL-CES, LLC, is requesting approval of a Rezoning of 2.75 acres to Planned Commercial (PC) and a Basic Development Plan approval for 0.98 acres to construct a Domino's Pizza (pick-u[ and delivery only). Property is located at 8920 and 8960 Old Troy Pike (RZBDP 24-22).**

Mr. Sorrell stated the applicant seeks to rezone 2.75 acres from R-1 to Planned Commercial, create two lots and construct a new 2,220 SF Domino's Pizza on 0.98 acres and reserve the remaining 1.77 acres for future development. The Domino's Pizza will be pick-up and delivery only. There will be no dine-in seating.

The applicant has indicated the drive-up window is for pick-up only. Orders are not taken at the window. On-site employees vary by the time of day. Lunch typically has two inside staff and 2 delivery drivers. Busy nights may have eight inside staff and ten drivers. Rarely are more than two drivers on site simultaneously.

The site is generally flat with two existing residential structures. The perimeter of the site is lined with mature trees that serve as natural screening and buffering for the residential properties to the east and south.

The site is located along Old Troy Pike, a major arterial road. A car wash is located north of the site and Trimble is located across Old Troy Pike.

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1176 – Planned Commercial, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The staff analysis addresses the rezoning request and elements of the Basic Development Plan and standards for approval.

The applicant requests the rezoning of approximately 2.75 acres from R-1 Residential to Planned Commercial (PC).

*Conformance with Comprehensive Plan*
The City's comprehensive plan indicates the site is within the Northtown pattern area adjacent to the Regional Commercial pattern area. The Northtown pattern

area recognizes that is growing and will likely to continue to grow beyond the current municipal boundaries. The Regional Commercial pattern area recognizes the commercial / retail patterns of the area and emphasizes beautification, reuse of existing parking areas, and growing new tenants.

Given the location of this site along Old Troy Pike, its context within the Northtown pattern area, adjacent to the Regional Commercial pattern area, staff feels the rezoning from R-1 to PC is consistent with the comprehensive plan.

**Basic Development Plan Analysis:**
The applicant proposes constructing a 2,220 SF pick-up and delivery only Domino's Pizza store. The applicant has submitted a basic site plan illustrating uses, setbacks, parking, and circulation.

Conformance With Planned Commercial District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The front parking setback is 25 feet, consistent with the development standards.
- The building is set back 73 feet, the development standard is 75 feet.
- The north setback is 10 feet between the pavement and the property line. The distance between the carwash driveway and the Domino's driveway will be 15 feet, which will provide adequate room for landscaping and screening.
- Landscaping and lighting plans have not been submitted but will be reviewed with the Detailed Development Plan application.
- Building elevations were not provided but will be reviewed with the Detailed Development Plan application.

Parking and Loading:

- The applicant proposes 21 parking spaces, more than the 15 the code requires for this type of restaurant use. Parking stall dimensions are 10' x 18', as required.

Signs:

- A sign package was not submitted with the application and will be reviewed when the detailed development plan is submitted.

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

The staff believes the site plan is generally well arranged, and internal circulation is efficient and compatible with the intended use. The landscaping requirements will be reviewed with the Detailed Development application.

The perimeter of the site has a significant amount of mature trees and vegetation as natural buffering from the residential uses to the east and south. Staff recommends the south and east perimeter remain undisturbed and all healthy trees remain.

Staff supports the rezoning from Residential (R-1) to Planned Commercial. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the rezoning and Basic Development Plan with the following conditions:

- The applicant shall assess the health of the existing trees along the site's east and south perimeter that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.
- The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
- Signs shall conform with Chapter 1189, unless otherwise approved in the Detailed Development Plan by the Planning Commission.
- Permitted uses shall be those listed as permitted uses in Section 1176.01, except the following are prohibited:
    - Vehicle sales, rental or service
    - Sweepstakes Cafes
    - Short-term lenders (pay-day lenders, loans against auto titles, etc.)
    - Dry cleaners
    - Outdoor sales and storage, unless approved by the Planning Commission

Art from Calibre Engineering was present and spoke to protecting trees on the south side and the two buildings are not occupied.

Mr. Dave Studebaker asked about the permitted uses.

**Action**

Ms. Thomas moved to approve the request by the applicant, TJL-CES, LLC, for approval of a Rezoning and Basic Development Plan (RZBDP 24-22) in accordance with the recommendation of Staff's Memorandum dated October 10, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

**6. BASIC DEVELOPMENT PLAN – The applicant, GREY FOX CAPITAL, is requesting approval of a Basic Development Plan for a 159-unit townhome development on 24.6 acres. Property is located at 5425 Charlesgate Road (BDP 24-23).**

Mr. Sorrell stated that the applicant seeks basic development plan approval for a 159 unit townhome development on 24.6 acres. The proposed townhomes are two-story with attached garages. The development will include 8.33 acres of open space with walking paths throughout.

The site is wooded with a steep ravine and stream bisecting the site. This ravine and stream have historically been an impediment to its development. The

applicant is proposing two development areas with entrances from Wildcat and Charlesgate. The two development areas will be connected via walking paths only. Much of the stream and surrounding trees and vegetation will remain undisturbed.

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1176 – Planned Commercial, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

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

The applicant seeks basic development plan approval for a 159-unit townhome development on 24.6 acres. The proposed townhomes are two-story with attached garages. The development will include 8.33 acres of open space with walking paths throughout.

The applicant has submitted a basic site plan illustrating general building locations, setbacks, parking, and circulation.

Uses: Townhomes are a permitted use.

Development Standards:

- Density: The gross density is 6.5 dwelling units per acre (DUA) and the net density (less open space) is 9.77 DUA. The PR district allows a net density up to 12 DUA.
- The minimum building setbacks are 25 feet from the back of curb.
- The minimum spacing between buildings is 25 feet.
- Landscaping and lighting plans have not been submitted, but will be reviewed with the detailed development plan application.
- Anticipated building elevations are shown on sheet 11. The concept drawings illustrate a mixture of siding styles and stone accents. Townhome elevations will be reviewed with the detailed development plan application.

Parking and Loading:

- The applicant proposes 347 parking spaces, or 2.18 spaces per unit. Parking is provided through attached garages, driveway space and off-street areas.

Signs:

- A concept entry feature sign is illustrated on sheet 11. The final sign design will be reviewed with the detailed development plan application.

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

The site is being developed on the flatter areas of the site. Grading will be required, but the existing stream and steep ravine should be undisturbed.

Staff supports the approval of the basic development plan application submitted on September 25, 2024. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the basic development plan with the following conditions:

- The applicant shall assess the health of the existing trees along the stream that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.
- The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
- Signs shall conform with Chapter 1189, unless otherwise approved in the detailed Development Plan by the Planning Commission.
- Water and sanitary lines shall be placed in public easements.
- The frontage along Wildcat shall be improved to city standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.

Jake Shields from Grey Fox was present and spoke about market rate for sale product, old trees and stream. Only 2 story and 1 car garage.

Mr. Dave Studebaker mentioned the traffic, stone quarry and fixing Wildcat Road.

Mr. Dave McCoy talked about mature trees, impact to Kellenberger Road.

Mrs. Doris Studebaker asked when starting, Jake said May or June 2025.

**Action**

Ms. Thomas moved to approve the request by the applicant, GREY FOX CAPITAL, for approval of a Basic Development Plan (BDP 24-23) in accordance with the recommendation of Staff's Memorandum dated October 11, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

## VIII. Additional Business

None

## IX. Approval of the Minutes

Without objection, the minutes of the September 10, 2024, Planning Commission meetings are approved.

## X. Reports and Calendar Review

Minor Change – RHM Executive Blvd.

## XI. Upcoming Meetings

November 12, 2024
December 10, 2024

## XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:45 p.m.

_____ _____

**Terry Walton, Chair** **Date**

_____ _____

**Geri Hoskins, Administrative Assistant** **Date**