AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
December 10, 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. REZONING - The applicant, A&F INVESTMENTS PROPERTY, is requesting approval of a Rezoning to B-3 (Commercial) for a high-end used car sales lot. Property is located at 5543 Old Troy Pike (RZ 24-29).

B. DETAILED DEVELOPMENT PLAN - The applicant, CARRIAGE TRAILS CO., LLC, is requesting approval of a Detailed Development Plan for 122 building lots and associated retention basins in Section 20, Phase 1. Property is located at River Birch Street and Carriae Trails Parkway (DDP 24-30).

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection the minutes of the November 12, 2024, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. January 14, 2025
February 11, 2025

12. Adjournment

AI-10538 **7. A.**

Planning Commission

Meeting Date: 12/10/2024

Rezoning

Information

Agenda Title

REZONING - The applicant, A&F INVESTMENTS PROPERTY, is requesting approval of a Rezoning to B-3 (Commercial) for a high-end used car sales lot. Property is located at 5543 Old Troy Pike (RZ 24-29).

Purpose and Background

Attachments

Application

Staff Report

Decision Record

Drawings

BOARD OF ZONING APPEALS APPLICATION

CITY OF HUBER HEIGHTS

'24NOV12 4:08

HUBER HEIGHTS
Come Grow With Us!

RECEIVED
NOV 12 2024
By

PLANNING DEPARTMENT

****

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number RZ 24-29
Receipt Number 291411062 and 286924241

Date Filed ~~9/24/24~~ 11-12-24
Amount Paid ~~$75.00~~ # 200.00

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 B-3
- ☐ 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
- ☐ Appeal of an Administrative Decision
- ☐ Other _____

Dec. 10, 24

legal ad

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	A & F Investments Property	Name	Youssef A Elzein
Address	Ali Almosawi	Address	
	2150 E Rahn Rd		4906 Amberwood Drive
	Kettering OH, 45440		Dayton, OH 45424
Phone	714-679-5413	Phone	937-623-1340
Fax		Fax	
Email	afinvestments02@gmail.com	Email	yaelzein61@hotmail.com

PROPERTY INFORMATION

Project Name: Quality Motor Inc.

5543 OLD TROY PK

Location of property: 5605 POWELL RD Huber Height - Lat 39.833872 Lon -84.142501

Book N/A Page N/A Parcel Number(s) P70 04003 0130

Current Zoning: B-2 Commercial Proposed Zoning: B-3 Commercial

Property Owner's Name: A & F Investments Property Telephone: 714-679-5413

Address: 2150 E Rahn Rd, Kettering OH 45440

Total acres included in this application: 0.657 Acres

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

Brief description of application request:

High end used car sale lot with a small preengineered office. the lot will be fenced with an architectural red iron fence and will be secured with a sliding or double gate

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

Name of Engineer: Youssef A Elzein Telephone: _____

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

Applicant's Signature

____
Applicant's Signature:

Ali Almasani
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 12 day of November, 2024.

ALEXANDRIA SHIELDS
Notary Public
State of Ohio
My Comm. Expires
January 10, 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.

= =

Date Received ____________ Fee Paid ____________ Received by ____________

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: A & F Investments Property
Address: 2150 E Rahn Rd
Kettering OH, 45440
Phone: 714-679-5413
Fax:
Email: afinvestments02@gmail.com

AGENT

Name: N/A
Address:
Phone:
Fax:
Email:

ATTORNEY

Name: Mohammed
Address:
Phone: 937-789-9407
Fax:
Email:

DEVELOPER

Name: N/A
Address:
Phone:
Fax:
Email:

LAND PLANNER

Name: N/A
Address:
Phone:
Fax:
Email:

ENGINEER

Name: Youssef A Elzein
Address: 4906 Amberwood Drive
Dayton, OH 45424
Phone: 937-623-1340
Fax:
Email: yaelzein51@hotmail.com

LANDSCAPE ARCHITECT

Name: N/A
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: _____
Witness Applicant's Signature

_____ Date: _____
Witness

Project: _____

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 Ali Almosawi 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.

CL
Owner's Signature

N/A
Owner's Signature

Ali Almosawi
Printed Name

Printed Name

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

Ali Almosawi on this 12 day of November, 2024.

NOTARY PUBLIC STATE OF OHIO

ALEXANDRIA SHIELDS
Notary Public
State of Ohio
My Comm. Expires
January 10, 2027

Notary Public

Submit a statement addressing the following items:

1. What is the proposed disposition of any existing structures on the property?

There are currently no structures currently on the property being developed. The parcel, along with the rest of the strip mall located on 5605 Powel Road, is owned by the A & F Investments Property.

2. In what ways will the proposed rezoning and proposed use benefit the community or the surrounding area in terms of convenience, welfare, or other considerations?

The proposed rezoning and intended use offer numerous benefits to the community and surrounding area in terms of convenience, accessibility and an affordable selection of high-quality pre-owned automobiles. Developing the parcel into an automobile sales business will provide access to employment opportunities (at least one FTE and one part time) and generate sales and income tax revenue for the city.

3. Are the proposed zoning districts and use compatible with surrounding uses?

The requested rezoning from a B2 to B3 represents a moderate change in the use of the property. The owner manages and leases several businesses in the strip mall and is committed to maintaining compliance with all City of Huber Heights regulations. Additionally, the proposed retail business will not lead to an increase in traffic entering or exiting the strip mall, as traffic flow will be effectively managed through several existing controlled access drives to the property.

4. Is any data available to indicate a need for the proposed zoning district in this area?

Approving the rezoning to a B3 district will offer additional types of businesses to be considered on this property, including the proposed automobile sale business. It is to note that this type of business does not currently exist within a one-mile radius from the proposed development and will not compete with any existing operation.

5. List any other reasons supporting the request for rezoning.

As previously mentioned, the owner is a dedicated businessman who operates and leases space on that site. He maintains good standing with the City and has been abiding with all local, county and state regulations.

Result Index	CAMA RECORD	Combined with	OWNER NAME1	OWNER NAME2
1	P70 04003 0130		A&F INVESTMENTS INC	AN OHIO CORPORAT
2	P70 01303 0001		IMPERIAL HEIGHTS PARTNEF	
3	P70 04003 0114		VIKING PROPERTY HOLDING	

Memorandum

Staff Report for Meeting of December 10, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: December 5, 2024

Subject: RZ 24-29 Rezoning from B-2 to B-3

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	A&F Investments Property - Applicant A&F Investments Property – Owner
DEVELOPMENT NAME:	
ADDRESS/LOCATION:	5553 Old Troy Pike
ZONING/ACREAGE:	B-2 / 0.6 acres.
EXISTING LAND USE:	Shopping center out parcel (vacant)
ZONING ADJACENT LAND:	North: B-2; East: B-1; South: PC; West: R-6
REQUEST:	The applicant requests a rezoning to B-3 Commercial to develop an auto sales lot.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1130 – Amendments; Chapter 1155 “B-3” Commercial District
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests a rezoning to B-3 to allow the development of an auto sales lot and related structure. While the applicant has stated their end-use intention, this staff report will evaluate the rezoning request from the perspective of all allowable uses since any permitted use could occupy this land. This evaluation will also address the required setbacks and screening requirements of the B-3 district.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1155 “B-3” Commercial District. The pertinent sections of the zoning regulations are copied below:

1155.01 Principal permitted uses.

The following principal uses and no other shall be permitted in this District:

(a) All uses permitted in the "B-1" and "B-2" Districts;

(b) Hotel and Motel;

(c) Animal hospital, veterinary clinic or kennel, provided, however, any structure or premises used for such purposes shall be at least 200 feet from any "R" District and, provided further, that any exercise runways shall be effectively screened by a masonry wall or solid fence minimum six feet in height;

(d) Drive-in eating and drinking establishments, summer gardens when approved by the Board of Zoning Appeals;

(e) Establishments for display, hire, sale and repair of new and used farm implements, automobiles, trailers and boats;

(f) Theatres, provided the screen shall be set back at least 200 feet from any established right-of-way;

(g) Lumber yard;

(h) Sign shop;

(i) Newspaper publishing establishment;

(j) Commercial greenhouse.

(k) Sweepstakes cafe.

1155.02 Accessory uses.

Only the following accessory uses shall be permitted in this District unless otherwise considered and approved by the Board of Zoning Appeals to be of similar character:

(a) Accessory uses and structures permitted and as regulated in the "B-1" and "B-2" Districts;

(b) Accessory uses and structures customarily incidental to any permitted principal use; and

(c) Any kind of manufacturing or treatment incidental to the conduct of a retail business conducted on the premises.

1155.04 Area standard.

All lots shall have an area, frontage and yard requirements as follows:

	Lot Area	Lot Frontage	Lot Area Per Family	*Front Yard Depth	Side Yard Widths Each Side Yard	Rear Yard Depths
Permitted uses			25 feet	None required except adjacent to any "R" District in which case, not less than 50 feet landscaped buffer zone, or as herein specified.		40 feet with 15 feet landscaped buffer zone when adjoining any "R" District, or as herein specified.
Dwellings	Same as specified in any "R" District					

* The front yard depth shall be measured from the legal established right-of-way lines as shown on the legal Official Thoroughfare Plan.

Staff Analysis

Conformance with the Comprehensive Plan

This lot is located within the “Southtown” Development Pattern Area. The comprehensive plan states:

> “The Southtown pattern makes up the largest and most cohesive area in Huber Heights. Located south of Interstate 70, its character is driven by its residential neighborhoods, predominately detached, one and two-story brick homes. These homes are mostly original Huber Homes, including 1960s-era apartment complexes, as well as some later-built homes with matching aesthetic. Neighborhood-serving uses, like schools, parks, and small offices are located along collector streets. Residential streets tend to be curvilinear and end in a cul-de-sac. As redevelopment and right-of-way allow, creating connections between streets would facilitate more direct mobility between neighborhoods and alleviate pressure from collector streets. To guide the next generation of neighborhood growth, targeted facade renovation grants, civic events, and marketing will need to be the focus.”
>
> ESSENTIAL ELEMENTS
> » Mid-century brick homes and apartment complexes

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

The Comprehensive Plan places a focus on incremental improvements of residential areas, infill (including commercial) and improving the aesthetics of the neighborhoods and streets.

The Plan also recognizes most of the commercial uses along the corridors within this pattern area are smaller shops and offices that predominantly serve neighborhood needs.

It is the staff's professional opinion that rezoning the land from B-2 to B-3 is not consistent with the comprehensive plan because the B-3 district permits the most intense commercial uses such as movie theaters, vehicle sales and repair, greenhouses and lumber yards. Staff does not feel these uses are compatible on this site nor along this section of the Old Troy Pike Corridor.

Secondly, staff feels the B-3 zoning classification is incompatible to the adjacent R-6 zoning district. Practically speaking, the buffering requirements of the zoning code due to the adjacent R-6 District would render nearly half of the site undevelopable for vehicle sales or service.

Additional Comments:

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

Recommendation
For the reasons outlined above, staff recommends denial of the rezoning request from B-2 to B-3.

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Recommend approval of the rezoning application;
2) Recommend denial of the rezoning application; or.
3) Table the application to gather additional information.

Planning Commission Decision Record

WHEREAS, on November 12, 2024, the applicant, A&F Investments Property, requested approval of a Rezoning to B-3 (Commercial) to develop an auto sales lot. Property is located at 5553 Old Troy Pike (Case DDP 24-29), and;

WHEREAS, on December 10, 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, A&F Investments Property, for approval of a Rezoning. Property is located at 5553 Old Troy Pike (Case RZ 24-29).

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

_____ _____

Terry Walton, Chair Date
Planning Commission



NORTH VICINITY MAP SITE

ZONING CERTIFICATE FOR:
ALI ALMOSAWI
QUALITY MOTOR INC.
5601 OLD TROY PIKE
HUBER HEIGHTS, OHIO 45424

FOR ZONING PERMIT

GRAPHIC SYMBOLS LEGEND

COLUMN REFERENCE GRIDS

1 A

INTERIOR ELEVATION INDICATOR

OR

FINISHES

FINISH NUMBER

P-1

GRAPHICS / SIGNAGE

GRAPHIC / SIGNAGE NUMBER

G/00

ROOM

ROOM NAME — ROOM NUMBER

101

PARTITION TYPES

B — PARTITION KEY

SECTION

A1 / A401 — SECTION NUMBER — SHEET NUMBER

DETAIL

DETAIL — H1 / 301 — DETAIL NUMBER — SHEET NUMBER

NEW DOOR

C — DOOR MARK

NEW WINDOW

2

SHEET NOTES

NEW WORK NOTE

TOILET ACCESSORY INDICATOR

F0.0.0

REVISIONS

1

OBC SUMMARY

Project Scope:
Establish new business at a vacant lot on the south end of the property with an entrance from Powell Road. The business will be a used automobile dealership, and will include a 20 feet x 20 feet prefabricated office building. A tall privacy iron fence will be installed.

Use Group:
B usage Office space – 400 s.f. with a calculated occupancy 4
Maximum expected occupancy of 2 < 4 allowed per OBC Table 1004.1.2

Type of Construction:
V–B Combustible materials construction.
A. Exterior and interior bearing walls are of 2x6 timber stud construction.
B. Manufactured roof trusses – timber construction.

Fire Protection:
Not Sprinkled

Height & Area Limitations (Table 504.3)
Building Height = 1 story, 10'–0" eave height.
Allowable Bldg Height per 504.3 for a non–sprinklered building is 40'.
Allowable Building Area = 9,000 s.f. per 506.2

Exit Capacity
Length of exit access travel < 200 ft. (Table 1017.2)

EACH SUB–CONTRACTOR IS RESPONSIBLE FOR PRODUCING THEIR OWN DESIGN DRAWINGS AND OBTAINING PERMITS PERTAINING TO THEIR TRADE, INCLUDING THE REMANUFACTURED BLDG.

DRAWING LIST

A0.1 – COVER SHEET
C.1 – SITE PLAN

ZONING DISTRICT

CHAPTER 1154 – "B–2" COMMERCIAL DISTRICT
PROPOSED USE – "B–2" COMMERCIAL DISTRICT
(b)Automobile parking lots;

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ACOUS	ACOUSTICAL
ADJ	ADJACENT, ADJUSTABLE
AL, ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
BD	BOARD
BKHD	BULKHEAD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
CAB	CABINET
CB	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
CF	CONCRETE FINISH
CG	CORNER GUARD
CJ	CONTROL JOINT
CKT	CIRCUIT
CL	CLOSET / CENTERLINE
CLKG	CAULKING
CLG, CEIL	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT, C	CARPET
CT	CERAMIC TILE
CTR	CENTER
D	DOWN
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DO	DOOR OPENING
DR	DOOR
DWG(S)	DRAWING, DRAWINGS
DWR	DRAWER
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN

FDN / FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIX, FIXT	FIXTURE
FL, FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FOW	FACE OF WALL
FR	FIRE RATED/RETARDANT
FRTW	FIRE RETARDANT TRTD. WD.
FS	FULL SIZE
FT	FOOT, FEET
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GL	GLASS
GND,GRND	GROUND
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAPPED
HD	HEAD
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
KP	KICK PLATE
LAM	LAMINATE, LAMINATED
LAV	LAVATORY
LL	LEASE LINE
LT	LIGHT
M	MOLDING
MACH	MACHINE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET, MTL	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MR	METAL ROOF
M/R	MOISTURE RESISTANT
MTD	MOUNTED
MIN.	MINIMUM
MTG	MEETING, MOUNTING
MUL	MULLION
N	NORTH
NEO	NEOPRENE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER

OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
PL	PLATE / PROPERTY LINE
P. LAM, PL	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL, PANELBOARD
PP	PREFINISHED PANELS
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
P.T.	PRESSURE TREATED
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PWR	POWER
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD, R	RADIUS
RD	ROOF DRAIN
REFL	REFLECTED
REINF	REINFORCED
REQ, REQD	REQUIRED
RESIL	RESILIENT
RF	RESILIENT FLOORING
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SHT	SHEET
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T, TRD	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK, THICKNESS
TOS	TOP OF STEEL
TOW	TOP OF WALL
TT	TOILET TISSUE DISPENSER
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALLCOVERING
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDO	WINDOW
WF	WOOD FLOOR
WM	WALK–OFF MAT
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT



1	SITE PLAN
1"=50'	

ALI ALMOSAWI
QUALITY MOTOR INC.

OLD TROY PIKE
HUBER HEIGHTS, OHIO 45424

SHEET NOTES

REVISIONS KEY

REV. NO.	SHEETS	DATE

YOUSSEF A ELZEIN, P.E.
4906 AMBERWOOD DRIVE
DAYTON, OHIO 45424
PHONE: (937) 623-1340

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF YOUSSEF A ELZEIN AND IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF YOUSSEF A ELZEIN AND MUST BE RETURNED UPON REQUEST. THIS DRAWING IS NOT FOR GENERAL USE OR PUBLICATION, ALL RIGHTS RESERVED. COPYRIGHT 2021 ©

ISSUED FOR	DATE	BY
ZONING APP	08/07/24	YAE

DRAWN BY: YAE	DATE 08/07/24
CHECKED BY:	SCALE: AS NOTED
TITLE	COVER SHEET
JOB NO:	
SHEET NO:	A01

RECEIVED NOV 12 2024 By RZ 24-29



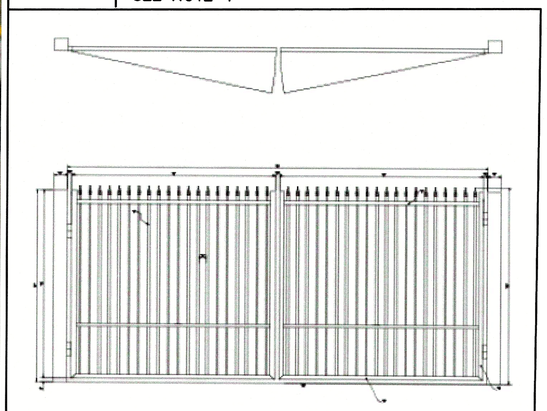
1 | SITE PLAN

1"=50'



4 | PRE MANUFACTURED BLDG.

N.T.S | SEE NOTE 4



3 | DOUBLE SWING GATE

N.T.S | SEE NOTE 3



2 | FENCE DET.

N.T.S | SEE NOTE 1

ALI ALMOSAWI
QUALITY MOTOR INC.

OLD TROY PIKE
HUBER HEIGHTS, OHIO 45424

SHEET NOTES

1. Greatbear 30 Wrought Iron Site Fencing – or similar
2. Double Drive Swing Gate
3. Flat Top Drive Gate with Quad Flare Finials – American Fence Company or Similar
4. Pre Manufactured code compliant building similar to CountrySide Barns.

REVISIONS KEY

REV. NO.	SHEETS	DATE

YOUSSEF A ELZEIN, P.E.
4906 AMBERWOOD DRIVE
DAYTON, OHIO 45424
PHONE: (937) 623-1340

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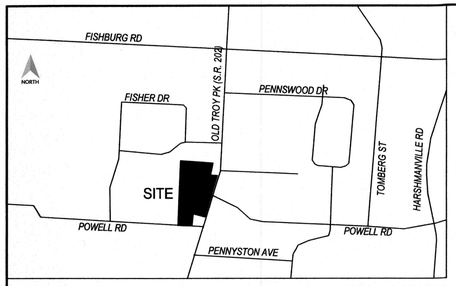
ISSUED FOR	DATE	BY
ZONING App.	08/07/24	YAE

DRAWN BY: YAE	DATE: 08/07/24
CHECKED BY:	SCALE: AS NOTED
TITLE: SITE PLAN	
JOB NO:	
SHEET NO: C.1	

PLAT OF SURVEY

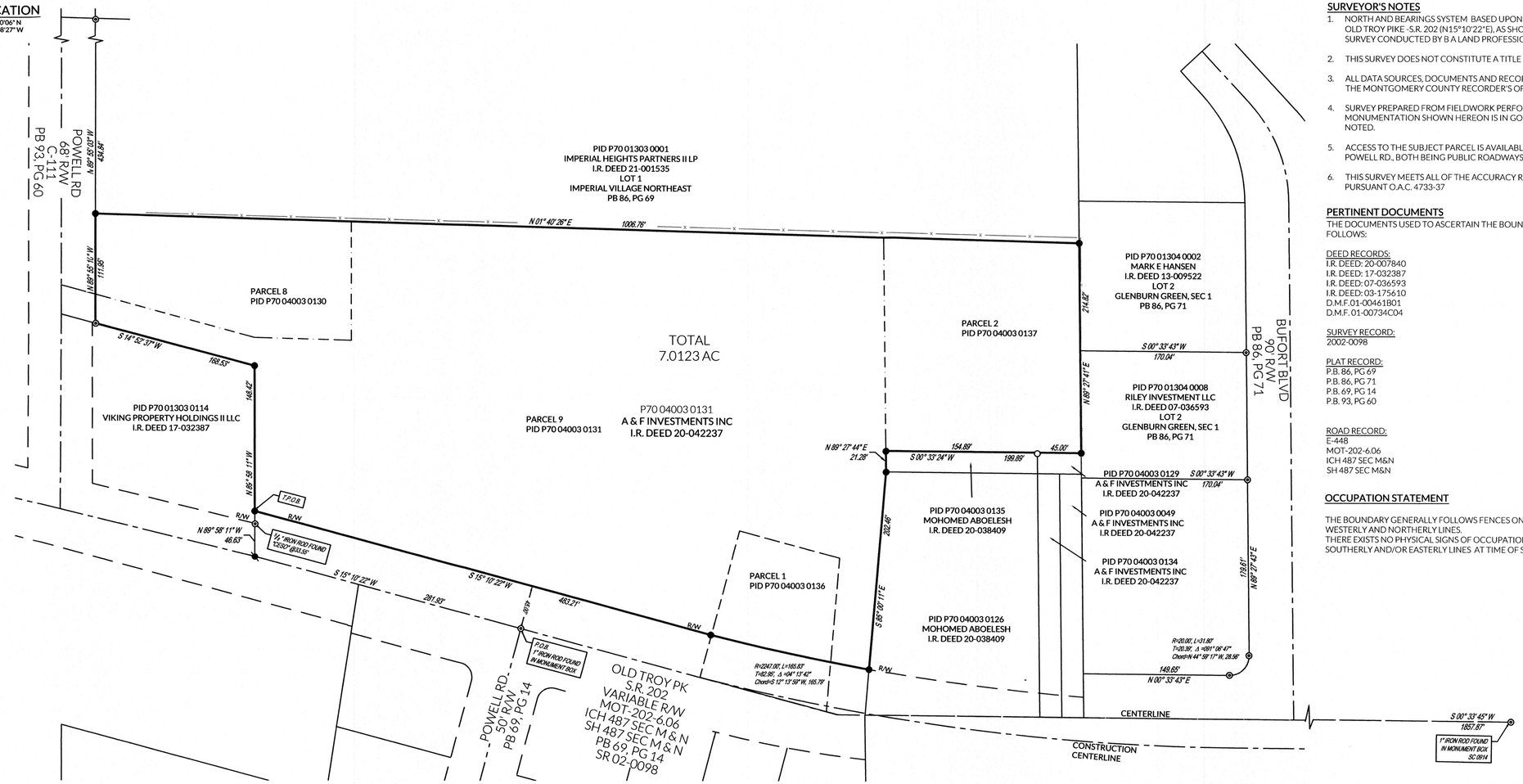
SECTION 27, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
CONTAINING - 7.0123 TOTAL ACRES OF LAND

RECORD OF LAND SURVEYS
VOLUME 2021 PAGE 0027



VICINITY MAP
NOT TO SCALE

SITE LOCATION
LAT -39°50'06" N
LON -84°08'27" W



SURVEYOR'S NOTES

1. NORTH AND BEARINGS SYSTEM BASED UPON THE WESTERLY RIGHT-OF-WAY LINE OF OLD TROY PIKE -S.R. 202 (N15°10'22"E), AS SHOWN ON S/R 2002-00098 AND ON A FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS ON 04/24/2020.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
3. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MONTGOMERY COUNTY RECORDER'S OFFICE LOCATED IN DAYTON, OH
4. SURVEY PREPARED FROM FIELDWORK PERFORMED IN APRIL OF 2020. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
5. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA OLD TROY PK. (S.R. 202) AND POWELL RD., BOTH BEING PUBLIC ROADWAYS.
6. THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEY PURSUANT O.A.C. 4733-37

PERTINENT DOCUMENTS

THE DOCUMENTS USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON ARE LISTED AS FOLLOWS:

DEED RECORDS:
I.R. DEED: 20-007840
I.R. DEED: 17-032387
I.R. DEED: 07-036593
I.R. DEED: 03-175610
D.M.F. 01-00461B01
D.M.F. 01-00734C04

SURVEY RECORD:
2002-0098

PLAT RECORD:
P.B. 86, PG 69
P.B. 86, PG 71
P.B. 69, PG 14
P.B. 93, PG 60

ROAD RECORD:
E-448
MOT-202-6.06
ICH 487 SEC M&N
SH 487 SEC M&N

OCCUPATION STATEMENT

THE BOUNDARY GENERALLY FOLLOWS FENCES ON THE WESTERLY AND NORTHERLY LINES.
THERE EXISTS NO PHYSICAL SIGNS OF OCCUPATION ON THE SOUTHERLY AND/OR EASTERLY LINES AT TIME OF SURVEY

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 ALL MONUMENTATION AS SHOWN HEREON IN GOOD CONDITION UNLESS NOTED OTHERWISE. DATE OF FIELD SURVEY 04/15/2020.

SIGNED _____ DATE 02/04/21
J. BRYANT ABT
OHIO PS #8593
INFO@BALANDPROFESSIONALS.COM
937.535.0855

STATE OF OHIO
BRYAN
ABT
8593
REGISTERED
PROFESSIONAL SURVEYOR

MAP LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- FOUND ⅝" IRON PIN (NO CAP UNLESS OTHERWISE NOTED)
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"
- FOUND ½" IRON PIPE
- SET MAG NAIL

SURVEYOR
BA LAND PROFESSIONALS, LLC
8534 YANKEE STREET
DAYTON, OH 45458
937.535-0855
WWW.BALANDPROFESSIONALS.COM
info@balandprofessionals.com

PLAT OF SURVEY		
A & F INVESTMENTS INC		
5629 OLD TROY PIKE HUBER HEIGHTS	SEC 27, TOWN 2, RANGE 8 MRs MONTGOMERY COUNTY, OH	
SCALE: 1"=60'	DATE: 02/01/2021	
DESIGN: N/A	PREPARED BY: BA LAND PROFESSIONALS	JOB NO.: 20-0170
DRAWN: DPB		SHEET NO.: 1 OF 1
CHECKED: JBA		

Z:\BALANDPRO\BA LAND PROJECTS\BA LAND PROJECTS - SURVEYING\20-0170 FIRST AMERICAN 5629 OLD TROY PK - HUBER HEIGHTS\CAD\20-0170 FIRST AMERICAN 5629 OLD TROY PK - SURVEY.DWG - 2/3/2021 2:12 PM

AI-10539 **7. B.**

Planning Commission

Meeting Date: 12/10/2024

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, CARRIAGE TRAILS CO., LLC, is requesting approval of a Detailed Development Plan for 122 building lots and associated retention basins in Section 20, Phase 1. Property is located at River Birch Street and Carriae Trails Parkway (DDP 24-30).

Purpose and Background

Attachments

Application

Staff Report

Decision Record

Drawings

Fire Assessment

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

PLANNING DEPARTMENT

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

Application Number _____ Date Filed 11.19.24
Receipt Number _____ Amount Paid $1470

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
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☒ Detailed Development Plan **Section 20, Phase 1**
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

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	Carriage Trails Co. LLC	Name	Ken Conaway
Address	5131 Post Road, Suite 101	Address	same as Applicant
	Dublin, OH 43017		
Phone	614.717.4441	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 II - Section 20, Phase 1**

Location of property: River Birch Street and 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: 46.8 acres

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

Brief description of application request:

Detailed Development Plan for 122 Building Lots and 8 green spaces in Section 20, Phase 1

Applicant's status: Owner _____ Lessee _____ Purchaser X 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

Carriage Trails Co. LLC

____

Applicant's Signature:

William W. Keethler II, Authorized Signer

Printed Name:

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

____

OWNER

Cassandra L. Riehle, Authorized Signer

Subscribed and sworn to before me this 19th day of November, 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.

= =

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 costsand 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.

Carriage Trails Co. LLC

Witness

By: _____
Applicant's Signature
William W. Keethler II, Authorized Signer

Witness

Date: 11/19/24

Project: Carriage Trails SAO-1

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

_____
Owner's Signature

Cassandra L. Riehle, Authorized Signer
Printed Name

xxxxxxxxxxxxxx
Owner's Signature

xxxxxxxxxxxxxx
Printed Name

Sworn to before me and subscribed in my presence by the said Cassandra L Riehle on this 19th day of November, 2024.

_____
Notary Public

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

Memorandum

Staff Report for Meeting of December 10, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: December 3, 2024

Subject: DDP 24-30 Carriage Trails II Section 20 Phase 1
(Application dated November 19, 2024)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Carriage Trails Co. LLC - Applicant GLJ Holding Company LLC – Owner
DEVELOPMENT NAME:	Carriage Trails II Section 20, Phase 1
ADDRESS/LOCATION:	River Birch Street & Carriage Trails Parkway
ZONING/ACREAGE:	PM: Planned Mixed Use / 46.8 acres.
EXISTING LAND USE:	Vacant land
ZONING ADJACENT LAND:	Surrounding properties are zoned PM.
REQUEST:	The applicant requests Detailed Development Plan approval for 122 building lots and associated retention basins.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1105 – Preliminary Plat
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
This is the first plat of the Carriage Trails II subdivision for the lands annexed into Huber Heights earlier this year. The Carriage Trails II basic development plan outlines the minimum lot sizes, setbacks, lot coverage and open space requirements.

Applicable Subdivision Regulations
The applicable subdivision regulations are Chapter 1105 – Preliminary Plat.

Development Standards
1. Minimum lot dimensions for each lot type per the Basic Development Plan and Pattern Book shall be as follows. Larger lots than those listed are also permitted.

Lot Type	Minimum Width	Minimum Area	Maximum Building Coverage of Lot Area
Townhomes	20'	2,000	60%
Attached Single-Family	30’	3,600	60%
Village Homes/Cluster Homes	40'	4,800	60%
Small Single-Family	50'	6,000	60%
Large Single-Family	60’	7,500	50%

2. Minimum lot dimensions for non-residential components shall be approved with the Detailed Development Plan. However, the maximum building coverage for non-residential buildings shall not exceed 50% of the lot area.

3. Setbacks throughout the development shall be as follows:

Unit Type	Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Building Separation
Townhomes/Attached Single-Family	20' from ROW	0'	20'	10'
All Single-Family	25' from ROW	5'	25'	10'
Multi-Family/Condo	20' from ROW	n/a	25'	6'
Commercial	10' from ROW	Per Detailed Development Plan	Per Detailed Development Plan	50' from a residential structure

Staff Analysis

Conformance with the Subdivision and Development Regulations

All front and rear setbacks are 25-feet, consistent with the requirements.
The minimum lot size in this phase is 56-feet, which is greater than the 50-foot minimum requirement outlined in the Carriage Trails II development standards.

The Detailed Development Plan (preliminary plat) conforms to the Basic Development Plan regulations, except for lot numbers 3, 4, 6, 7, 9, 10, 12 & 13. These lots abut Section 7 of Carriage Trail I and must be at least 60-feet wide. The applicant has been made aware of this issue and will adjust the lot sizes accordingly.

Additional Comments:

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

Recommendation

Planning staff recommends approval of the Detailed Development Plan for Carriage Trails II, Section 20 Phase 1, submitted on November 19, 2024, with the following conditions:

1. Lots 1 through 13 shall be at least 60 feet wide.

Planning Commission Action

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

1) Approve the detailed development plan with or without conditions;
2) Deny the detailed development plan; or.
3) Table the application to gather additional information.

Planning Commission Decision Record

WHEREAS, on November 19, 2024, the applicant, Carriage Trails Co., LLC, requested approval of a Detailed Development Plan for 122 building lots and associated retention basins. Property is located at River Birch Street and Carriage Trails Parkway (Case DDP 24-30), and;

WHEREAS, on December 10, 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, Carriage Trails Co., LLC, for approval of a Detailed Development Plan. Property is located at River Birch Street and Carriage Trails Parkway (Case DDP 24-30), in accordance with the recommendation of Staff's Memorandum dated December 3, 2024, with the following conditions:

1. Lots 1 through 13 shall be at least 60 feet wide.

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

_____ _____

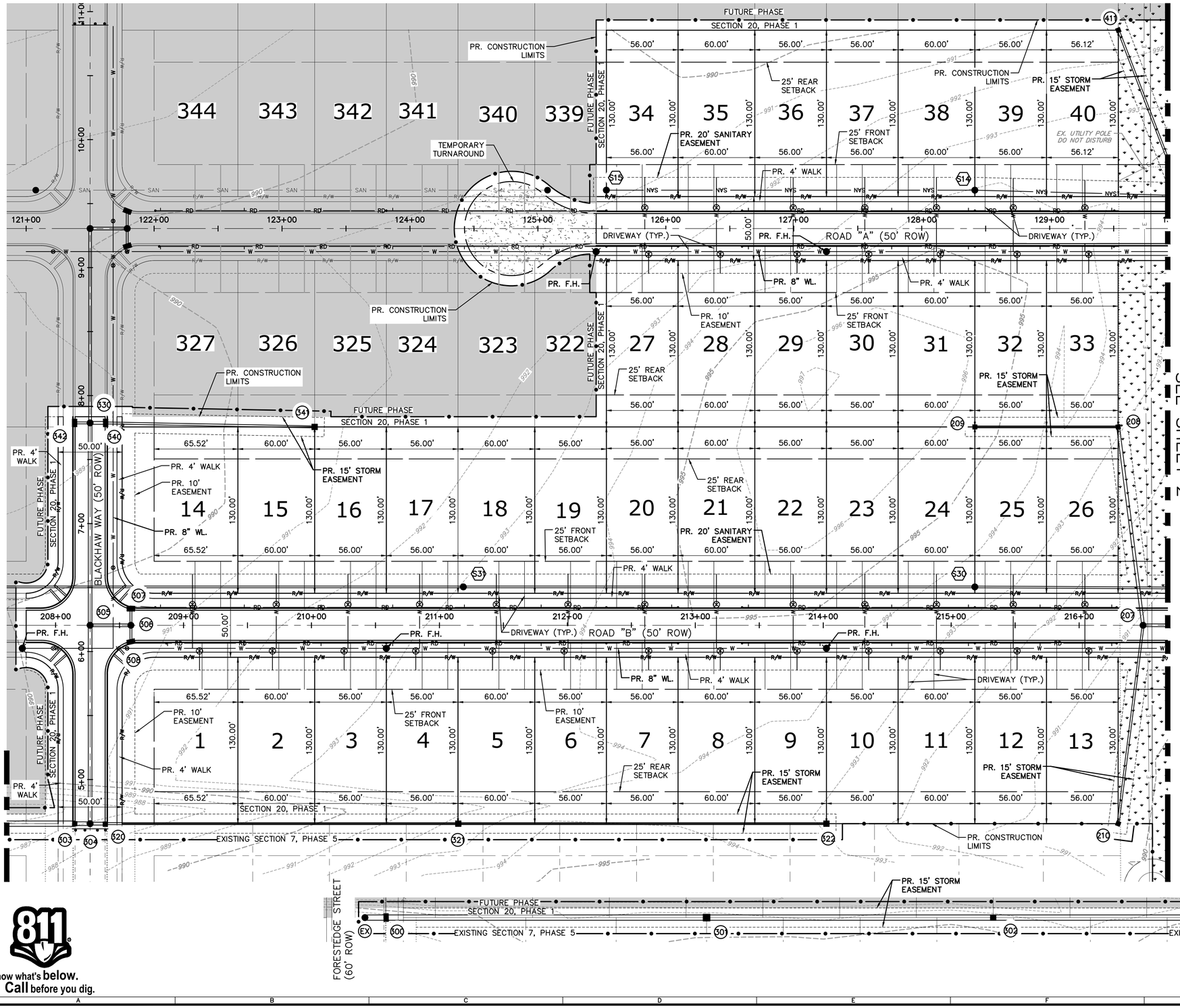
Terry Walton, Chair Date
Planning Commission

CARRIAGE TRAILS SECTION 20 PHASE 1

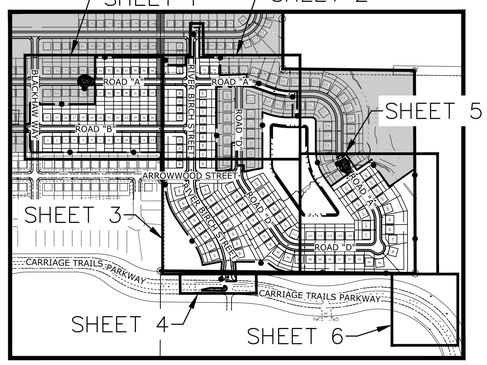
TOTAL 122 LOTS;
ALL LOTS HAVE 25' FRONT AND REAR SETBACKS

LEGEND

= FUTURE PHASE



LOT NUMBER	BUILDING PAD SQUARE FOOTAGE
1	2500 FT²
2	2500 FT²
3	2116 FT²
4	2116 FT²
5	2500 FT²
6	2116 FT²
7	2116 FT²
8	2500 FT²
9	2116 FT²
10	2116 FT²
11	2500 FT²
12	2116 FT²
13	2116 FT²
14	2500 FT²
15	2500 FT²
16	2116 FT²
17	2116 FT²
18	2500 FT²
19	2116 FT²
20	2116 FT²
21	2500 FT²
22	2116 FT²
23	2116 FT²
24	2500 FT²
25	2116 FT²
26	2116 FT²
27	2116 FT²
28	2500 FT²
29	2116 FT²
30	2116 FT²
31	2500 FT²
32	2116 FT²
33	2116 FT²
34	2116 FT²
35	2500 FT²
36	2116 FT²
37	2116 FT²
38	2500 FT²
39	2116 FT²
40	2116 FT²



KEY PLAN

811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

ARCADIS
23 TRIANGLE PARK DR
SUITE 2300
CINCINNATI, OHIO 45246
(513) 942-3141
www.arcadis.com

REVISION:

SUBMISSION:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

CITY OF HUBER HEIGHTS

CARRIAGE TRAILS

SECTION 20 PHASE I

DESIGN	DRAFT	CHECK
EFR	MJO	EFR

ARCADIS NO.: 143350

DATE: November, 2024

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE: PLANNING AND ZONING

SHEET NO.: 1/6

J:\143350_CT_II\Ph1\7.0_Production\7.03_Design\04_Civil\143350_PNZ-1.dwg Plotted By:Roth, Ed Date: 11/19/2024 Time: 5:25:24 PM Plotter: TDS600.pc3 Pentable: M-E2006.ctb Scale: 1:1 ~ © IBI Group, Inc.

CARRIAGE TRAILS SECTION 20 PHASE 1

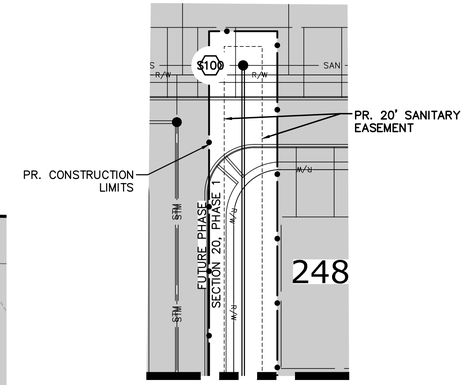
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LEGEND

= FUTURE PHASE

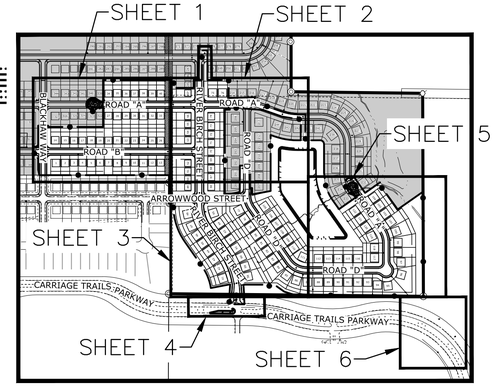
MATCHLINE THIS SHEET





MATCHLINE THIS SHEET

LOT NUMBER	BUILDING PAD SQUARE FOOTAGE
50	1806.25 FT²
51	1806.25 FT²
52	1806.25 FT²
53	1806.25 FT²
54	1806.25 FT²
55	1806.25 FT²
56	1806.25 FT²
57	1806.25 FT²
67	2116 FT²
68	2116 FT²
69	2116 FT²
70	2116 FT²
71	2116 FT²
72	2116 FT²
73	2116 FT²
74	2116 FT²
75	3025 FT²
76	3025 FT²



KEY PLAN

Know what's below. Call before you dig.

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

ARCADIS
23 TRIANGLE PARK DR
SUITE 2300
CINCINNATI, OHIO 45246
(513) 942-3141
www.arcadis.com

REVISION:

SUBMISSION:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

CITY OF HUBER HEIGHTS

CARRIAGE TRAILS

SECTION 20 PHASE I

DESIGN	DRAFT	CHECK
EFR	MJO	EFR

ARCADIS NO.: 143350

DATE: November, 2024

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

PLANNING AND ZONING

SHEET NO.: 2/6

J:\143350_CT_II-Ph1\7.0_Production\7.03_Design\04_Civil\143350_PNZ-2.dwg Plotted By: Roth, Ed Date: 11/18/2024 Time: 5:29:46 PM Plotter: _AutoCAD PDF (General Documentation).pc3 Pentable: IBI_Ohio.ctb Scale: 1:1 ~ © IBI Group, Inc.

CARRIAGE TRAILS SECTION 20 PHASE 1

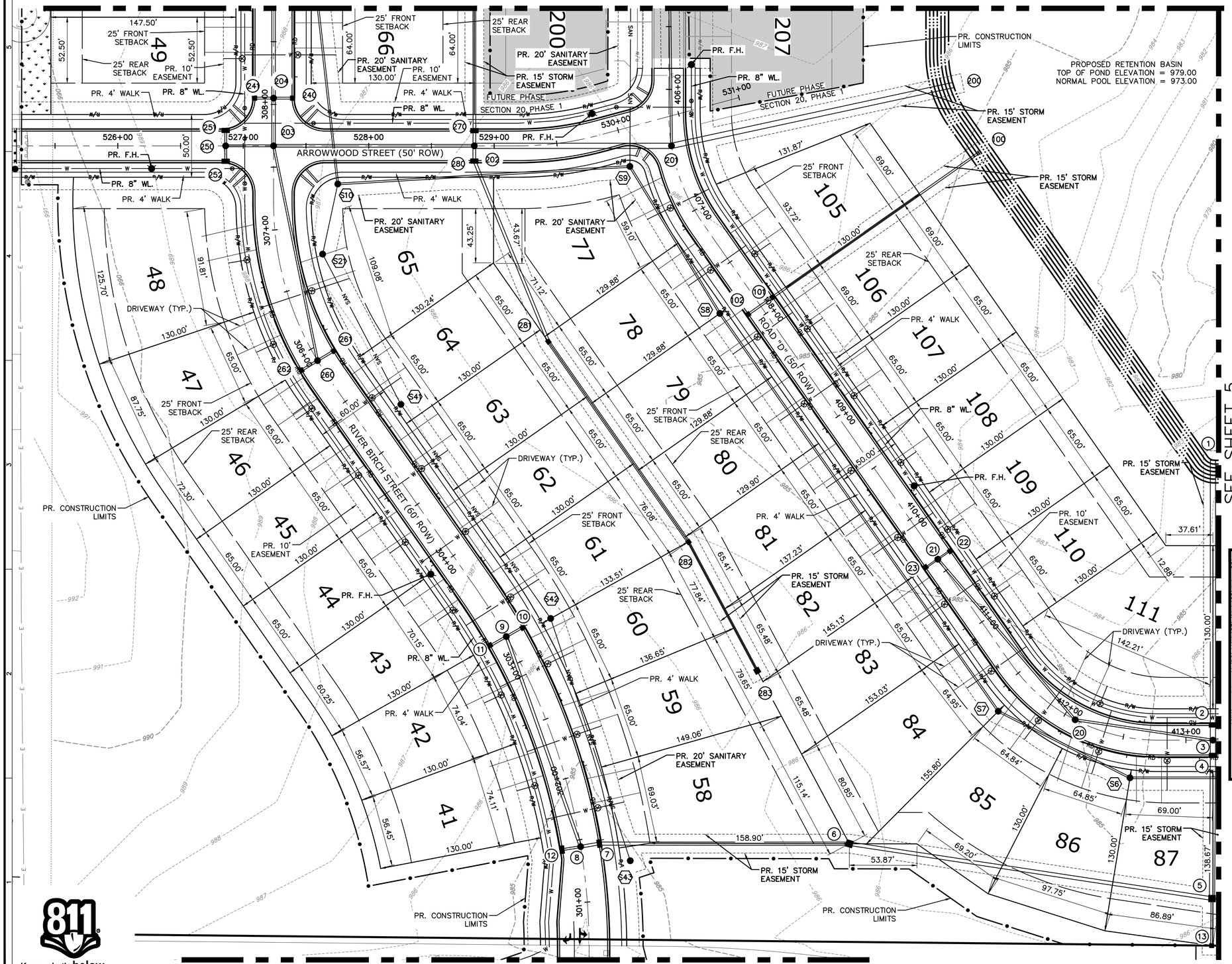
TOTAL 122 LOTS;

ALL LOTS HAVE 25' FRONT AND REAR SETBACKS

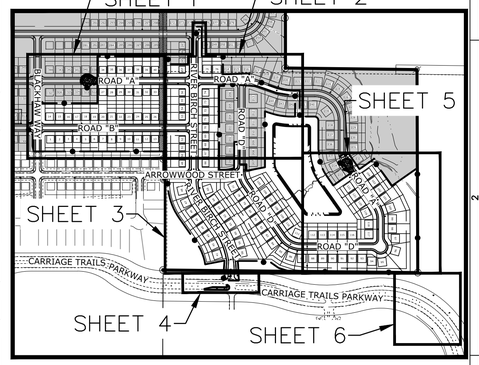
LEGEND

= FUTURE PHASE

SEE SHEET 2



LOT NUMBER	BUILDING PAD SQUARE FOOTAGE
41	3025 FT²
42	3025 FT²
43	3025 FT²
44	3025 FT²
45	3025 FT²
46	3025 FT²
47	3025 FT²
48	3025 FT²
49	1806.25 FT²
58	3025 FT²
59	3025 FT²
60	3025 FT²
61	3025 FT²
62	3025 FT²
63	3025 FT²
64	3025 FT²
65	3025 FT²
66	2116 FT²
77	3025 FT²
78	3025 FT²
79	3025 FT²
80	3025 FT²
81	3025 FT²
82	3025 FT²
83	3025 FT²
84	3025 FT²
85	3025 FT²
86	3025 FT²
87	3025 FT²
105	3025 FT²
106	3025 FT²
107	3025 FT²
108	3025 FT²
109	3025 FT²
110	3025 FT²
111	3025 FT²



KEY PLAN

GRAPHIC SCALE

40 20 0 40

(IN FEET)

1 inch = 40 ft.

ARCADIS

23 TRIANGLE PARK DR
SUITE 2300
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REVISION:

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- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

CITY OF HUBER HEIGHTS

CARRIAGE TRAILS

SECTION 20 PHASE I

DESIGN	DRAFT	CHECK
EFR	MJO	EFR

ARCADIS NO.: 143350

DATE: November, 2024

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

PLANNING AND ZONING

SHEET NO.: 3/6

Know what's **below.** **Call** before you dig.

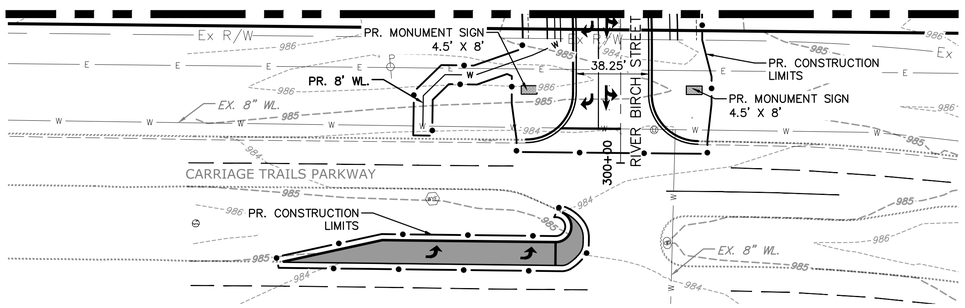
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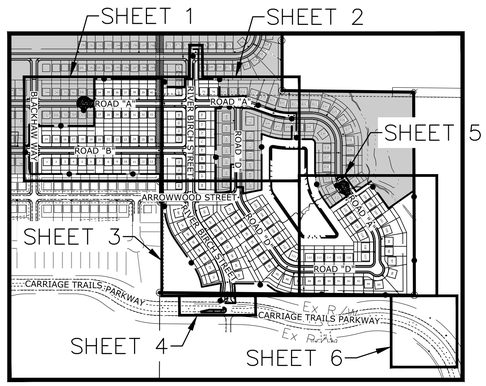
CARRIAGE TRAILS SECTION 20 PHASE 1

TOTAL 122 LOTS;
ALL LOTS HAVE 25' FRONT AND REAR SETBACKS

LEGEND

= PROPOSED CARRIAGE TRAILS PARKWAY IMPROVEMENTS





KEY PLAN

Know what's **below.** **Call** before you dig.

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

ARCADIS
23 TRIANGLE PARK DR
SUITE 2300
CINCINNATI, OHIO 45246
(513) 942-3141
www.arcadis.com

REVISION:

SUBMISSION:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

CITY OF HUBER HEIGHTS

CARRIAGE TRAILS

SECTION 20 PHASE I

DESIGN	DRAFT	CHECK
EFR	MJO	EFR

ARCADIS NO.: 143350

DATE: November, 2024

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

PLANNING AND ZONING

SHEET NO.: 4/6

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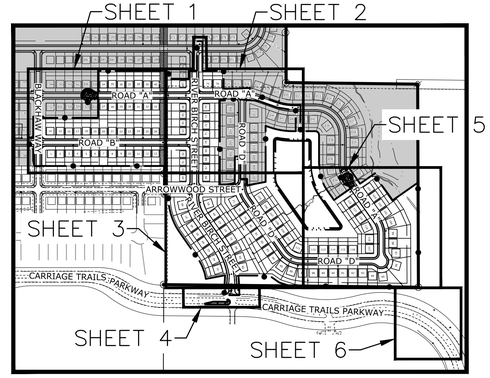
CARRIAGE TRAILS SECTION 20 PHASE 1

TOTAL 122 LOTS;
ALL LOTS HAVE 25' FRONT AND REAR SETBACKS

LEGEND

= FUTURE PHASE

LOT NUMBER	BUILDING PAD SQUARE FOOTAGE
88	3025 FT²
89	3025 FT²
90	3025 FT²
91	3025 FT²
92	3025 FT²
93	3025 FT²
94	3025 FT²
95	3025 FT²
96	3025 FT²
97	3025 FT²
98	3025 FT²
99	3025 FT²
100	3025 FT²
101	3025 FT²
102	3025 FT²
103	3025 FT²
104	3025 FT²
112	3025 FT²
113	3025 FT²
114	3025 FT²
115	3025 FT²
116	3025 FT²
117	3025 FT²
118	3025 FT²
119	3025 FT²
120	3025 FT²
121	3025 FT²
122	3025 FT²



KEY PLAN

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

ARCADIS
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- □ AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

CITY OF HUBER HEIGHTS

CARRIAGE TRAILS

SECTION 20 PHASE I

DESIGN	DRAFT	CHECK
EFR	MJO	EFR

ARCADIS NO.: 143350

DATE: November, 2024

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE: PLANNING AND ZONING

SHEET NO.: 5/6

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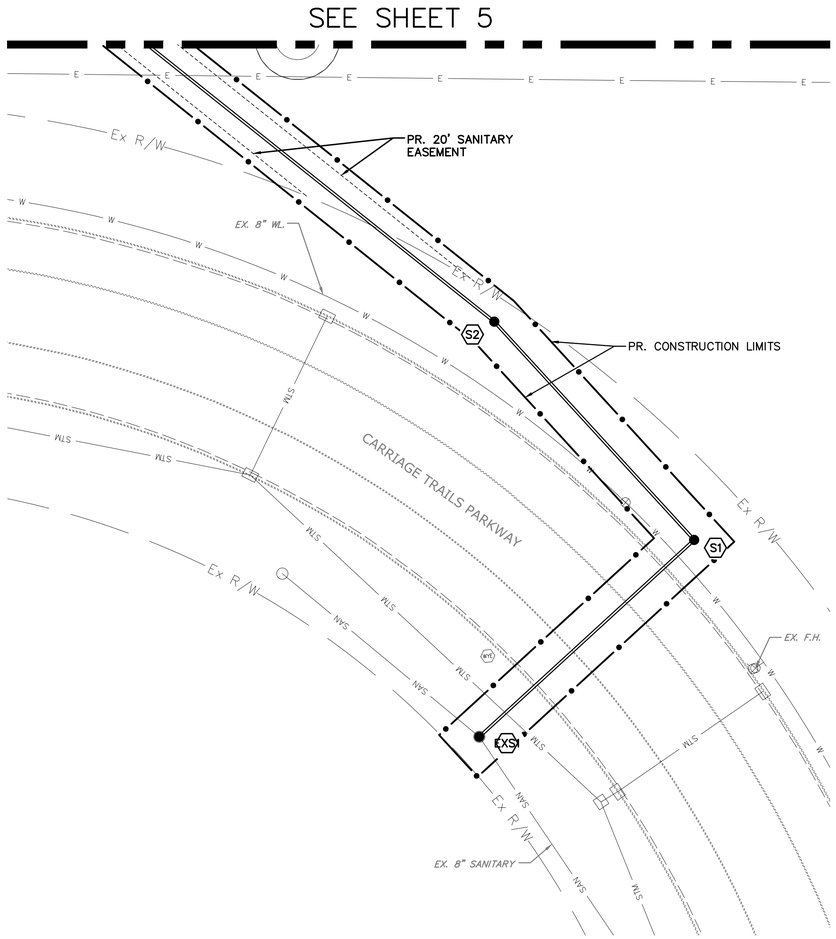
Know what's below. Call before you dig.

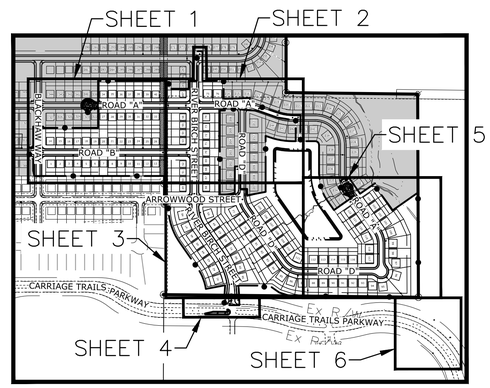
SEE SHEET 3

SEE SHEET 6

CARRIAGE TRAILS SECTION 20 PHASE 1

TOTAL 122 LOTS;
ALL LOTS HAVE 25' FRONT AND REAR SETBACKS





KEY PLAN

Know what's **below.**
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GRAPHIC SCALE
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(IN FEET)
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CITY OF HUBER HEIGHTS

CARRIAGE TRAILS

SECTION 20 PHASE I

DESIGN	DRAFT	CHECK
EFR	MJO	EFR

ARCADIS NO.: 143350

DATE: November, 2024

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE:

PLANNING AND ZONING

SHEET NO.: 6/6

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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 II
Occupancy Address:	Section 20, Phase 1

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:	24-449
MCBR ELE:	N/A	HHFD Box:	49
REVIEWER:	Susong	DATE:	12/5/2024

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. Hydrants are not shown on River Birch Street on Sheet 2. Please clarify distances 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-10537 **9. A.**

Planning Commission

Meeting Date: 12/10/2024

Minutes

Information

Agenda Title

Without objection the minutes of the November 12, 2024, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
November 12, 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. Cassity, Mr. Jeffries, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: none

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

Mr. Sorrell stated that the applicant requests approval of a minor subdivision (lot split) of 2.925 acres from Inlots 1973 and 1976.

The applicable subdivision regulations are Chapter 1107.12 – Minor Subdivision.

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.

Planning staff recommends approval of the minor subdivision.

Action

Mr. Jeffries moved to approve the request by the applicant, GLJ HOLDING COMPANY, LLC, for a Lot Split of 2.925 acres (LS 24-25) in accordance with the recommendation of Staff's Memorandum dated November 5, 2024, and the Planning Commission Decision Record attached thereto.

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

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

Mr. Sorrell stated 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.

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.

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

Planning staff recommends approval of the application as submitted.

Ken Conaway from Dec was present and said 700 acres and 50 ft short. First 50 ft into CT2.
Ms. Vargo asked about any businesses in CT.

Action

Mr. Cassity moved to approve the request by the applicant, Dec Land Co. I, LLC, for approval of a Final Plat (FP 24-26) in accordance with the recommendation of Staff's Memorandum dated November 5, 2024, and the Planning Commission Decision Record attached thereto.

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

3. **MINOR CHANGE – The applicant, GRANGER PROPERTY DEVELOPMENT, LLC, is requesting approval of a Minor Change to the Basic Development Plan. Property is located at 7125 Executive Blvd. (MC 24-28).**

Mr. Sorrell stated that 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.

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.

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.

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.

Ben Weinerman from Granger was present.
Mr. Cassity asked about prior plan, talked about density less and more modern exterior.
Mr. Jeffries asked about ground floor for retail, need for an elevator, walking path connect to Shull, bike parking and locking. Also no drive-thru or drive up
Ms. Vargo asked about market rate rentals and person on site at all times.

Action

Ms. Thomas moved to approve the request by the applicant, Granger Property Development, LLC, for approval of a Minor Change (MC 24-28) in accordance with the recommendation of Staff's Memorandum dated November 5, 2024, and the Planning Commission Decision Record attached thereto.

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

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

Mr. Sorrell stated that 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.
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.

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

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%.
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:

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

Doug Falor from Homestead was present.
Discussion on turn lane and 2 entrances, bike path and retaining wall.

Action

Mr. Cassity moved to approve the request by the applicant, Homestead Development, LLC, for approval of a Detailed Development Plan (DDP 24-27) in accordance with the recommendation of Staff's Memorandum dated November 6, 2024, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None

IX. Approval of the Minutes

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

X. Reports and Calendar Review

Rezoning – Car lot, Old Troy Pike and Powell Road
Detailed Development Plan - CT

XI. Upcoming Meetings

December 10, 2024
January 14, 2024

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:50 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Assistant **Date**