

**Planning Commission
February 11, 2025, 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: Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: Mr. Cassity

Staff Present: Aaron K. Sorrell, Assistant City Manager

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

None.

IV. **Citizens Comments**

None.

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

VI. **Pending Business**

None.

VII. **New Business**

1. **DETAILED DEVELOPMENT PLAN – The applicant, GREY FOX CAPITAL, is requesting approval of a Detailed Development Plan for Creekside Woods Phase 1, comprised of 78 units on 15.2 acres. Property is located at 5425 Charlesgate Road (Case DDP 25-03).**

Mr. Sorrell stated that the applicant seeks Detailed Development Plan approval for Creekside Woods, Phase 1, comprised of 78 townhome units and related public infrastructure on 15.2 acres. The Basic Development Plan for the entire 159-unit townhome development on 24.6 acres was approved by the Huber Heights City Council on December 10, 2024, through case BDP 24-23.

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 Road and Charlesgate Road. The two development areas will be connected via pedestrian paths.

The staff analysis addresses the elements of the Basic Development Plan requirements and standards for approval of the Detailed Development Plan.

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The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1172 – Planned Residential, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The approved Basic Development Plan contained the following conditions:

1. 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.
 2. The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
 3. Signs shall conform with Chapter 1189 of the City Code, unless otherwise approved in the Detailed Development Plan by the Planning Commission.
 4. Water and sanitary lines shall be placed in public easements.
 5. The frontage along Wildcat Road shall be improved to City standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.
 6. The revised site plan shall substantially conform to the Conceptual Landscape Plan dated November 21, 2024, including setbacks, buffering, screening and building.
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1. 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.

Sheet 40 (Overall Erosion Control Plan) indicates the stream and large areas of the ravine will remain undisturbed. Additionally, there is an area along the northern property line where the Limit of Disturbance is approximately 40-feet from the property lines. This is consistent with the conceptual landscaping plan dated 11-21-2024.

Staff requests the applicant provide tree fencing along the northern 40-foot setback to reduce tree damage during grading as a condition of approval.

2. The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.

The Detailed Development Plan satisfies the overall amount of street trees required. Trees have been clustered in areas to avoid sanitary sewer utility easements in certain front yards.

3. Signs shall conform with Chapter 1189 of the City Code, unless otherwise approved in the Detailed Development Plan by the Planning Commission.

The proposed monument entry feature complies with Chapter 1189.

4. Water and sanitary lines shall be placed in public easements.

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All water and sanitary lines are within public easements.

5. The frontage along Wildcat Road shall be improved to City standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.

Additional right of way is shown on the plans.

6. The revised site plan shall substantially conform to the Conceptual Landscape Plan dated November 21, 2024, including setbacks, buffering, screening and building.

The revised site plan substantially conforms to the conceptual landscape plan dated November 21, 2024. Notably, the northern buffer and additional evergreen plantings are illustrated, street trees are provided throughout the site, pedestrian pathways are provided as illustrated.

Uses: Rowhouses are a permitted use.

Density: The overall density of the development is 6.5 units / acre, consistent with the zoning code.

Setback: The code does not have required minimum building setbacks for rowhouses in Planned Residential districts. To accommodate parking in the driveway, the minimum building setback should be 20-feet, measured from the back of the sidewalk. All Phase 1 buildings meet this requirement.

The setbacks along main roads (Charlesgate & Wildcat) are approximately 40-feet.

Parking: The code requires two spaces per unit. The development provides two spaces per unit, plus an additional 20 spaces for visitors in Phase 1. The Detailed Development Plan satisfies the zoning code requirements.

Utilities: All utilities are below ground.

Building Materials: The applicant anticipates the builder will be NVR (Ryan Homes). The buildings are very similar to the row housing being constructed in Heathermere Woods.

The conceptual elevations and plans appear to meet our building materials standards with a stone veneer watertable. Staff recommends as a condition of approval the applicant, and/or applicant's builder shall comply with the building materials for dwelling requirements outlined in Section 1181.20(c) and 10% of the aggregate building wall surface, within the development, shall be full depth brick, cultured brick, stone, or cultured stone.

Fire: See attached.

City Engineer: The engineer's comments have been provided to the applicant.

Recommendation

Staff supports the approval of the Detailed Development Plan application submitted on January 28, 2024. It is the staff's opinion that the requirements of

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Section 1171.06 can be met, and recommends approval of the Detailed Development Plan with the following conditions:

1. The applicant install protective fencing along the northern 40-foot buffer area to protect existing trees from damage during construction.
2. Building elevations shall be similar in design and masonry composition as illustrated on the renderings submitted with the Basic Development Plan application.
3. The applicant shall comply will all Fire Department requirements.

Discussion on the masonry percentage.

Action

Ms. Thomas moved to approve the request by the applicant, GREY FOX CAPITAL, for a Detailed Development Plan (DDP 25-03) in accordance with the recommendation of Staff's Memorandum dated February 5, 2025, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 3-0.

2. **REPLAT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat to dedicate 1.231 acres of public right of way. Property is located at 6900 Executive Boulevard (Case RP 25-05).**

Mr. Sorrell stated that the applicant requests approval of a replat to dedicate 1.231 acres of public right of way. This dedication will facilitate the development of the city-owned lot at 6900 Executive Boulevard.

The applicable subdivision regulations are Chapter 1107 – Final Plat

The proposed record plan meets all subdivision requirements. Access to the Rose Music Center, Tru Hotel and TJ Chumps are currently through non-dedicated lanes with cross access easements. This record plan dedicates the lanes as public rights of way and slightly enlarges the right of way along Executive Boulevard.

Street names will be determined prior to recording the record plan.

Fire:

City Engineer: The City Engineer had no comments.

Recommendation

Planning staff recommends approval of the Record Plan

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Action

Ms. Vargo moved to approve the request by the applicant, THE CITY OF HUBER HEIGHTS, for approval of a Replat (RP 25-05) in accordance with the recommendation of Staff's Memorandum dated February 5, 2025, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Thomas, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to approve carried 3-0.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the January 14, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

None.

XI. Upcoming Meetings

March 11, 2025

April 15, 2025

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



Geri Hoskins, Administrative Assistant



Date



Date