



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
October 14, 2025
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. MINOR CHANGE - The applicant, ABC Supply, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18).
7. New Business
 - A. MAJOR CHANGE - The applicant, SIMMS DEVELOPMENT, is requesting approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property is located at Gable Way and State Route 201 (MC 25-25).

- B. BASIC DEVELOPMENT PLAN - The applicant, DUBLIN 7, is requesting approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property is located at 6900 Executive Blvd (BDP 25-23).
- C. BASIC DEVELOPMENT PLAN - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan for a proposed 3,500 patron capacity Indoor Music Center Venue. Property is located at 7151 Executive Blvd (BDP 25-24).

8. Additional Business

- A. None

9. Approval of Minutes

- A. Without objection, the Minutes of the September 9, 2025, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

- A. November 19, 2025
December 10, 2025

12. Adjournment

AI-11118

6. A.

Planning Commission

Meeting Date: 10/14/2025

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, ABC Supply, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of September 9, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: September 4, 2025
Subject: MC 25-18 ABC Supply – Minor Change
4695 Chambersburg Road

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: ABC Supply – Applicant
Tower Huber Heights, LLC - Owner

DEVELOPMENT NAME: ABC Supply

ADDRESS/LOCATION: 7477 Old Troy Pike

ZONING/ACREAGE: PC: Planned Commercial / 7.7 acres.

EXISTING LAND USE: Wholesale building supplies (commercial use)

ZONING
ADJACENT LAND: PC and R4

REQUEST: The applicant requests a minor change to fence in an area for delivery staging and parking.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1176

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant is requesting a minor change to enclose the NE corner of the site for the security of products staged for delivery and overnight parking of delivery vehicles.

This area has previously been temporarily fenced for storage purposes. The fencing was removed in late 2022 at the direction of the City because this is not an appropriate area for outdoor storage of materials.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1176 - Planned Commercial 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.

1176.04 - Parking and loading.

The provisions of [Chapter 1185](#), "Parking and Loading" shall apply, except that off-street loading space shall be provided with area, location and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking.

Staff Analysis

Conformance With Planned Commercial District Requirements

1176.04 provides great latitude for the Planning Commission to determine the appropriate location of off-street loading areas. In general, loading areas should be to the side or rear of the buildings. In this case, the applicant indicates there is no room to

stage in the rear because of material and inventory storage. Additionally, since this building is on a corner lot, there are two front yards, and there really isn't a side area for loading and staging.

When evaluating an alternative location for loading and staging, the impact on adjacent properties and the public right-of-way needs to be balanced with the business's operational needs.

Impact on adjacent properties: There are no immediately adjacent properties located next to the proposed fenced-in staging area. Staff feel this impact is negligible.

Impact on the public right of way: The proposed location has a substantial grade differential between the public right of way, ranging from eight (8) feet to 14 feet below the road and sidewalk grade. The most significant visual impact will likely be from eastbound Taylorsville Road, where the fenced-in area will be more visible. While there is an impact, staff believe this impact can be mitigated should a change in fencing material and additional tree plantings.

Most importantly, the use of this fenced-in area must be limited to staging of delivery materials and vehicle parking, not outdoor storage or sales of materials and inventory.

Additional Comments:

Fire: The Fire Department requests that two parking stalls on the south side be removed to widen the travel lane between the proposed fencing. This request has been communicated to the applicant.

City Engineer: The City Engineer had no comments.

Recommendation

While not an ideal location, the planning staff feels that the impact on surrounding properties and the right-of-way is relatively minimal and can be mitigated. Therefore, planning staff supports the minor change to create a loading and staging area with the following conditions:

1. There shall be no outdoor storage or sales of materials or inventory. The fenced areas shall be limited in use to delivery staging and vehicle parking.
2. Fencing material shall be black color-coated
3. The applicant shall plant additional evergreen trees and replace existing diseased or dying evergreen trees, at least 15 feet behind the sidewalk, to fill missing gaps in the existing vegetation.
4. The applicant will comply with Fire Department requirements.
5. The applicant will submit a revised site plan with their zoning permit application that complies with the Planning Commission Decision Order.

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 July 17, 2025, the applicant, ABC SUPPLY, requested approval of a Minor Change to fence in an area for delivery staging and parking. Property located at 7477 Old Troy Pike, further identified as Parcel Number P70 04005 0009 on the Montgomery County Auditor's Map (Case MC 25-18), and;

WHEREAS, on September 9, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BEIT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, ABC Supply, for approval of a Minor Change. Property is located at 7477 Old Troy Pike (Case MC 25-18), in accordance with the recommendation of Staff's Memorandum dated September 4, 2025, with the following conditions:

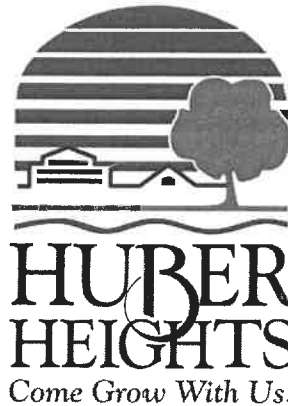
1. There shall be no outdoor storage or sale of materials or inventory. The fenced areas shall be limited in use to delivery staging and vehicle parking.
2. Fencing material shall be black color-coated.
3. The applicant shall plant additional evergreen trees and replace existing diseased or dying evergreen trees, at least 15 feet behind the sidewalk, to fill missing gaps in the existing vegetation.
4. The applicant will comply with Fire Department requirements.
5. The applicant will submit a revised site plan with their zoning permit application that complies with the Planning Commission Decision Order.

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

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS



25 JUL 17 2:45

PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number
Receipt Number

MC 25-18
3199 20476

Date Filed

7-17-25

Amount Paid

\$150.00

TYPE OF ACTION REQUESTED

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

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

Aug 12, 25

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
Name ABC SUPPLY
Address 7477 Old Troy Pike,
Dayton, OH 45424
Phone (937) 235-4552
Fax _____
Email _____

*Carson

CONTACT PERSON
Name Tim Kuchan
Address _____
Phone (215) 431-1872
Fax _____
Email Timothy.Kuchan@abcsupply.com

PROPERTY INFORMATION

Project Name: ABC SUPPLY Parking Lot Fence

Location of property: 7477 Old Troy Pike, Dayton, OH 45424

Book _____ Page _____ Parcel Number(s) P70 04005 0009

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: Tower Huber Heights LLC Telephone: _____

Address: 7477 Old Troy Pike, Dayton, OH 45424

Total acres included in this application: _____

Type of Development: Residential _____ Commercial ☒ Office _____ Industrial _____ Other _____

Brief description of application request:

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

Name of Engineer: _____ Telephone: _____

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

Applicant's Signature



Applicant's Signature:



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
Tower Huber Heights LLC
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

ATTORNEY
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

LAND PLANNER
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

LANDSCAPE ARCHITECT
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

AGENT
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

DEVELOPER
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

ENGINEER
 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.

Witness

By: 

Applicant's Signature

Date:

7/17/25

Witness

Project:

ABC Supply Fence

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

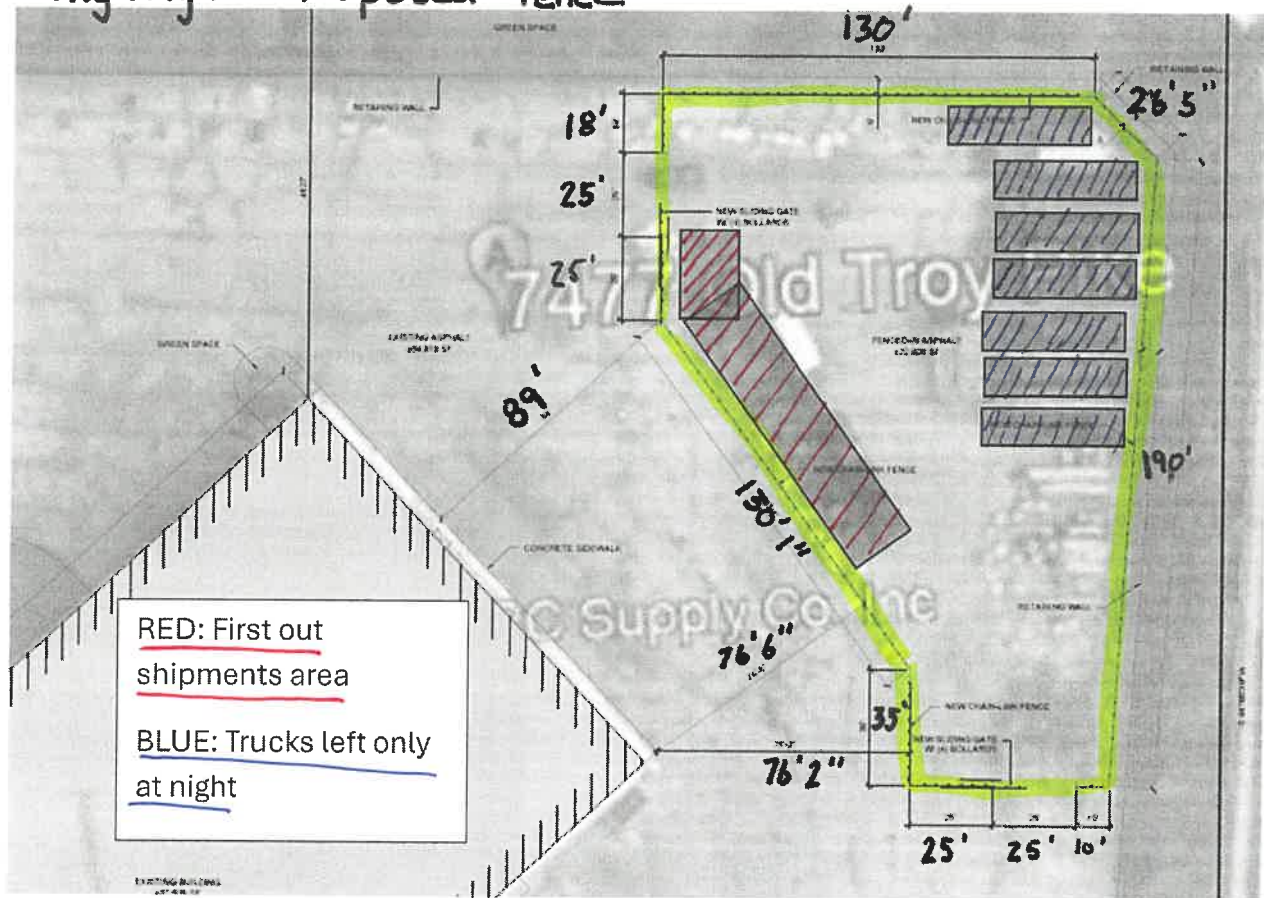
Printed Name

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

_____ on this _____ day of _____, 20 25

Notary Public

highlight = Proposed fence



What? We are wanting to build a 6 foot tall, galvanized chain link fence. With a gate on each side of the fence.

Why? We are running out of space in the back to hold all our shingles, trucks, and shipments. We believe that having the trucks and morning deliveries in the front overnight in an organized, protective fence will be the most visually appealing and organized way for us to utilize our space efficiently. With the trucks being out during the day, the fenced it area will be practically empty during the workday. Being a wholesale company we only have at maximum 6 customers in the store at a time so having a large empty space in the parking lot has always felt like a waste.

Where? Upper corner of ABC Supply's front parking lot at 7477 Old Troy Pike, Dayton, OH 45424

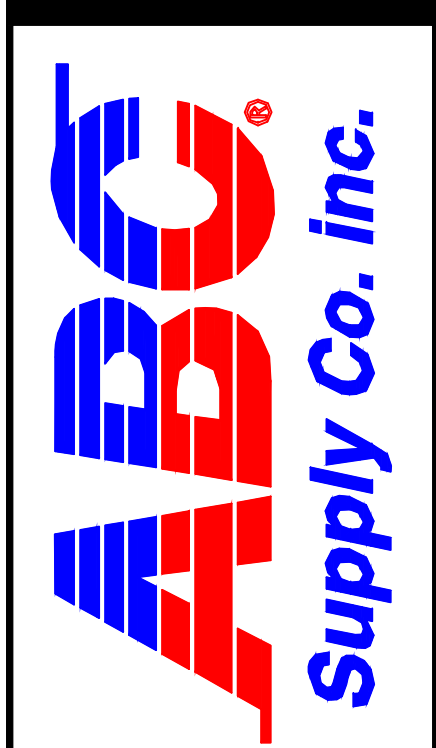
Minor Change Submittal Checklist

How and why the Minor Change meets the Planning Departments requirements

- a.** The City of Huber Heights' long-term vision is to ensure the strategic and physical redevelopment in the area. Having a company like ABC Supply in the area is a huge resource for this goal. Contractors knowing that there is a supplier of all the building materials they could need in the area will undoubtedly draw them to do business here. With our business expanding and inventory growing we are slowly running out of area in the back of the building. To free up space in the back and still look visually appealing in the front for the cities sake we think that moving our trucks which are a big part of our branding would be the best of both worlds.
- b.** We already do load checks and unloads in the front parking lot of our business. Adding a fence would add a sense of security for our trucks being checked and cut out the hassle of bringing them to the back of the building at the end of the day and keep everything centrally located at the front of the branch. By installing a commercial fence, it will ensure the fence is neat appearing and the highest quality over the alternative of a temporary fence. We are also not including barbed wire in the fence build.
- c.** The fence will not be disturbing to neighboring use as the parking lot is only used by ABC Supply. With limited customers visiting the sight we would only be using space that otherwise would be vacant.
- d.** I couldn't find any zoning regulation in our district that go against what we are trying to build. It abides with 1180.08 Lots; Setbacks; Parking "e" as we are not replacing any part of the parking lot with a landscaped area.
- e.** The addition of the fence will not change the way the business will operate and the same processes we have in place now will still be in place after the installation. There will not be increased traffic as the flow of the parking lot will stay the same and while opening



ABC SUPPLY CO. INC.



ABC SUPPLY CO. #106 - ADDITION

7477 OLD TROY PARK
DAYTON, OHIO

GENERAL NOTES:

AERIAL IMAGE:

PLAN KEY:

REVISION LOG:

REVISION #	RECEIVED	COMPLETE	DESCRIPTION
0	7/13/2023	7/27/2023	INITIAL ISSUE
1	6/20/2025	6/26/2025	ADDED C000, C100, & C100.1 PER REQUEST
2	6/30/2025	7/3/2025	UPDATED PROPOSED SITE PER REQUEST
3	8/6/2025	8/8/2025	UPDATED PROPOSED SITE PLAN WITH PARKING AREAS



GENERAL

G001 COVER

CIVIC

C000 EXISTING SITE PLAN
C100 ENLARGED PROPOSED SITE PLAN
C100.1 TRUCK ROUTE OVERLAY

ARCHITECTURAL

A000 EXISTING BUILDING PLAN
A000.1 EXISTING SHOWROOM PLAN
A001 DEMOLITION PLAN
A100 PROPOSED BUILDING PLAN
A101 PROPOSED SHOWROOM PLAN
A101.1 ALTERNATE SHOWROOM PLAN

REVISIONS:

REVISION 1 - 6/26/2025
REVISION 2 - 7/3/2025
REVISION 3 - 8/8/2025

REGIONAL APPROVAL DATE:

ISSUE DATE:

7/27/2023

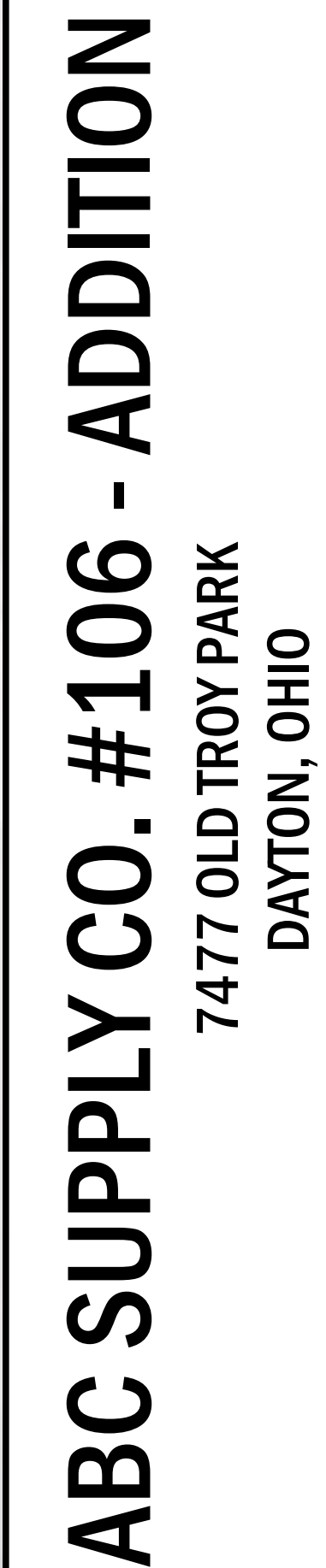
DRAWN BY:

SPENCER BEYTEN

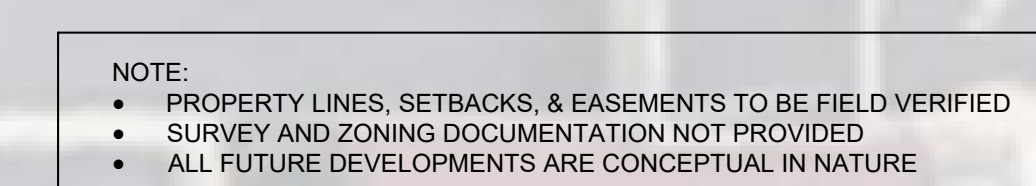
SHEET:

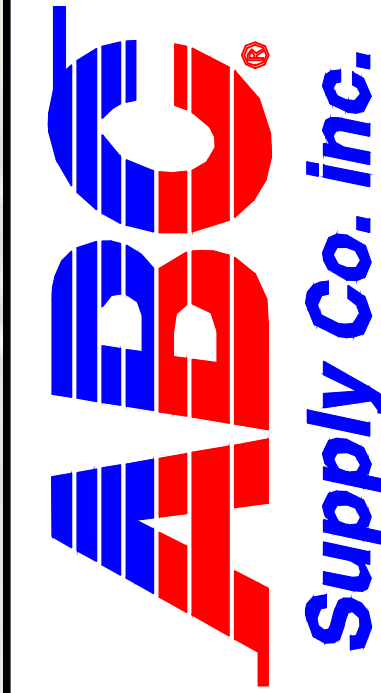
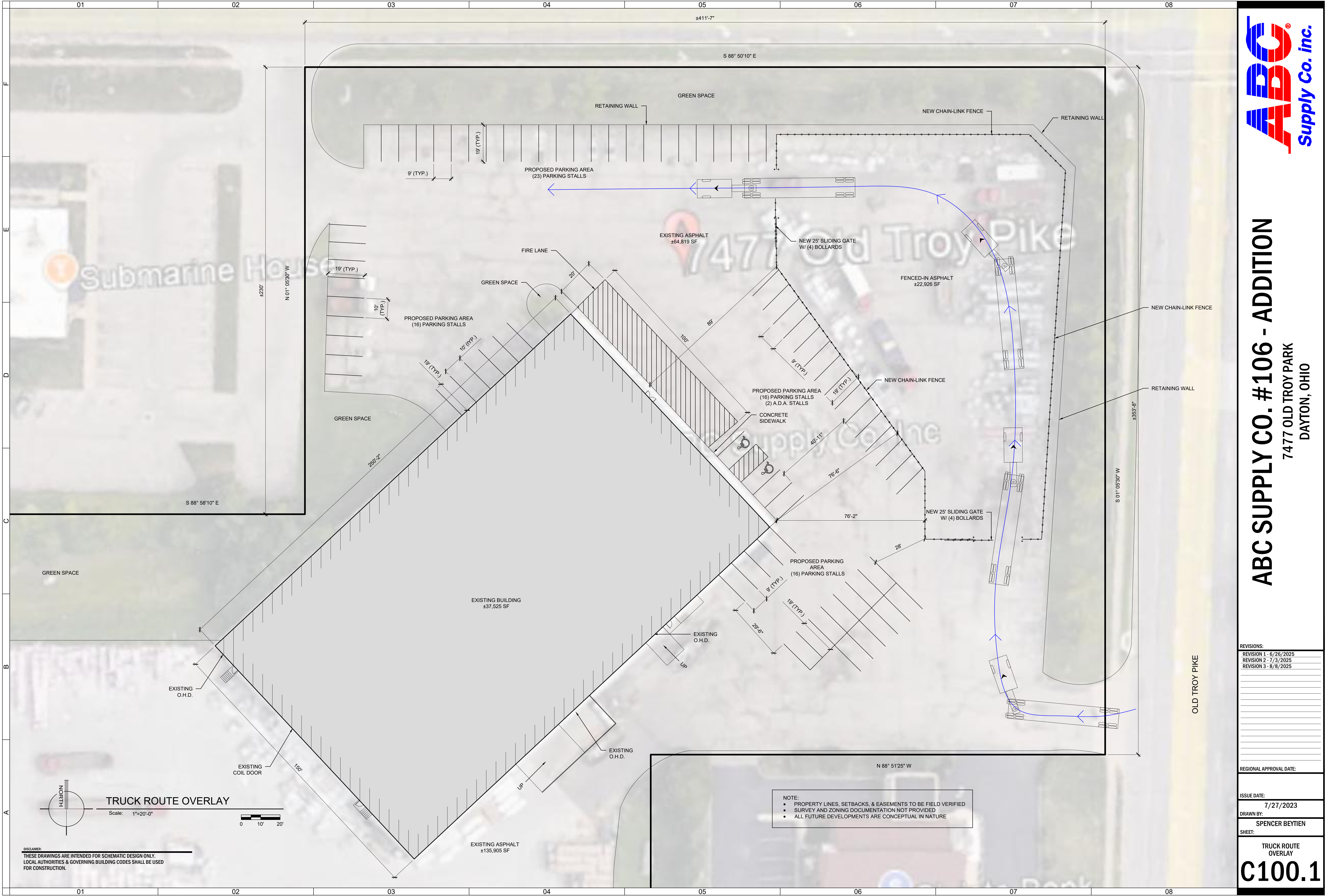
COVER

G001



C100





ABC SUPPLY CO. #106 - ADDITION

7477 OLD TROY PARK
DAYTON, OHIO

REVISIONS:
REVISION 1 - 6/26/2025
REVISION 2 - 7/3/2025
REVISION 3 - 8/8/2025

REGIONAL APPROVAL DATE:

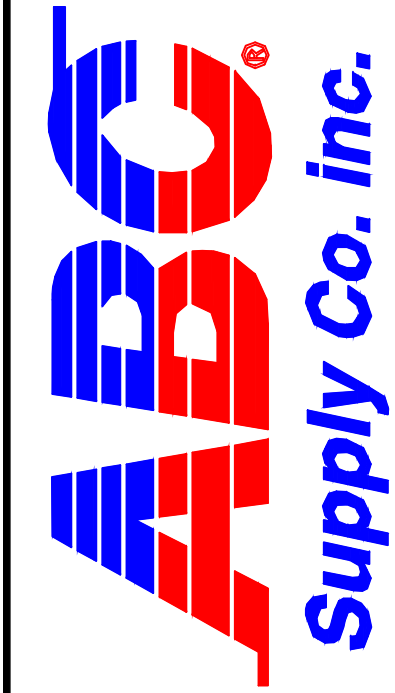
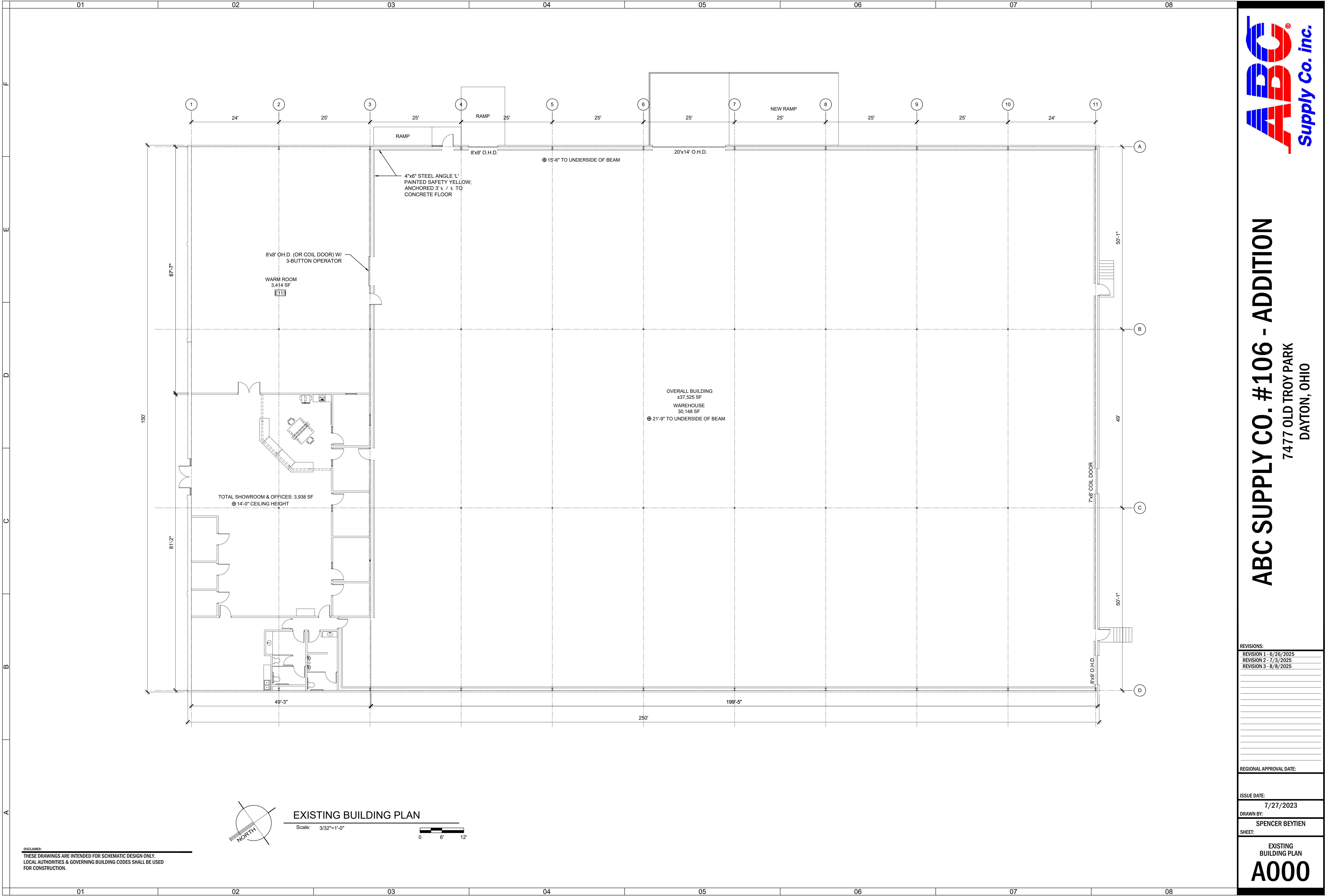
ISSUE DATE:
7/27/2023

DRAWN BY:
SPENCER BEYTEN

SHEET:

TRUCK ROUTE
OVERLAY

C100.1



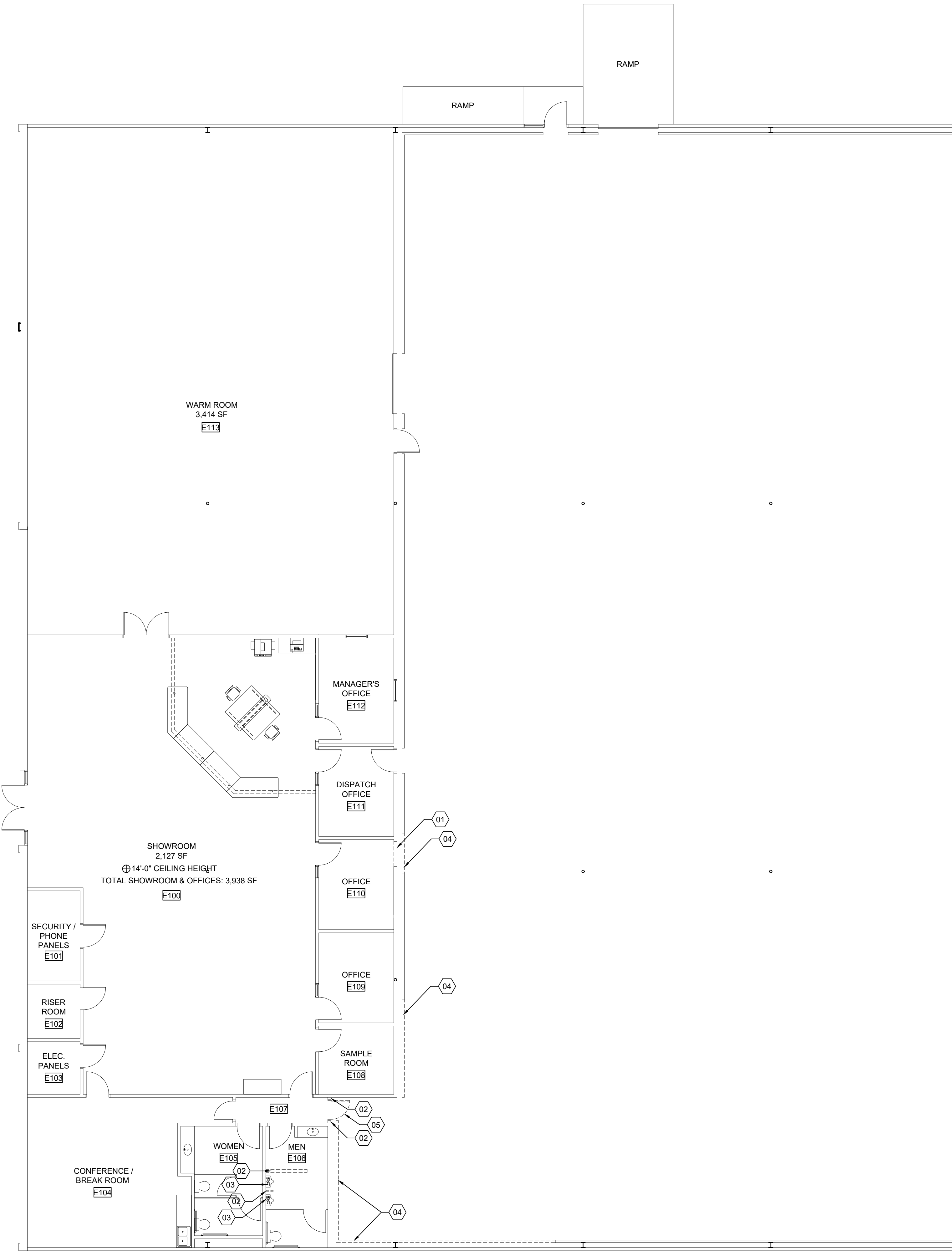
ABC SUPPLY CO. #106 - ADDITION
7477 OLD TROY PARK
DAYTON, OHIO

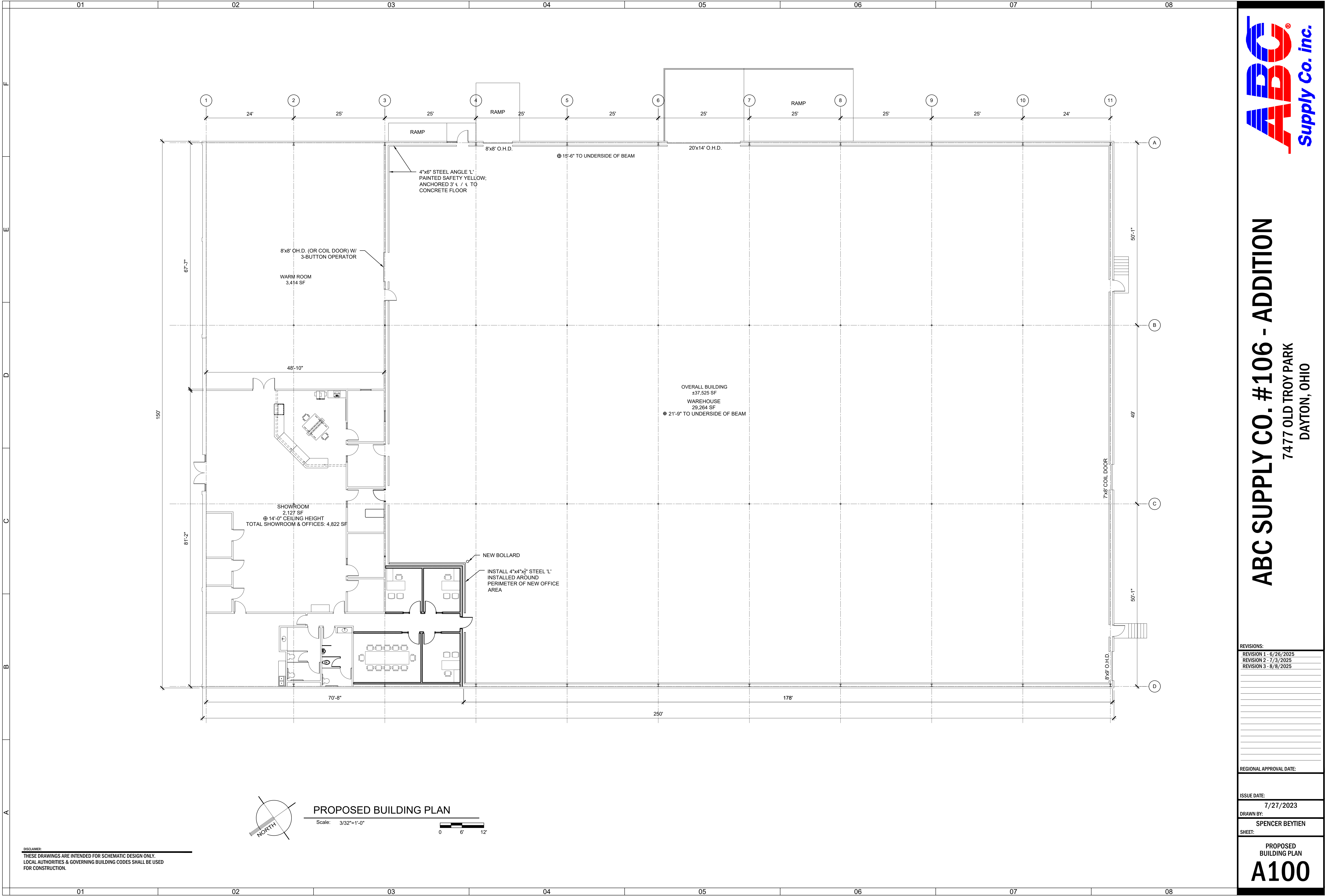
REVISIONS:	
REVISION 1 - 6/26/2025	
REVISION 2 - 7/3/2025	
REVISION 3 - 8/8/2025	
REGIONAL APPROVAL DATE:	
ISSUE DATE:	
7/27/2023	
DRAWN BY:	
SPENCER BEYTEN	
SHEET:	
EXISTING BUILDING PLAN	
A000	

A000.1

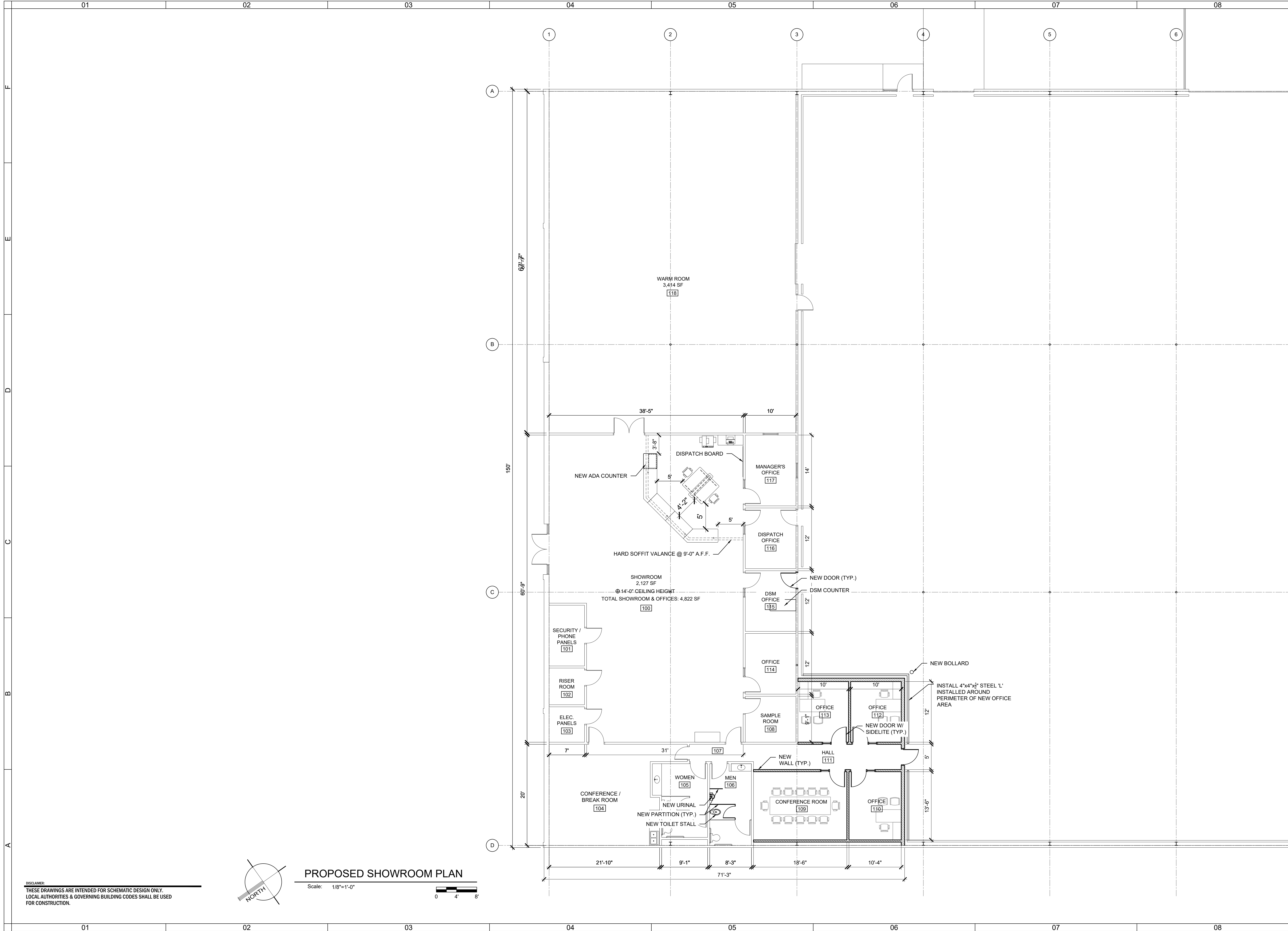
REVISION 1 - 6/26/2025
REVISION 2 - 7/3/2025
REVISION 3 - 8/8/2025

A001

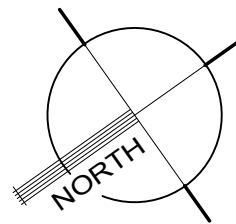




ABC SUPPLY CO. #106 - ADDITION
7477 OLD TROY PARK
DAYTON, OHIO

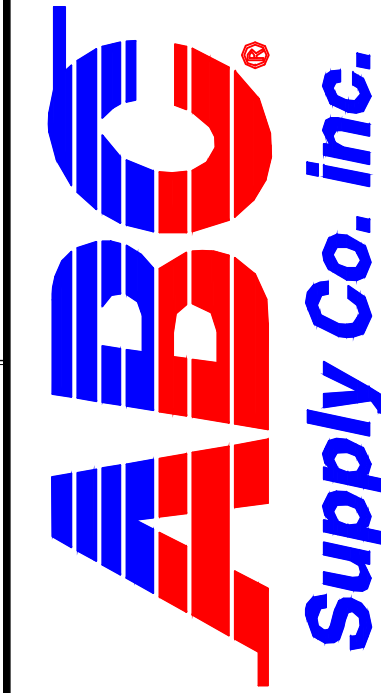
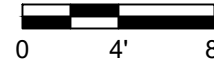


DISCLAIMER:
THESE DRAWINGS ARE INTENDED FOR SCHEMATIC DESIGN ONLY.
LOCAL AUTHORITIES & GOVERNING BUILDING CODES SHALL BE USED
FOR CONSTRUCTION.



PROPOSED SHOWROOM PLAN

Scale: 1/8"=1'-0"



ABC SUPPLY CO. #106 - ADDITION
7477 OLD TROY PARK
DAYTON, OHIO

REVISIONS:
REVISION 1 - 6/26/2025
REVISION 2 - 7/3/2025
REVISION 3 - 8/8/2025

REGIONAL APPROVAL DATE:

ISSUE DATE:

7/27/2023

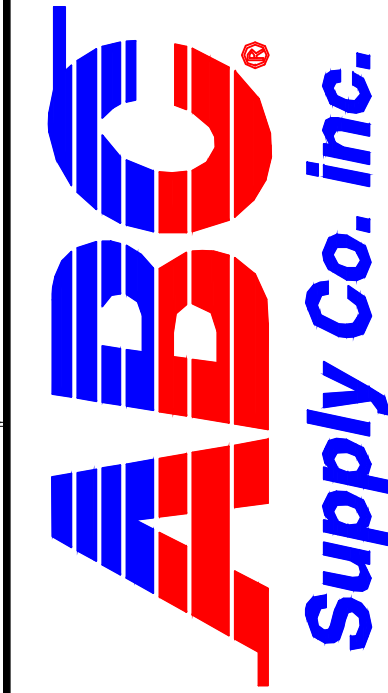
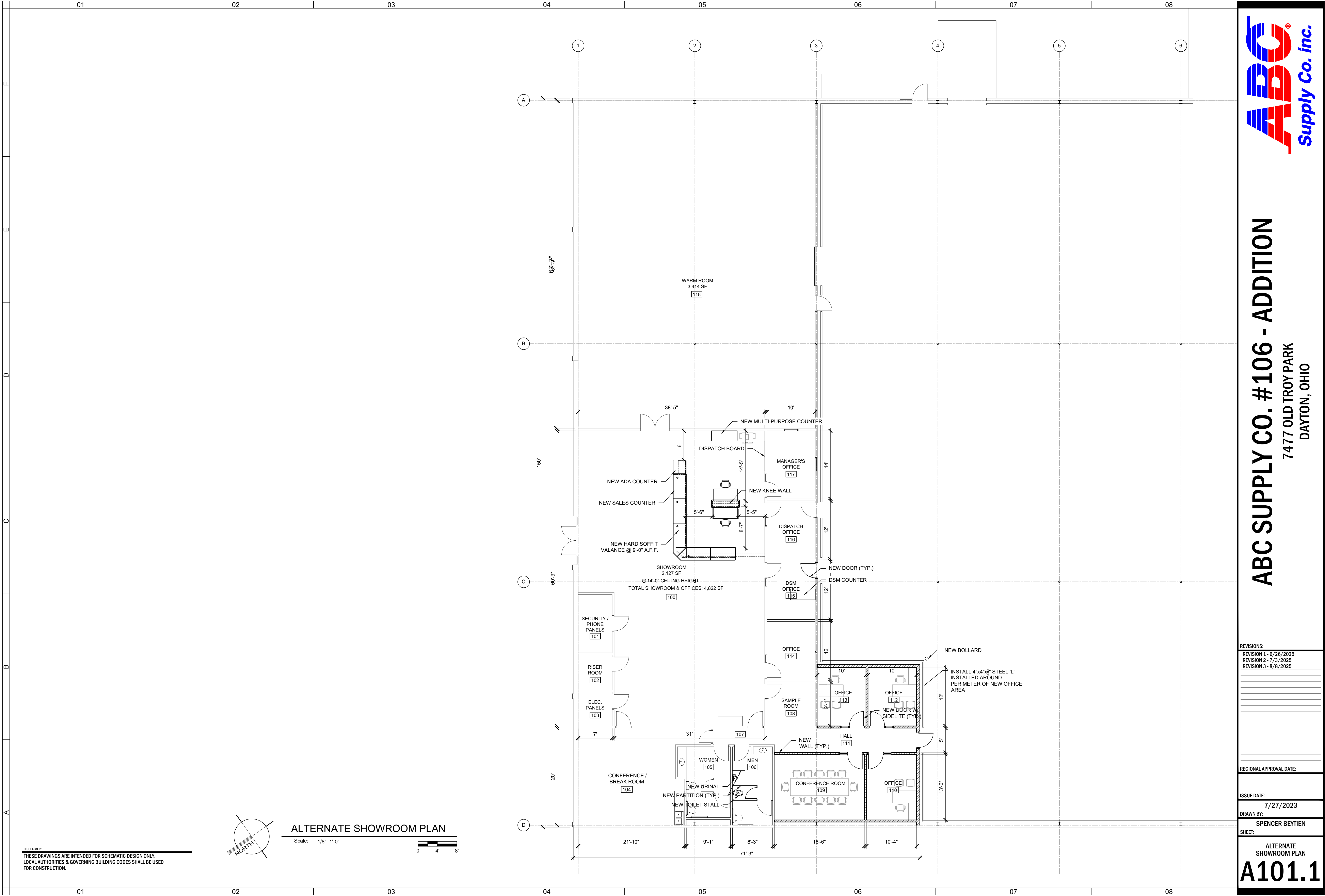
DRAWN BY:

SPENCER BEYTEN

SHEET:

PROPOSED
SHOWROOM PLAN

A101



ABC SUPPLY CO. #106 - ADDITION

7477 OLD TROY PARK
DAYTON, OHIO

REVISIONS:
REVISION 1 - 6/26/2025
REVISION 2 - 7/3/2025
REVISION 3 - 8/8/2025

REGIONAL APPROVAL DATE:

ISSUE DATE:

7/27/2023

DRAWN BY:

SPENCER BEYTEN

SHEET:

ALTERNATE
SHOWROOM PLAN

A101.1



Huber Heights Fire Division

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

Occupancy Name:	ABC Supply, Outside Storage		
Occupancy Address:	7477 Old Troy Pike		
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:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	8/11/2025

Fire Department Comments:

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

Review is for a "minor change" for outside storage. Approval of this change is subject to compliance with the following.

Requirements: (Site Plan)

- Fire apparatus access roads shall remain and not be blocked by storage or parked vehicles outside the fenced in area. Ohio Fire Code 503.4.
- No parking signs shall be provided on fencing, on the outside. The access road in front of fencing shall be marked as a fire lane, refer to Ohio Fire Code 503.3 and D103.6.
- If there are parking spaces in front of store that may impede access, provide additional information.

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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-11143

7. A.

Planning Commission

Meeting Date: 10/14/2025

Major Change

Information

Agenda Title

MAJOR CHANGE - The applicant, SIMMS DEVELOPMENT, is requesting approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property is located at Gable Way and State Route 201 (MC 25-25).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Site Plan

Renderings

Memorandum

Staff Report for Meeting of October 14, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: October 2, 2025
Subject: MC 25-25 Gables of Huber Heights – Phase 2
(Gable Way)

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Charles Simms Development – Applicant / Owner
DEVELOPMENT NAME: Gables of Huber Heights
ADDRESS/LOCATION: Gable Way
ZONING/ACREAGE: PM: Planned Mixed Use / 15.93 acres.
EXISTING LAND USE: Gables of Huber Heights Townhomes
ZONING
ADJACENT LAND: Surrounding properties are zoned: PM, R-7 & A
REQUEST: The applicant requests a major change to the Basic Development Plan to increase the density from 74 units to 91 total units.
ORIGINAL APPROVAL: N/A
APPLICABLE HHCC: Chapter 1171, 1179
CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant is requesting a major change of the PUD to add 17 units for a total unit count of 91 units. The applicant is proposing to replace five two-story buildings with five three-story buildings. While the buildings are taller, they are set back further from the property line.

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.

Staff Analysis

Conformance With Planned Mixed-Use District Requirements:

Use: Residences are permitted uses in the PM district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The buildings will be three stories tall, but the setback from the property line increases from 29.5 feet to nearly 55 feet from the property line.

Parking and Loading:

- The building expansion will not result in the loss of any parking spaces. The parking ratio remains the same.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer had no comments.

Recommendation

Planning staff supports the Major Change of the PUD to increase the density from 74 units to 91 units. Staff recommends approval with no conditions.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on Sept 12 2025, the applicant, SIMMS DEVELOPMENT, requested approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property located at Gables Way and State Route 201 (Case MC 25-25), and;

WHEREAS, on October 14, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BEIT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Simms Development, for approval of a Major Change. Property is located at Gables Way and State Route 201 (Case MC 25-25), in accordance with the recommendation of Staff's Memorandum dated October 2, 2025, with the following conditions:

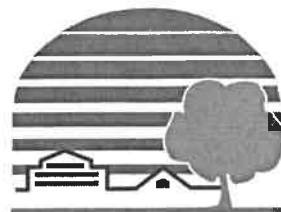
1. Approval with no conditions.

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

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS



**HUBER
HEIGHTS**
Come Grow With Us!

'25 SEP 12 12:02

PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number MC 25-25
Receipt Number 830165

Date Filed 9/12/25
Amount Paid 150.00

TYPE OF ACTION REQUESTED

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

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

Oct. 14, 25

APPLICANT INFORMATION

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

<u>APPLICANT</u>		<u>CONTACT PERSON</u>	
Name	<u>Crosby Simms</u>	Name	<u>(Same)</u>
Address	<u>2785 Orchard Run Rd</u>	Address	<u></u>
	<u>Dayton, OH 45449</u>		<u></u>
Phone	<u>937-681-2317</u>	Phone	<u></u>
Fax	<u></u>	Fax	<u></u>
Email	<u>CrosbySimms@CrosbySimmsDev.com</u>	Email	<u></u>

PROPERTY INFORMATION

Project Name: The Gables of Huber Heights - Phase 2

Location of property: Gable Way & St Rt 201

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: Simms Development Telephone: 937-434-9009

Address: 2785 Orchard Run Rd, Dayton, OH 45449

Total acres included in this application: 3.641 acres

Type of Development: Residential ☒ Commercial _____ Office _____ Industrial _____ Other _____

Brief description of application request:

Change product/home elevations to 3-stories, add 17 homes to original plan of Phase 2

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

Name of Engineer: Clay Montgomery - CJB Telephone: 740-645-5799

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

Applicant's Signature


Applicant's Signature: _____

Crosby Simms
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 _____

ATTORNEY

Name _____
Address _____

Phone _____
Fax _____
Email _____

LAND PLANNER

Name _____
Address _____

Phone _____
Fax _____
Email _____

LANDSCAPE ARCHITECT

Name _____
Address _____

Phone _____
Fax _____
Email _____

AGENT

Name _____
Address _____

Phone _____
Fax _____
Email _____

DEVELOPER

Name _____
Address _____

Phone _____
Fax _____
Email _____

ENGINEER

Name _____
Address _____

Phone _____
Fax _____
Email _____

OTHER

Name _____
Address _____

Phone _____
Fax _____
Email _____

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

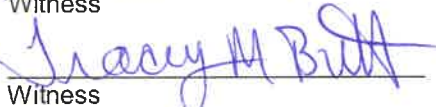
The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time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



Witness



Witness

By: 

Applicant's Signature

Date: 9/12/25

Project: Gables at HH

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



**CHARLES SIMMS
DEVELOPMENT**

© 1985-2025 LJB Inc. This drawing contains information that is proprietary to and property of LJB Inc. and shall be kept confidential. No publication or distribution of this drawing may be made without the express written consent of LJB Inc. except for the limited purposes set forth in the contract between LJB Inc. and party for whom this drawing was made.




CMIM	0121637A.01
------	-------------

CHECKED DSP	09-05-2025
----------------	------------

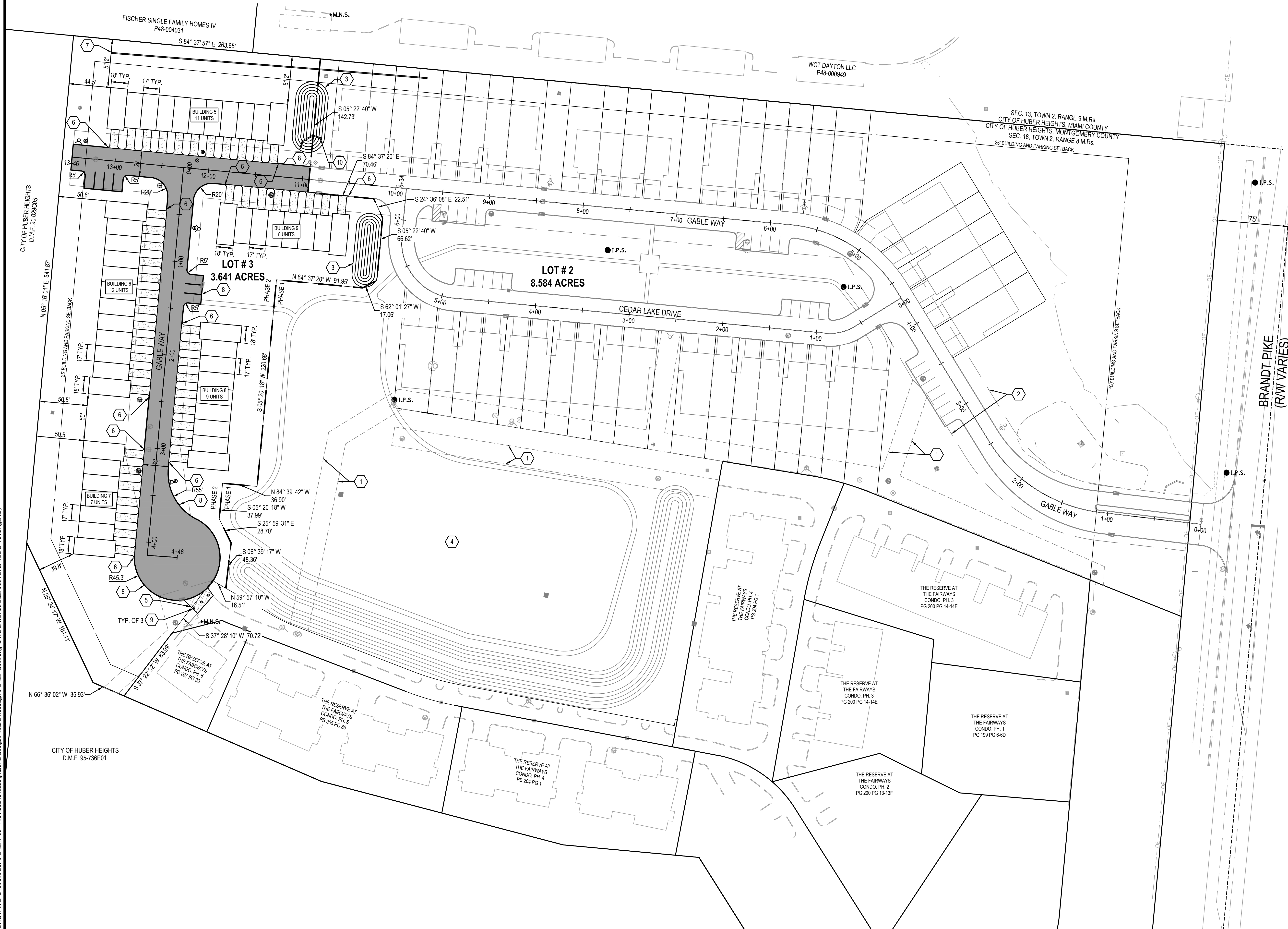
EET NUMBER

C300

SITE KEY NOTES

- | | | | |
|---|--|-----|--|
|  | CONCRETE PAVEMENT, SEE DETAIL SHEET C600 | 1. | 20' EXISTING UTILITY EASEMENT |
|  | ASPHALT PAVEMENT, SEE DETAIL SHEET C600 | 2. | EXISTING ACCESS AND UTILITY EASEMENT |
|  | ACCESS PAVERS, SEE DETAIL SHEET C600 | 3. | LANDSCAPE MOUNDING |
| | | 4. | GREENSPACE AREA |
| | | 5. | EMERGENCY ACCESS PAVERS, PER DETAIL SHEET C600 |
| | | 6. | TERMINATE CURB |
| | | 7. | RETAINING WALL |
| | | 8. | 6" BARRIER CURB PER DETAIL SHEET C600 |
| | | 9. | COLLAPSIBLE BOLLARD |
| | | 10. | ENTRY SIGN, BY OTHERS |

SITE DATA TABLE PHASE 2	
TOTAL SITE AREA =	15.93 ACRES
PHASE 2 SITE AREA =	3.64 ACRES
PID NUMBERS PHASE 1 =	P70 03910 0087, 0089-0131
PID NUMBER PHASE 2 =	P70 03910 0088
CURRENT ZONING =	PLANNED MIXED USE DISTRICT
PROPOSED ZONING =	PLANNED MIXED USE DISTRICT
BUILDING SETBACK =	20'
PARKING SETBACK=	10'
OPEN SPACE AREA (TOTAL DEVELOPMENT) =	10.20 ACRES
DETENTION AREA =	0.50 ACRES
% OPEN SPACE =	64%
TOTAL BUILDINGS =	11
TOTAL UNITS =	89
PHASE 2 BUILDINGS	5
PHASE 2 UNITS	47
PROPOSED DENSITY (TOTAL) =	5.59 UNITS/ACRE
PROPOSE DENSITY (PHASE 2) =	12.91 UNITS/ACRE
PARKING PROVIDED PHASE 2	
1 GARAGE SPACE PER UNIT = 47 SPACES	
1 DRIVEWAY SPACE PER UNIT = 47 SPACES	
GUEST PARKING SPACES = 7 SPACES	
PHASE 2 TOTAL PARKING PROVIDED = 101 SPACES	



DWG NAME: Q:\Simms Dev\0121637A.00 - The Reserve-redesign\Phase 2 Redesign\0121637-C300.dwg SAVE DATE: 9/5/2025 9:36 AM SAVED BY: cmontgomery



CONCEPT RENDERING

AI-11144

7. B.

Planning Commission

Meeting Date: 10/14/2025

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, DUBLIN 7, is requesting approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property is located at 6900 Executive Blvd (BDP 25-23).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Applicant letter

Drawings

Elevations

Sign Package

Fire Assessment

Memorandum

Staff Report for Meeting of October 14, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: October 1, 2025
Subject: BDP 25-23 (Dublin 7)
6900 Executive Boulevard

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Dublin 7 – Applicant
Steve Tieber – Owner

DEVELOPMENT NAME: Dublin 7

ADDRESS/LOCATION: 6900 Executive Blvd.

ZONING/ACREAGE: PEP – Planned Employment Park / 3.778 acres

EXISTING LAND USE: Vacant Land

ZONING
ADJACENT LAND: North: PM – Planned Mixed-Use
East : PM – Planned Mixed-Use
West: PEP – Planned Employment Park
South: PM – Planned Mixed-Use

REQUEST: The applicant seeks Basic Development Plan approval for the construction of an Irish pub-themed restaurant.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1178

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

Overview

The applicant seeks Basic Development Plan approval to construct a 7,000 SF restaurant with an adjacent seasonal beer garden. The planned capacity of the restaurant is approximately 250 patrons with an additional seasonal capacity of 200.

Site Characteristics

The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1178 – Planned Employment Park, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Chapter 1171.06 - General standards for approval, states:

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:

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;
- (d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;
- (e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;
- (f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;
- (g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;
- (h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;
- (i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;
- (j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;
- (k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and
- (l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

Staff Analysis

The site is appropriately zoned Planned Employment Park. Restaurants are a permitted use. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a 7,000 SF restaurant with seating for approximately 250 patrons and a seasonal beer garden with seating for 200 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, proposed building elevations and signage.

A replat is in process, and the setbacks described in the staff report are based on the new plat.

Conformance With Planned Employment Park District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 10-foot parking setback. The front parking setback will be a minimum of 20 feet. The east parking setback is approximately 15 feet.
- The zoning code requires a 50-foot front building setback and a 15-foot minimum side yard setback. The front building setback is approximately 62 feet, and the side yard setback will be approximately 20 feet.
- The proposed building height is 26 feet, well below the permitted 60 feet.

Parking and Loading:

- The site plan illustrates 80 parking spaces. The code requires approximately 160 parking spaces based on one space per 2 seats and one space per 2 employees. Parking stall dimensions are 10' x 18', as required.

Staff feels that the proposed on-site parking is adequate, given the immediate proximity to the Rose Music Center parking, which is unused for most of the year.

Building Materials:

- The building elevations illustrate a significant amount of stone veneer, which is consistent with the building material requirements in the zoning code.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- An initial sign package was submitted with the BDP application. The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed.
- The applicant also illustrates a south-facing roof-mounted sign on the beer garden that appears to be internally illuminated. The zoning code prohibits roof-mounted signs, and its orientation may cause glare into the hotel located south of the structure. This sign should be reviewed during the detailed development plan to ensure that no glare would disturb hotel guests.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and primary access is from an existing private drive. There are no curb cuts onto Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

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.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping plan will be reviewed during the detailed development plan phase.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing vacant lot with no natural features.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development.

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

All proposed uses are consistent with the Planned Employment Park district. Staff do not anticipate excessive noise, glare or odors.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer had no comments.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan as submitted. Landscaping and signage will be reviewed through a Detailed Development Plan application.

Planning Commission Action

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

- 1) Recommend approval of the basic development plan application, with or without conditions.
- 2) Recommend denial of the basic development plan.
- 3) Table the application to gather additional information.



Planning Commission Decision Record

WHEREAS, on Sept 9, 2025, the applicant, DUBLIN 7, requested approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property located at 6900 Executive Blvd, further identified as Parcel Number P70 01820 0013 on the Montgomery County Auditor's Map (Case BDP 25-23), and;

WHEREAS, on October 14, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BEIT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Dublin 7, for approval of a Basic Development Plan. Property is located at 6900 Executive Blvd (Case BDP 25-23), in accordance with the recommendation of Staff's Memorandum dated October 1, 2025, with the following conditions:

1. Approve as submitted.
Landscaping and signage will be reviewed through a Detailed Development Plan application.

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

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

'25 SEP 9 4:32



PLANNING DEPARTMENT

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

Application Number BDP 25-23
Receipt Number 830164

Date Filed 9/9/25
Amount Paid \$ 500.00

TYPE OF ACTION REQUESTED

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

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

Oct. 14

APPLICANT INFORMATION

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

<u>APPLICANT</u>		<u>CONTACT PERSON</u>	
Name	<u>DUBLIN 7</u>	Name	<u>STEVE TIEBER</u>
Address	<u>6900 EXECUTIVE BLVD</u> <u>HUBER HEIGHT, OH.</u>	Address	<u>3266 CREEK BLUFF CT.</u> <u>BELLBROOK, OH 45305</u>
Phone	<u>937-673-1747</u>	Phone	<u>937-673-1747</u>
Fax		Fax	
Email		Email	<u>STEVE@DUBPUB.COM</u>

PROPERTY INFORMATION

Project Name: Dublin 7

Location of property: Executive Boulevard, Section 18, Town 2,
Range 8 North, MAPS.

Book 230 Page 14 Parcel Number(s) _____

Current Zoning: PEP Proposed Zoning: PEP

Property Owner's Name: Steve Tieber Telephone: 937-673-1747

Address: _____

Total acres included in this application: 3.778 Acres

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

Brief description of application request:
Construction of a new Irish Pub and restaurant

Applicant's status: Owner ☒ Lessee ___ Purchaser ___ Agent ___

Name of Engineer: Brumbaugh Engineering Telephone: 937-698-3000

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

Applicant's Signature

[Signature]

Applicant's Signature:

STEVEN TIEBER

Printed Name:

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

[Signature]

OWNER

Subscribed and sworn to before me this 9th day of September, 2025.



SUSAN V MCENANEY
Notary Public - State of Ohio
Commission Expires Aug 22, 2029

Susan V. McEnaney
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 STEVE TIEBER
 Address 3266 CREEK BLUFF CT.
BELLBROOK, OH 45305

Phone 937-673-1747
 Fax _____
 Email STEVE@DUBAUB.COM

ATTORNEY
 Name DAVIES LAW
 Address SCOTT DAVIES
7416 WATERWAY DR.
WAYNEVILLE, OH 45068
 Phone 937-239-6581
 Fax _____
 Email SCOTT@SCOTTDVIESLAW.COM

LAND PLANNER
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

LANDSCAPE ARCHITECT
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

AGENT
 Name Steve Bowman
 Address Wenco Construction
7621 Progress Court
Huber Heights, OH 45424
 Phone 937-313-5860
 Fax _____
 Email sbowman@wencoconstruction.com

DEVELOPER
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

ENGINEER
 Name Burnbaugh Engineering
 Address 2270 S. Miami St.
West M. H., OH 45383
 Phone 937-698-3000
 Fax _____
 Email randy@bcs-engineers.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.

[Signature]
Witness

Suzie Huber
Witness

By: [Signature]
Applicant's Signature

Date: 9/9/25

Project: DUBLIN 7

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 WENCO CONSTRUCTION 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

[Signature]
Owner's Signature

Printed Name

STEVEN TIEBER
Printed Name

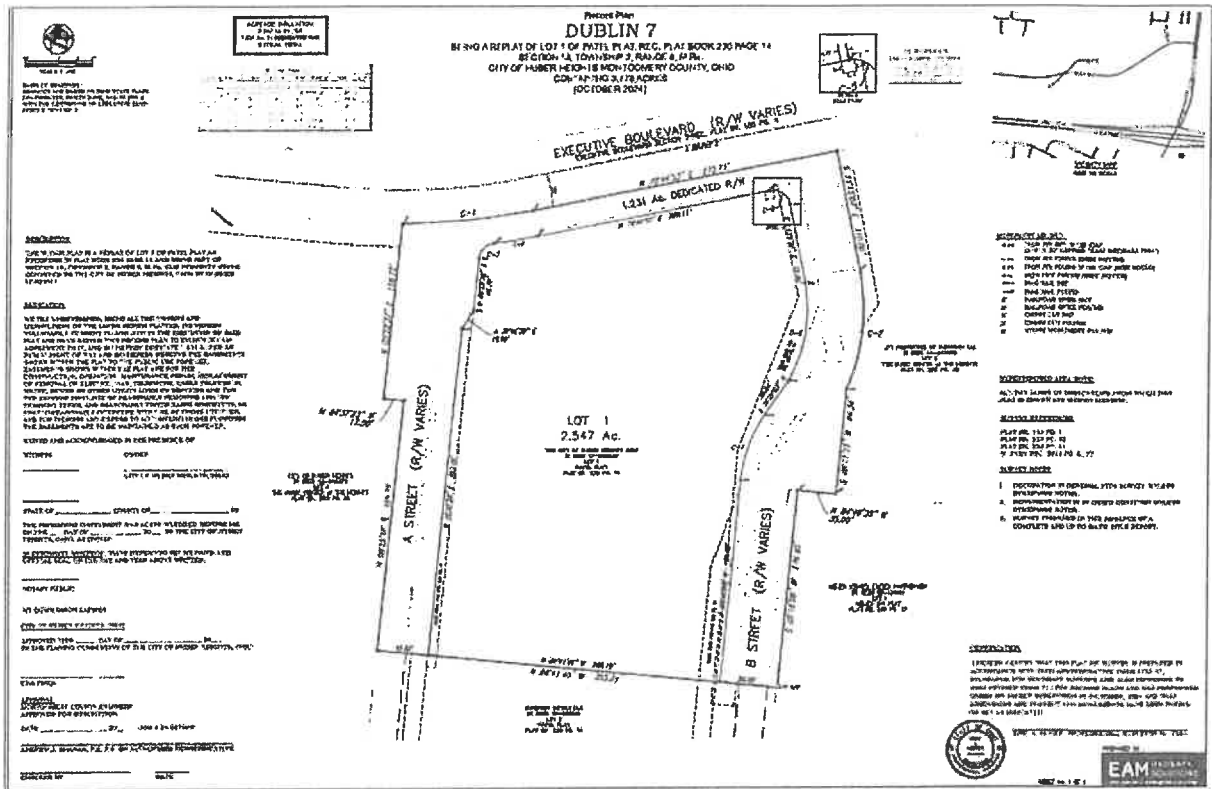
Sworn to before me and subscribed in my presence by the said

Steven Tieber on this 9th day of September, 2025.

Susan V McEnaney
Notary Public

EXHIBIT A TO DEVELOPMENT AGREEMENT LEGAL DESCRIPTION OF THE PREMISES

The Following Record Plan has yet to be recorded due to the necessity to name side streets depicted below





September 9, 2025

City Of Huber Heights
Honorable Mayor Jeff Gore
City Manager, John Russel
Honorable Huber Heights City Council

Dublin 7 is proud to begin its venture in constructing a state-of-the-art Irish pub and restaurant with beer garden. Today we submit for our zoning approval in constructing a restaurant with over 7000 square feet, and an adjacent beer garden area made of a temporary seasonal tent and a smaller permanent structure which be also be over 7000 square feet. The proposed capacity will be roughly 250 patrons, with an additional 200 seasonal patrons. Additional plans are to have just over 80 parking spaces.

Dublin 7, is the next chapter in growth of the already successful Dublin Pub, located in Downtown Dayton, Ohio, which has been in operation for over 27 years. The Dublin Pub, is also home to Ohio's largest St. Patrick's Day, and considered one of the largest accounts for Guinness and Jameson in Ohio. These core business elements will only strengthen the resolve of the Future Dublin 7 site located in Huber Heights. Additionally, Dublin 7 will employ 50-60 full and part time employees, with an additional 30-40 seasonal employees. The estimated cost of the project will be just over 2.6 million dollars.

We estimate, based on current sales at the existing Dublin Pub, sales between three million and four million dollars a year. The exterior beer garden will have expanded seasonal value which will increase sales during Spring, Summer & Fall months by more than 50%. Furthermore, the beer garden will be used for special events such as fund raisers, weddings, rehearsals, graduations, and reunions. Most important, the beer garden will have a direct lifeline connected to Ohio's largest St. Patrick's Day located at The Dublin Pub in Dayton, with anticipated patronage of between 10,000 and 20,000 people over St. Patrick's Day festivities.

We are very excited to be part of the Huber Heights family.
Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Tieber", is written over a horizontal line.

Steve Tieber, Owner

PLAN OF IMPROVEMENTS
for
DUBLIN 7 – HUBER HEIGHTS

LOCATED AT
EXECUTIVE BOULEVARD
SECTION 18, TOWN 2, RANGE 8 NORTH, MRs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
SEPTEMBER 9, 2025

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT SHALL BE AS PER CITY OF HUBER HEIGHTS, AND THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 1, 2023, UNLESS OTHERWISE MODIFIED HEREIN, MOST RESTRICTIVE SHALL APPLY AS DETERMINED BY THE ENGINEER.

GENERAL NOTES:

- WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT. THIS IS TO BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
- NO DIMENSIONS SHALL BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND ELEVATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY(S) AND PROTECTION OF SAID UTILITY DURING CONSTRUCTION.
- SEEDING MUST BE DONE SEVEN (7) DAYS AFTER EARTH DISTURBING ACTIVITIES.
- FIELD TILE – SHOULD FIELD TILE BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE. WITHIN THE DEDICATED RIGHT-OF-WAY, THE CONTRACTOR SHALL REPLACE THE TILE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C-76, CL4) OR DUCTILE IRON PIPE (ANSI CLASS 52 OR PVC AS SPECIFIED) AT THE DIRECTION OF THE CITY ENGINEER'S INSPECTOR.
- ANY MUD TRACKED OR DISPOSITION OF BUILDING MATERIALS OR DEBRIS UPON PUBLIC RIGHT-OF-WAY SHALL BE CLEANED OFF IMMEDIATELY. EVERY PRECAUTION SHALL BE TAKEN TO MINIMIZE THIS RISK.
- ALL STORM DRAINS, UNDERDRAINS AND FIELD TILE BROKEN DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO ORIGINAL CONDITION.
- ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, COUNTY AND STATE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ODOT, MONTGOMERY COUNTY AND OEPA.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE EXISTING OWNED PROPERTY, RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE AT THEIR SOLE EXPENSE.
- THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
- ALL STREETS SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- ALL SITE CLEARING AND EXCAVATION SHALL BE IN ACCORDANCE WITH ODOT 201 – CLEARING AND GRUBBING AND ODOT 203 – ROADWAY EXCAVATION & EMBANKMENT.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.

WATER LINE NOTES:

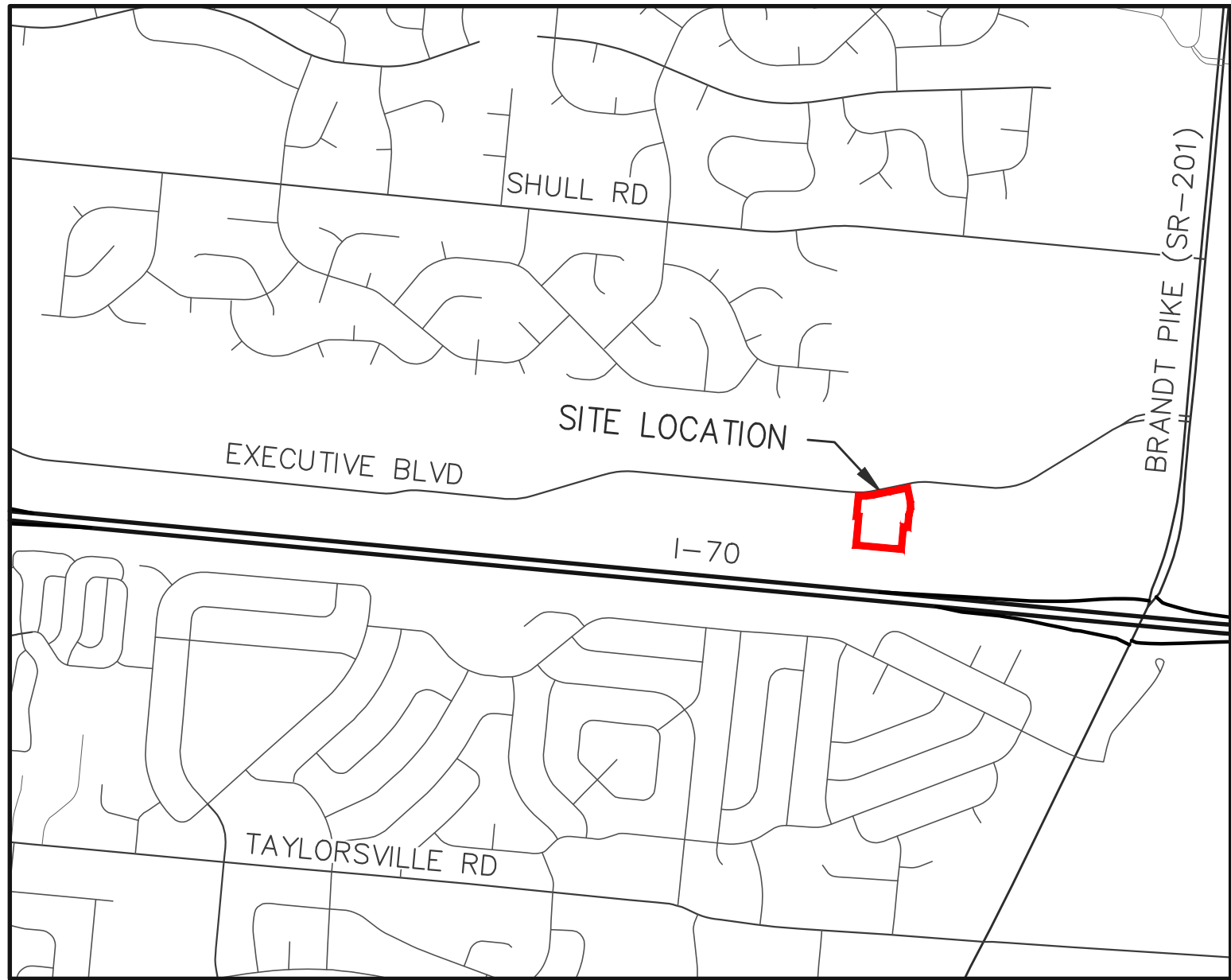
- ALL WATER MAIN AND LATERALS SHALL BE INSTALLED A MINIMUM OF 54" DEEP AND COVERED WITH 1/4" NATURAL ROUNDS OR SMALLER, SHALL BE LAID WITH AT LEAST A TEN FOOT (10') HORIZONTAL SEPARATION FROM ANY SANITARY SEWER LINE AND SHALL BE LAID AT LEAST EIGHTEEN INCHES (18") VERTICAL SEPARATION FROM ANY SANITARY IN ACCORDANCE WITH THE "TEN STATE STANDARDS."

UTILITY CROSSING:

WATER LINE OVER SEWER: MINIMUM 18" VERTICAL SEPARATION. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE.

WATER LINE UNDER SANITARY SEWER: MINIMUM 18" VERTICAL SEPARATION. ONE LENGTH (13' MINIMUM) OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT EACH END IS EQUIDISTANT FROM THE WATER MAIN. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED.

- THRUST BLOCKS OR RESTRAINED LENGTH ON ALL FITTINGS OF WATER LINE CONSTRUCTION AS PER CITY OF FRANKLIN STANDARDS.
- NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN TESTED, INSPECTED AND RELEASED FOR TAPS BY THE MUNICIPALITY.
- SEE TRENCH DETAILS FOR BACKFILL REQUIREMENTS.
- WATER LATERAL SHALL BE PROVIDED AS SHOWN IN THE PLANS TO WITHIN 5' OF BUILDING, AND CAPPED. THE CAPPED END SHALL BE MARKED USING A 4x4 EXTENDING 4 FEET ABOVE GRADE AND PAINTED BLUE.
- WATER LATERAL SHALL BE TAPPED INTO THE EXISTING MAIN BY THE CITY OF HUBER HEIGHTS STANDARDS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HUBER HEIGHTS.
- WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE WITH A MINIMUM COVER OF 54 INCHES.



LOCATION MAP
(NTS)



SHEET INDEX

- C1. COVER SHEET
- C2. EXISTING CONDITIONS PLAN
- C3. SITE PLAN

STORM SEWER:

- ALL STORM SEWER SHALL CONFORM THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", UNLESS OTHERWISE NOTED.
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST ONLY UNLESS OTHERWISE NOTED.
- SEE TRENCH DETAILS FOR BACKFILL & BEDDING.
- MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76
 - REINFORCED CONCRETE PIPE JOINTS CONFORMING TO ASTM C-443
 - PVC PIPE CONFORMING TO ASTM D-3034
 - PVC PIPE JOINTS CONFORMING TO ASTM D-3034, D-3212
 - A-2000 PIPE CONFORMING TO ASTM F-949
 - A-2000 PIPE JOINTS CONFORMING TO ASTM F-3212
 - PERMA-LOC OR ULTRA RIB PIPE CONFORMING TO ASTM F-794 AND AASHTO M304
 - PERMA-LOC OR ULTRA RIB PIPE JOINTS CONFORMING TO ASTM D-3212
 - ADS N12 WITH BELL JOINTS
- ALL CATCH BASINS TO MEET ODOT STANDARDS AND ARE TO BE ODOT TYPE 2-2B

SANITARY SEWER NOTES:

- ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SANITARY DEPARTMENT SPECIFICATIONS AND THE CURRENT STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY RULE AND REGULATIONS.
- ALL SANITARY MANHOLES SHALL BE PRECAST CONFORMING TO ASTM D-478 OR MONOLITHIC CONSTRUCTION OF CLASS "A" 4200 CONCRETE.
- SANITARY MANHOLE BOTTOMS TO BE CHanneled.
- JOINTS BETWEEN SANITARY MANHOLE SECTIONS SHALL CONFORM TO ASTM C-443.
- ALL SANITARY LATERAL TAPS SHALL BE MADE WITH WYES, NO TAPING OF MANHOLES IS PERMITTED. ALL SANITARY SEWER LATERALS SHALL BE EXTENDED (PAST THE PROPOSED 10' UTILITY EASEMENT) INTO PROPOSED LOTS AND FLUSHED. ENDS SHALL BE MARKED WITH 4"x4" TIMBER POST PAINTED GREEN AND EXTENDED 4' ABOVE THE SURFACE OF THE GROUND.
- ALL SANITARY LATERAL PIPING 15' DEEP OR LESS SHALL CONFORM TO SDR-35 PIPE, AND SANITARY LATERALS GREATER THAN 15' DEEP SHALL CONFORM TO SDR-26 PIPE.
- SANITARY LATERALS TO BE INSTALLED AT MINIMUM TWO PERCENT (2%) GRADE.
- THE SANITARY SEWER (WHEN CROSSING OVER THE WATER MAIN) SHALL BE ENCASED OR CONSTRUCTED OF MATERIALS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN. THE SEWER SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS AND THE SEWER SHALL HAVE ADEQUATE STRUCTURAL SUPPORT TO PREVENT DAMAGE TO THE WATER MAIN.
- THE CONTRACTOR SHALL NOT MAKE ANY PHYSICAL CONNECTION TO THE EXISTING SANITARY SEWER UNTIL THE REMAINING SEWERS, EXCLUDING THE FIRST SPAN, HAS BEEN TESTED, INSPECTED AND RELEASED.
- ALL SANITARY LATERALS SHALL BE PERMANENTLY MARKED IN THE CURB WITH AN "S" WHEN CURB IS POURED.
- ALL SANITARY FORCE MAIN SHALL CONFORM TO PVC C900. FORCE MAIN THROUGH AIR RELEASE CHAMBER SHALL BE DUCTILE IRON, PRESSURE CLASS 250, WITH PROTECTO 401 LINING, COUPLE TO PVC MINIMUM OF 5 LF OUTSIDE OF CHAMBER WALL WITH DUCTILE IRON COUPLINGS. SEE AIR RELEASE VALVE DETAIL ON THIS SHEET.
- DETECTABLE TRACER TAPE SHALL BE INSTALLED ON ALL FORCE MAINS. SPECIFICATIONS FOR DETECTABLE TRACER TAPE SHALL BE USED PER CITY OF HUBER HEIGHTS STANDARDS.

EXISTING UTILITIES:

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- B. SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- C. EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE CONTRACTOR SHALL NOTIFY OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES & SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS.

UTILITY OWNERSHIP:

GAS CENTERPOINT ENERGY (800)-227-1376	TELECOMMUNICATIONS METRO FIBERNET (812)-759-7807
GRIDHAWK (219)-500-2070	AT&T OHIO (800)-288-2020
WATER AND SEWER CITY OF HUBER HEIGHTS (937)-233-1562	CHARTER COMMUNICATIONS (513)-386-5068
ELECTRIC AES OHIO (800)-253-5801	FIBER OPTIC EVERSTREAM SOLUTIONS (844)-733-4700

NOTE:

WITH REGARD TO EXISTING UTILITIES SHOWN, SOURCE INFORMATION FROM PLANS AND OUPS MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHEN ACCURATE, ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

OUPS TICKET REFERENCE NUMBER:
A522402514-00A

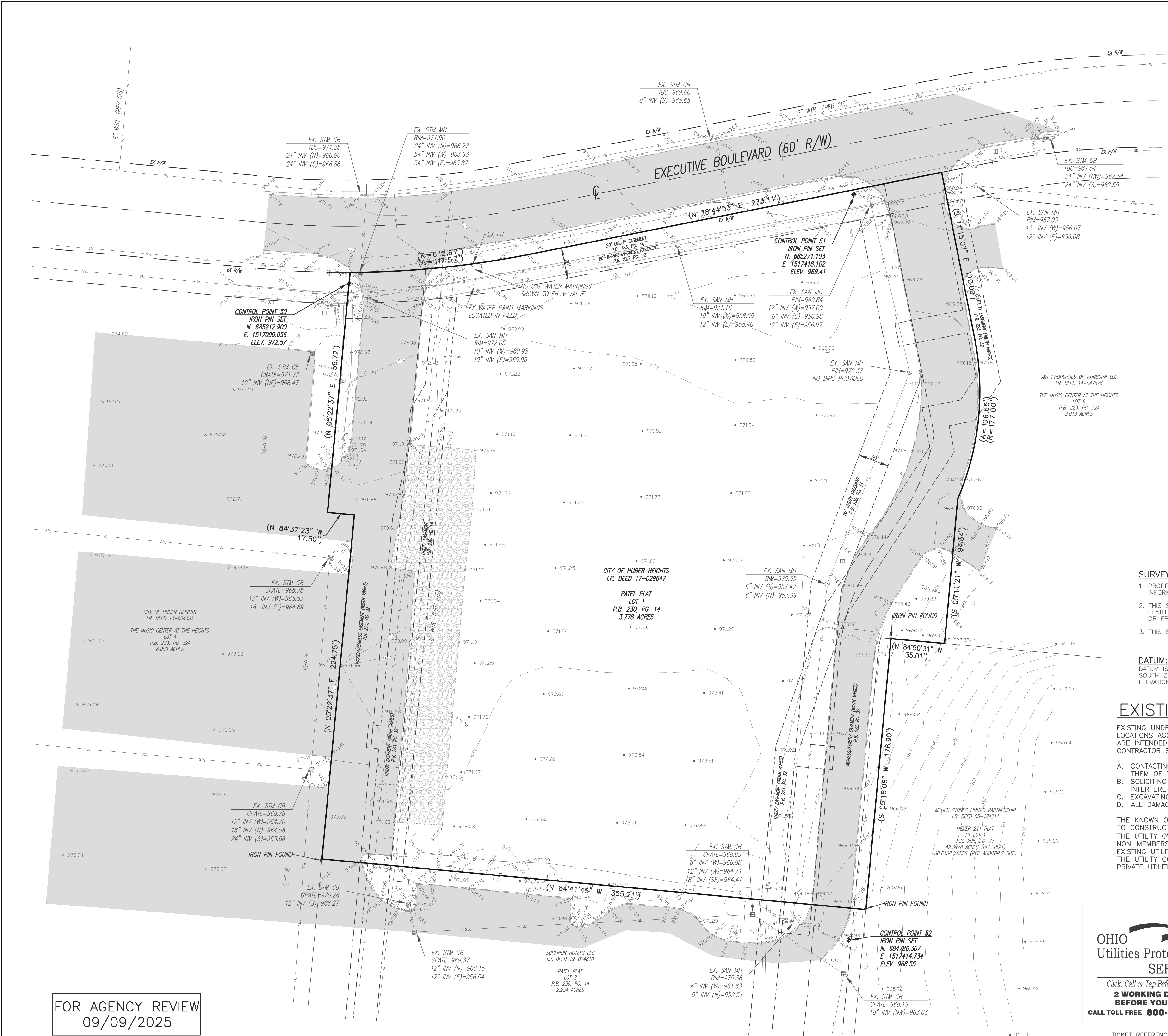


BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

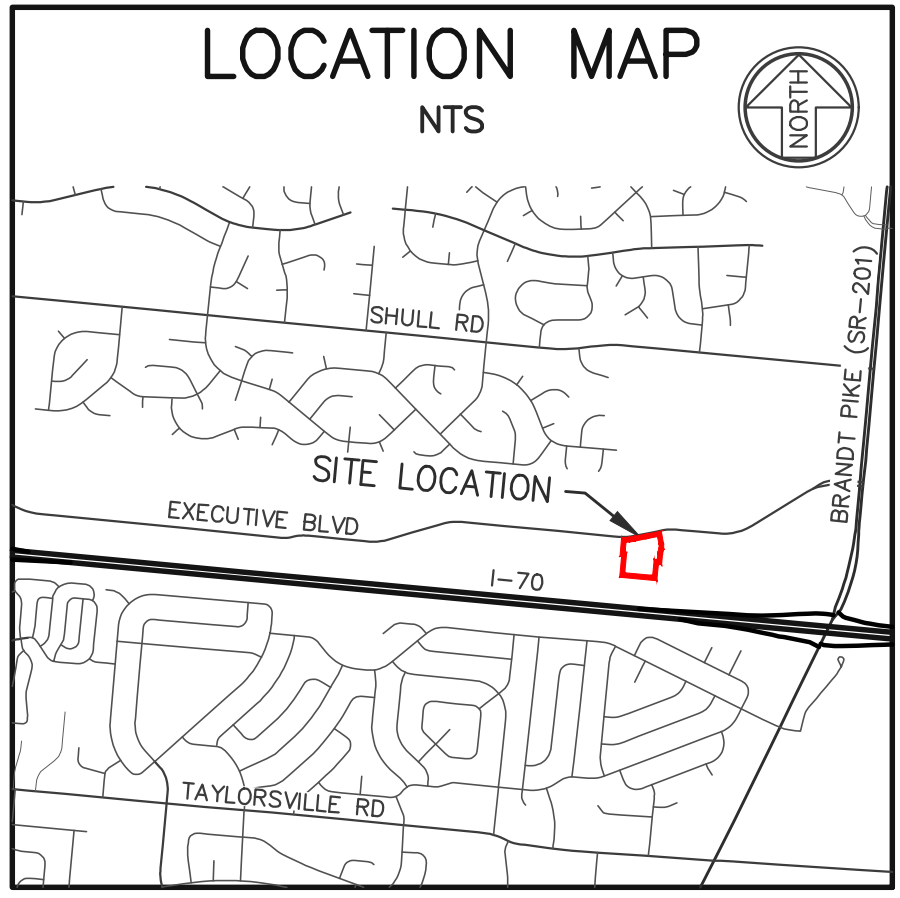
JOHN J. BRUMBAUGH
REGISTERED ENGINEER OF OHIO NO. 63257

FOR AGENCY REVIEW
09/09/2025

REVISIONS			
NO.	DATE	DESCRIPTION	BY



FOR AGENCY REVIEW
09/09/2025



LEGEND	
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING CLEANOUT
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING STORM CATCH BASIN (YARD INLET)
	EXISTING STORM CATCH BASIN (CURB INLET)
	EXISTING LIGHT POLE
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SIGN (ROAD)
	EXISTING SIGN (BUSINESS)
	EXISTING TREE (DECIDUOUS) W/ TRUNK DIAMETER
	EXISTING CONTOUR (INDEX)
	EXISTING CONTOUR (INTERMEDIATE)
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE (AES)
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING GROUND SPOT ELEVATION
	EXISTING TOP/EDGE PAVEMENT
	EXISTING TOP BACK CURB
	EXISTING TOP/EDGE CONCRETE
	EXISTING TOP/EDGE GRAVEL
	EXISTING GUTTER
	EXISTING SWALE
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE
	EXISTING GRAVEL

- SURVEY NOTES:**
- PROPERTY LINE LOCATIONS, BEARINGS AND DISTANCES SHOWN ARE FROM RECORDED INFORMATION.
 - THIS SURVEY IS FOR TOPOGRAPHICAL PURPOSES ONLY. ALL TOPOGRAPHICAL FEATURES SHOWN ARE EITHER FROM ABOVE GROUND FEATURES READILY OBSERVABLE, OR FROM EXISTING RECORDS WHOSE ACCURACY CAN NOT BE CERTIFIED BY US.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

DATUM:
DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

EXISTING UTILITIES

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- ALL DAMAGE TO ANY EXISTING UTILITY.

THE KNOWN OWNERS OF UNDERGROUND UTILITIES SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

OHIO
Utilities Protection
SERVICE

Click, Call or Tap Before You Dig
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**

UTILITY OWNERSHIP	
GAS CENTERPOINT ENERGY (800)-227-1376	TELECOMMUNICATIONS METRO FIBERNET (812)-759-7807
GRIDHAWK (219)-500-2070	AT&T OHIO (800)-288-2020
WATER AND SEWER CITY OF HUBER HEIGHTS (937)-233-1562	CHARTER COMMUNICATIONS (513)-386-5068
ELECTRIC AES OHIO (800)-253-5801	FIBER OPTIC EVERSTREAM SOLUTIONS (844)-733-4700

TICKET REFERENCE NUMBER:
A522402514-00A

PLAN NORTH

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=30'
90'
60'
30'
0'

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
EMAIL: John@bes-engineer.com

PROJECT NO.: 497.25
DATE: 9/9/2025
DRAWN BY: GWG
DESIGNED BY: NJB
CHECKED BY: JJB

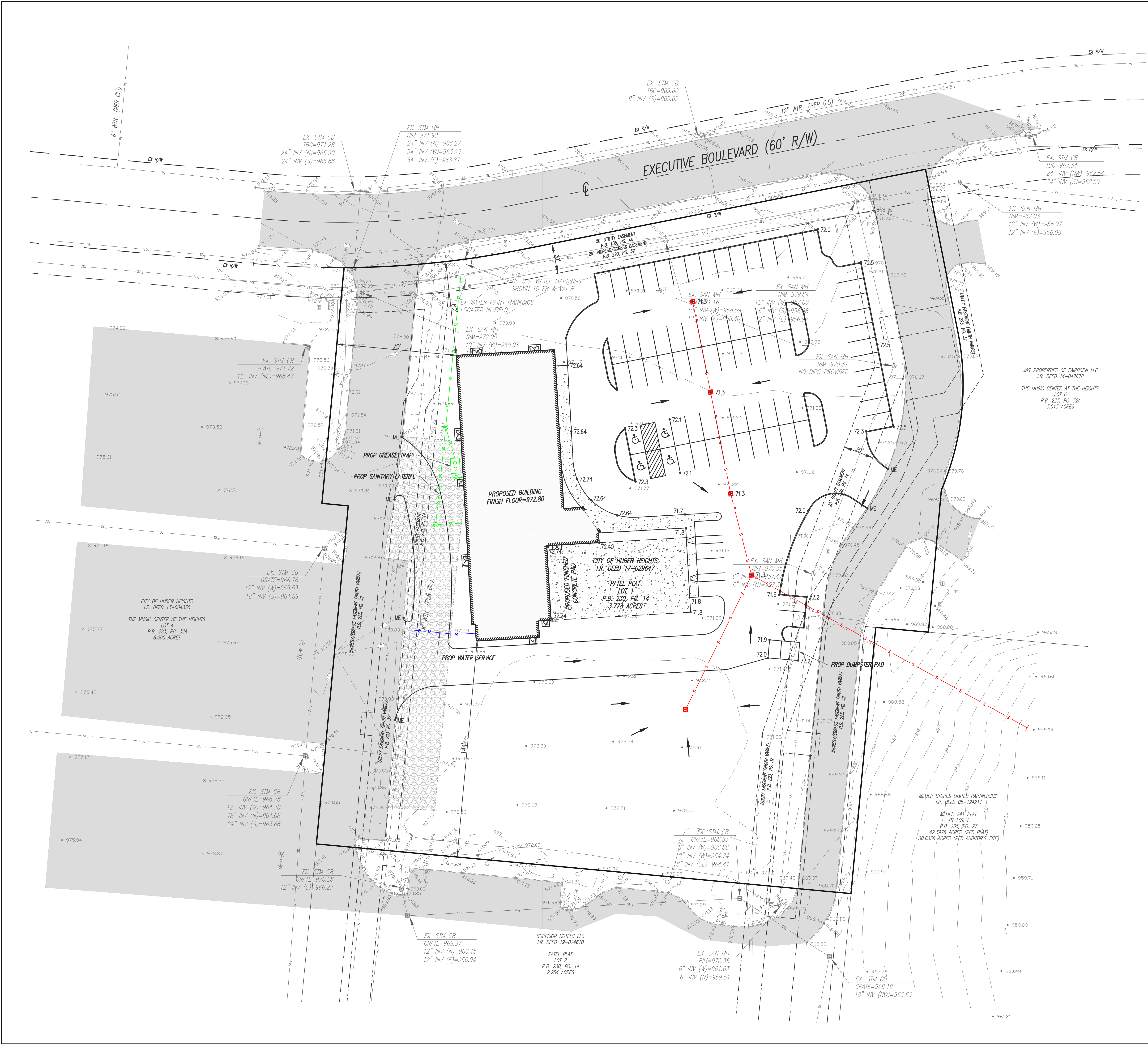
REVISED

1.	
2.	
3.	
4.	
5.	
6.	
7.	

EXISTING CONDITIONS PLAN
FOR
DUBLIN 7 - HUBER HEIGHTS
LOCATED AT EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.S.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO

SHEET
OF

C2
X



NOTE:
ALL STORM FOR THIS SITE IS TO BE ROUTED TO THE CITY OF HUBER HEIGHTS APPROVED AND PREVIOUSLY DESIGNED REGIONAL DETENTION POND FOR THE PROPOSED DEVELOPMENT OF THIS 3.778 ACRE TRACT.

PLAN NORTH

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=30'

0' 30' 60' 90'

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
EMAIL: John@bes-engineer.com

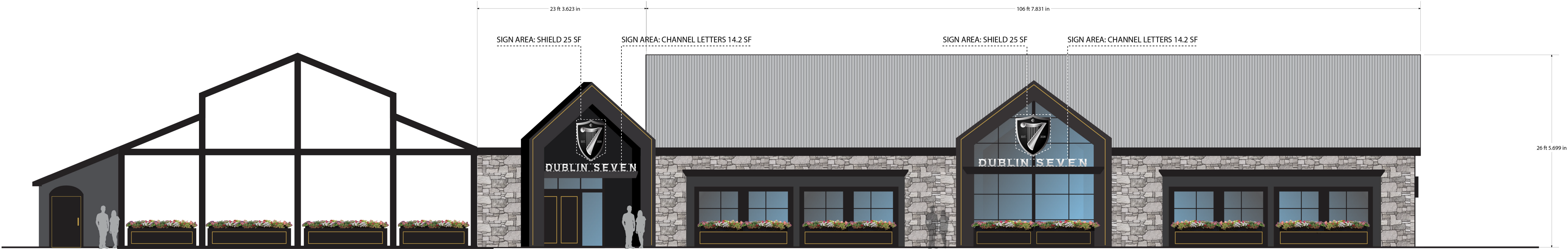
PROJECT NO.:	497.25
DATE:	9/9/2025
DRAWN BY:	GWG
DESIGNED BY:	NJB
CHECKED BY:	JJB
REVISED	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

SITE PLAN
FOR
DUBLIN 7 - HUBER HEIGHTS
LOCATED AT EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.S.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO

FOR AGENCY REVIEW
09/09/2025

SHEET
OF

C3
X



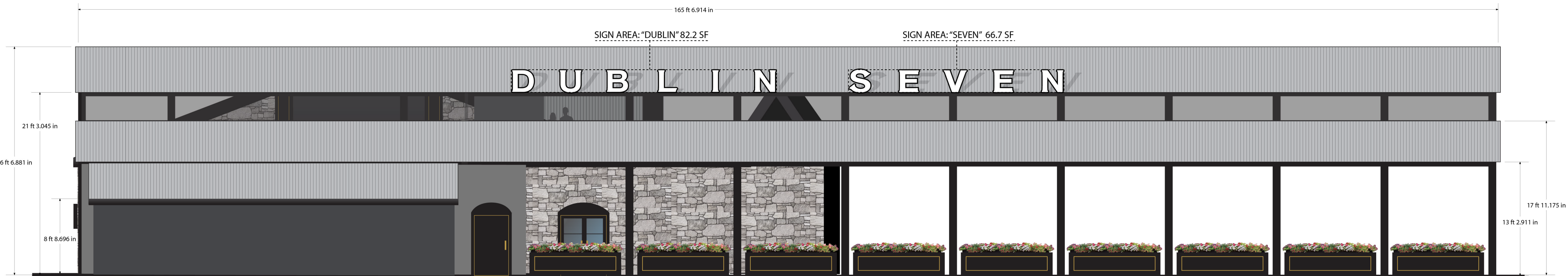
EAST ELEVATION - BEER GARDEN



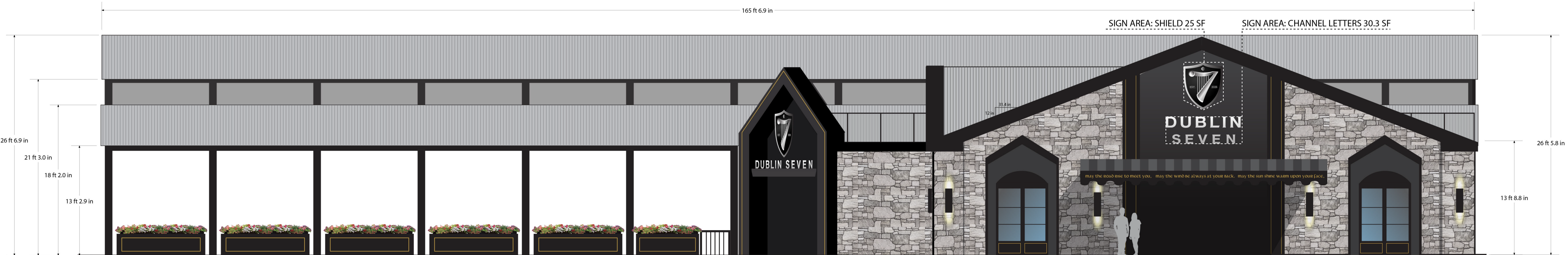
WEST ELEVATION



SOUTH ELEVATION-PUB BUILDING



SOUTH ELEVATION-BEER GARDEN



NORTH ELEVATION

1/8"=1'-0"

NEW BUILDING
FOR:
DUBLIN 7
7000 EXECUTIVE BLVD.
HUBER HEIGHTS, OHIO 45424

SHEET NOTES



Wenco Construction Co.
7621 Progress Court
Huber Heights, Ohio 45424
(937)849-6002

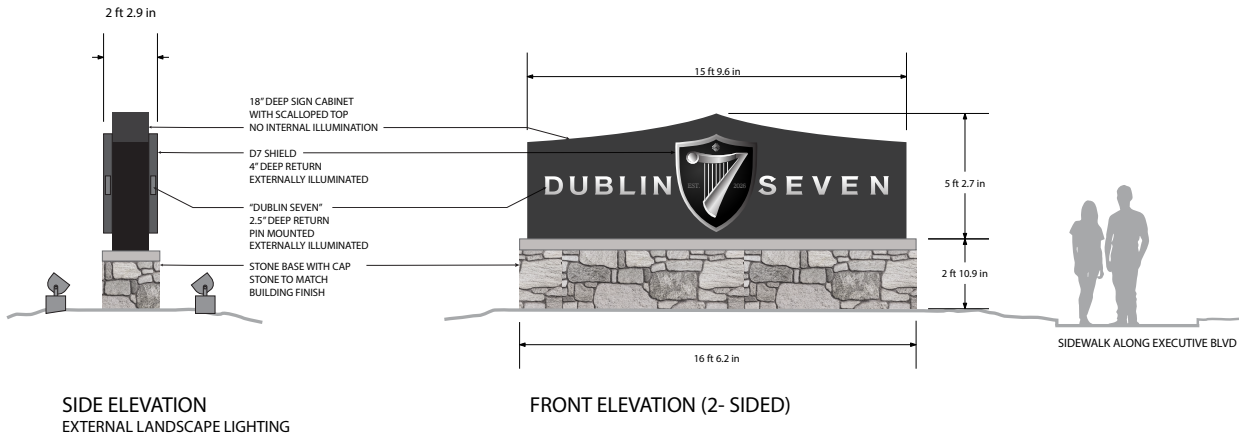
ISSUED FOR	DATE	BY
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____

DRAWN BY: TK
CHECKED BY: _____
DATE: 07/25/25
SCALE: NOTED

TITLE
DESIGN ELEVATIONS

JOB NO: _____

SHEET NO: D1.1





Huber Heights Fire Division

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

Occupancy Name:	Dublin 7
Occupancy Address:	Executive Boulevard

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

MCBR BLD:		HH P&D:	
MCBR MEC:		HHFD Plan:	25-582
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	9/30/2025

Fire Department Comments:

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

Review is for approval of Detailed Development Plan. These comments are based only on the proposed site work, fire department access and basic fire protection concept. 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 for permit. 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. Additional requirements for structure may arise during permitting process:

Requirements:

- Proposed driveways appear to meet Ohio Fire Code requirements for turn radius.
- If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)
- Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection, and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c). Additional hydrants shall be provided to meet the above requirements and the requirements of Ohio Fire Code Appendix B and C.

AI-11145

7. C.

Planning Commission

Meeting Date: 10/14/2025

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan for a proposed 3,500 patron capacity Indoor Music Center Venue. Property is located at 7151 Executive Blvd (BDP 25-24).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of October 14, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: October 10, 2025
Subject: BDP 25-24 (Proposed Indoor Music Center)
7151 Executive Boulevard

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant / Owner

DEVELOPMENT NAME: Proposed Indoor Music Center

ADDRESS/LOCATION: 7151 Executive Blvd.

ZONING/ACREAGE: PM – Planned Mixed Use District / ~18 acres

EXISTING LAND USE: Vacant Land

ZONING
ADJACENT LAND: North: A / PM – Agricultural / Planned Mixed-Use
East : PM – Planned Mixed-Use
West: PM – Planned Mixed Use
South: PM – Planned Mixed-Use

REQUEST: The applicant seeks Basic Development Plan approval for a proposed 3,500 patron capacity indoor music venue.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1179

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

Overview

The applicant seeks Basic Development Plan approval to facilitate the construction of a 3,500-patron indoor music venue. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

Site Characteristics

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Chapter 1171.06 - General standards for approval, states:

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:

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;
- (d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;
- (e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;
- (f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;
- (g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;
- (h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;
- (i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;
- (j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;
- (k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and
- (l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

Staff Analysis

The site is appropriately zoned as Planned Mixed-Use District. Entertainment facilities are permitted uses and outlined in the purpose statement of the PM district. The music venue is still under development. Therefore, this Basic Development Plan intends to establish broad development parameters such as access, parking, setbacks and building placement.

Basic Development Plan Analysis:

The applicant proposes constructing an indoor music facility for approximately 3,500 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, and building placement. Building elevations, materials, signage and landscaping are still under development and will be reviewed during the Detailed Development Plan review stage.

Conformance With Planned Mixed-Use District Requirements:

Uses: Entertainment uses are permitted in the district.

Proposed Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

Parking and Loading:

- The current site plan illustrates 1,250 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,504 fixed seats, which requires approximately 600 parking spaces. The parking lot is designed with one space per three patrons, which exceeds the zoning code requirement.

Building Materials:

- The building is currently envisioned to be a mix of concrete panels, glass and metal accent panels.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- A sign plan has not been provided, but will be reviewed during the detailed development plan phase.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and access is will be provided from two streets and one central access point on Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site. Construction is expected to begin in early 2026.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

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.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping plan will be reviewed during the detailed development plan phase.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing vacant lot with no natural features. An environmental study was completed, which determined there are no wetlands or protected streams.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat, but will be graded to facilitate drainage away from the adjacent properties.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development. Staff anticipates this use will greatly benefit the community.

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

All proposed uses are consistent with the Planned Mixed-Use district. Staff do not anticipate excessive noise, glare or odors. Additional traffic will be created on Executive Boulevard, but will be proactively managed during events similar to the existing Rose Music Center.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer had no comments.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The landscaping, exterior materials, and sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan.

Staff recommends approval with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

- 2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

Planning Commission Action

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

- 1) Recommend approval of the basic development plan application, with or without conditions.
- 2) Recommend denial of the basic development plan.
- 3) Table the application to gather additional information.



Planning Commission Decision Record

WHEREAS, on Sept 29, 2025, the applicant, THE CITY OF HUBER HEIGHTS, requested approval of a Basic Development Plan for a proposed 3,500 patron capacity indoor music venue. Property located at 7151 Executive Blvd, further identified as Parcel Numbers P70 03910 0083 and P70 03910 0084 on the Montgomery County Auditor's Map (Case BDP 25-24), and;

WHEREAS, on October 14, 2025, 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, The City of Huber Heights, for approval of a Basic Development Plan. Property is located at 7151 Executive Blvd (Case BDP 25-24), in accordance with the recommendation of Staff's Memorandum dated October 10, 2025, with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

- 2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

BDP 25-24 – Decision Record

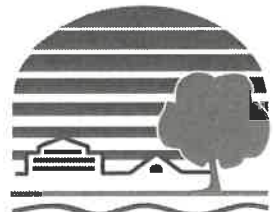
Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried .

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS



**HUBER
HEIGHTS**

Come Grow With Us!

RECEIVED

SEP 29 2025

PLANNING DEPARTMENT

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

**937.233.1423
937.233.1272 (Fax)**

Application Number BDP 25-24
Receipt Number

Date Filed 9/29/25
Amount Paid

TYPE OF ACTION REQUESTED

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

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

Oct. 14, 25

APPLICANT INFORMATION

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

<u>APPLICANT</u>		<u>CONTACT PERSON</u>	
Name	<u>The City of Huber Heights</u>	Name	<u>Aaron Sorrell</u>
Address	<u>6131 Taylorsville Rd</u>	Address	<u></u>
	<u>Huber Heights Oh</u>		<u></u>
	<u>45424</u>	Phone	<u>937-237-5819</u>
Phone	<u>937-233-1423</u>	Fax	<u></u>
Fax	<u></u>	Email	<u></u>
Email	<u></u>		

PROPERTY INFORMATION

Project Name: INDOOR Music Center

Location of property: 7151 Executive Blvd

Book Page Parcel Number(s) P70 03910 0083
P70 03910 0084

Current Zoning: Proposed Zoning:

Property Owner's Name: The City of Huber Heights Telephone:

Address: same as above

Total acres included in this application:

Type of Development: Residential Commercial Office Industrial Other

Brief description of application request:

Approval of a Basic Development Plan for construction
of a new INDOOR Music Center

Applicant's status: Owner Lessee Purchaser Agent

Name of Engineer: Telephone:

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

Applicant's Signature

John Russell
Applicant's Signature:

John Russell
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 7th day of October, 2025.

Rachael Dillahunt
Notary Public, State of Ohio
My Commission Expires:
06/11/2030

Rachael Dillahunt 6/11/2030
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 _____

ATTORNEY

Name _____
Address _____

Phone _____
Fax _____
Email _____

LAND PLANNER

Name _____
Address _____

Phone _____
Fax _____
Email _____

LANDSCAPE ARCHITECT

Name _____
Address _____

Phone _____
Fax _____
Email _____

AGENT

Name _____
Address _____

Phone _____
Fax _____
Email _____

DEVELOPER

Name _____
Address _____

Phone _____
Fax _____
Email _____

ENGINEER

Name _____
Address _____

Phone _____
Fax _____
Email _____

OTHER

Name _____
Address _____

Phone _____
Fax _____
Email _____

PROJECT OVERVIEW

The new Huber Heights Indoor Music Venue represents the next chapter in the city's Entertainment Corridor. Building on the success of the Rose Music Center, this project establishes a complementary, year-round venue that enhances the city's cultural identity and expands its role as a regional destination for live music and entertainment. The facility is conceived not only as a performance space, but as a civic investment that connects people, strengthens community, and stimulates future growth along Executive Boulevard.

Objective

By considering the vision of the City of Huber Heights, the operational expertise of MEMI, and the evolving needs of the live entertainment industry, the new Indoor Music Venue is designed to meet project objectives at multiple levels. Located on an 18-acre site on Executive Boulevard—just across from Meijer and under half a mile from the Rose Music Center—the development is planned to create generational impact by expanding the city's cultural infrastructure and establishing a year-round anchor for performance within the Entertainment Corridor.

Goal

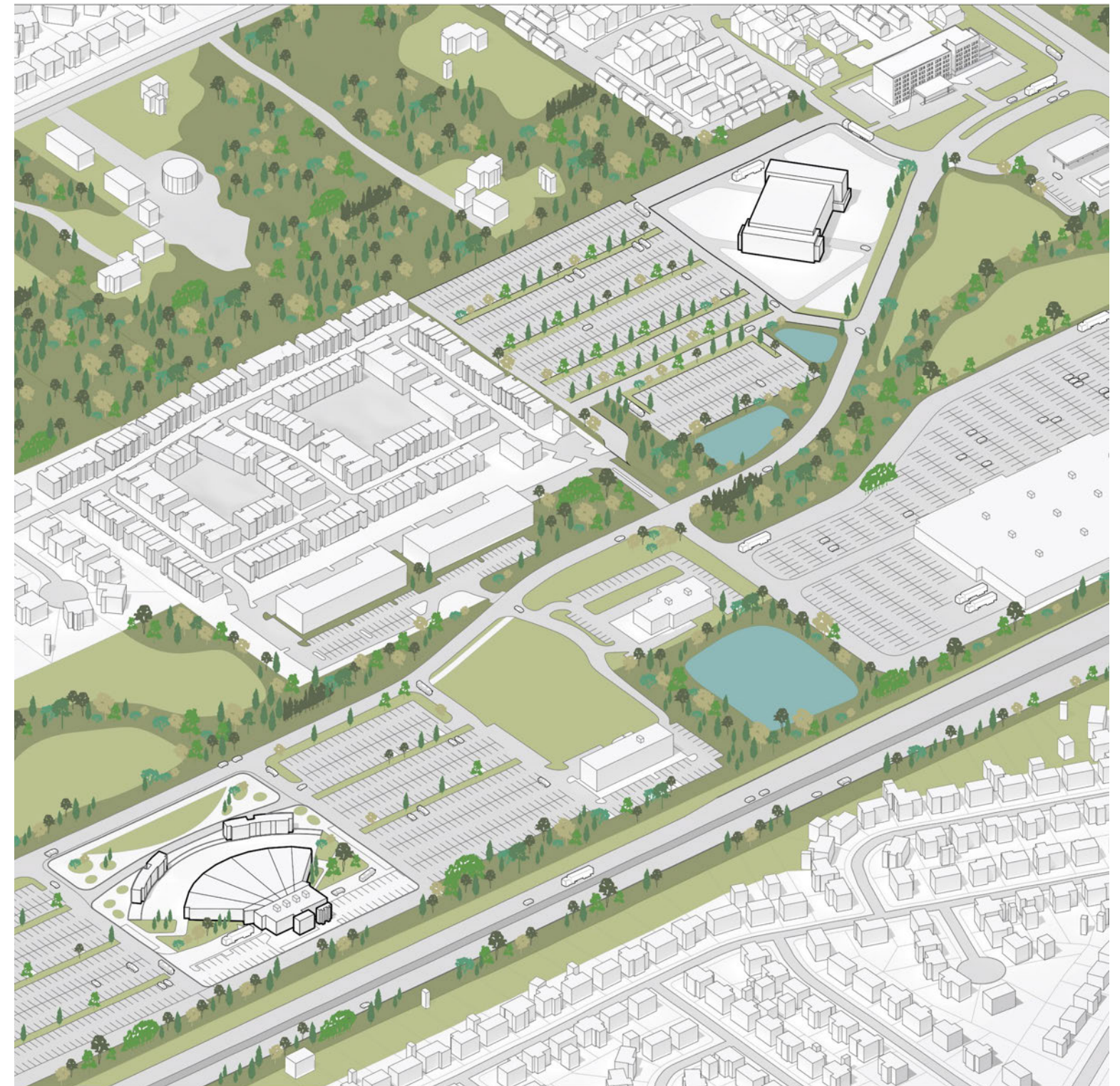
This venue complements the Rose Music Center by offering a flexible, 3,500-capacity hall capable of hosting a broad range of artists and events. Its scale and configuration position Huber Heights to attract national touring acts while remaining accessible to regional performers and local celebrations. Beyond concerts, the facility is planned and designed to accommodate community and private functions such as wedding banquets, business conferences and shows, and school activities like graduations. Together with future hospitality, residential, and food-and-beverage development along Executive Boulevard, the venue strengthens the corridor as a complete destination for visitors and residents alike.

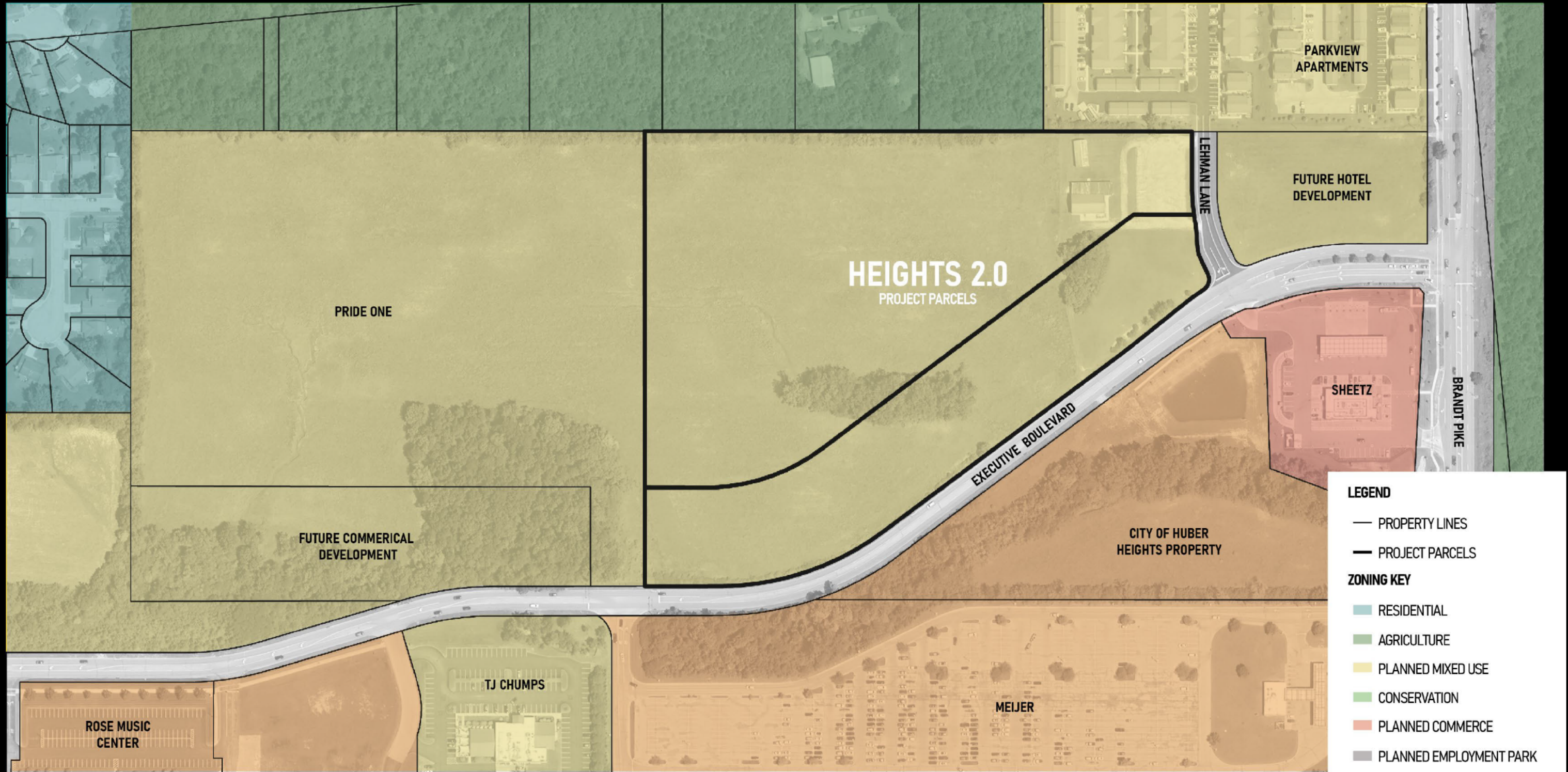
Purpose

The project is conceived as a civic landmark and community asset. Its architectural presence, public spaces, and operational performance are carefully calibrated to ensure it functions as both a catalyst for economic development and a welcoming place for gathering, celebration, and cultural exchange. The building massing, materials, lighting, and signage are designed to balance durability and authenticity, ensuring the venue is both a strong visual anchor and a good neighbor within the community.

Benefits

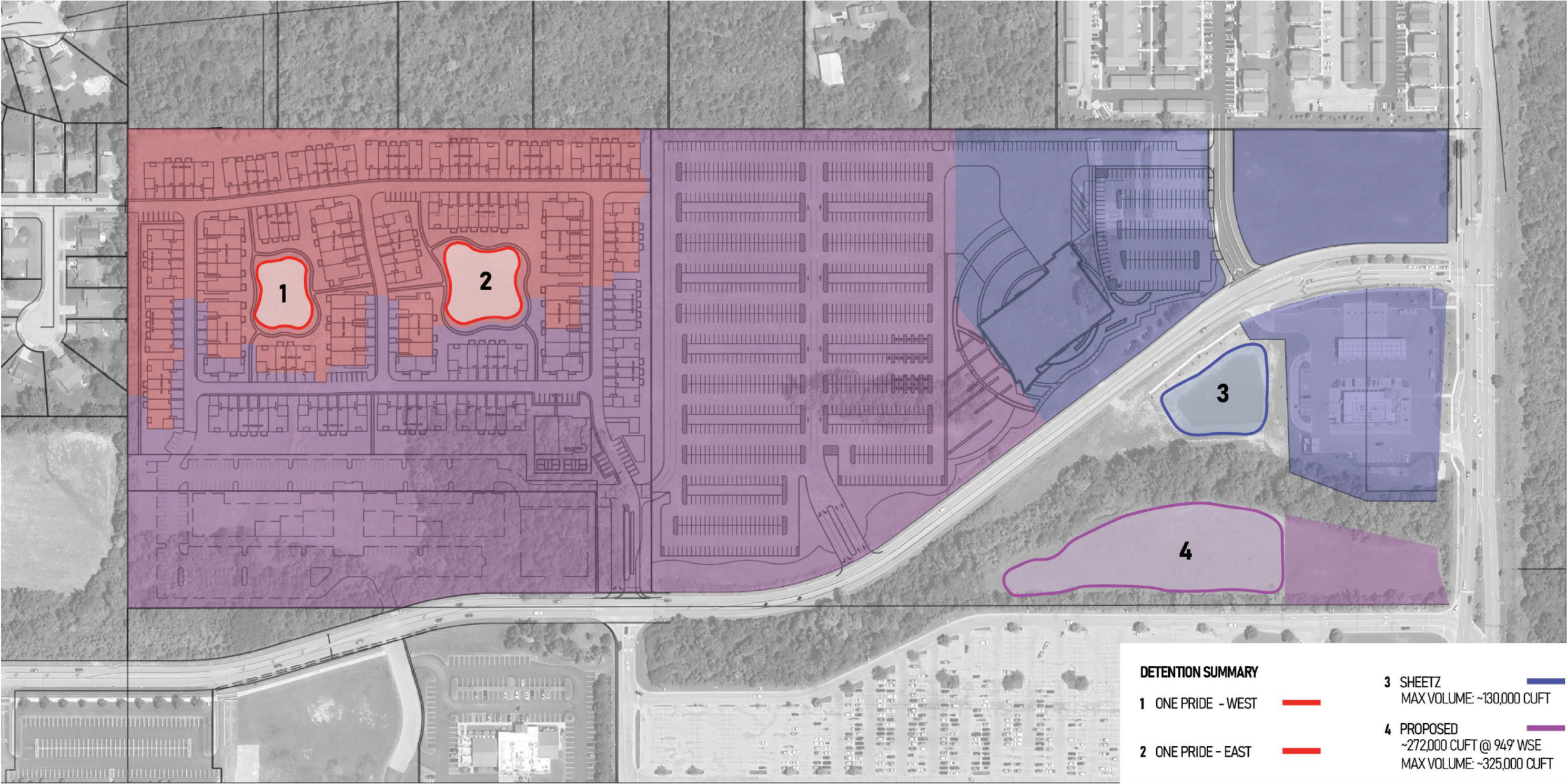
By delivering a year-round performance hall, the project generates cultural and economic benefits beyond its walls. It draws visitors to Huber Heights, stimulates adjacent corridor development, and reinforces the city's identity as a destination for music and entertainment. For audiences, it offers a clear and intuitive arrival, a vibrant pre- and post-show experience, and an intimate connection with performance. For artists and operators, it provides efficient, reliable, and flexible facilities that support world-class production. Together, these elements position the Indoor Music Venue as an amplifier of culture, economy, and civic pride.





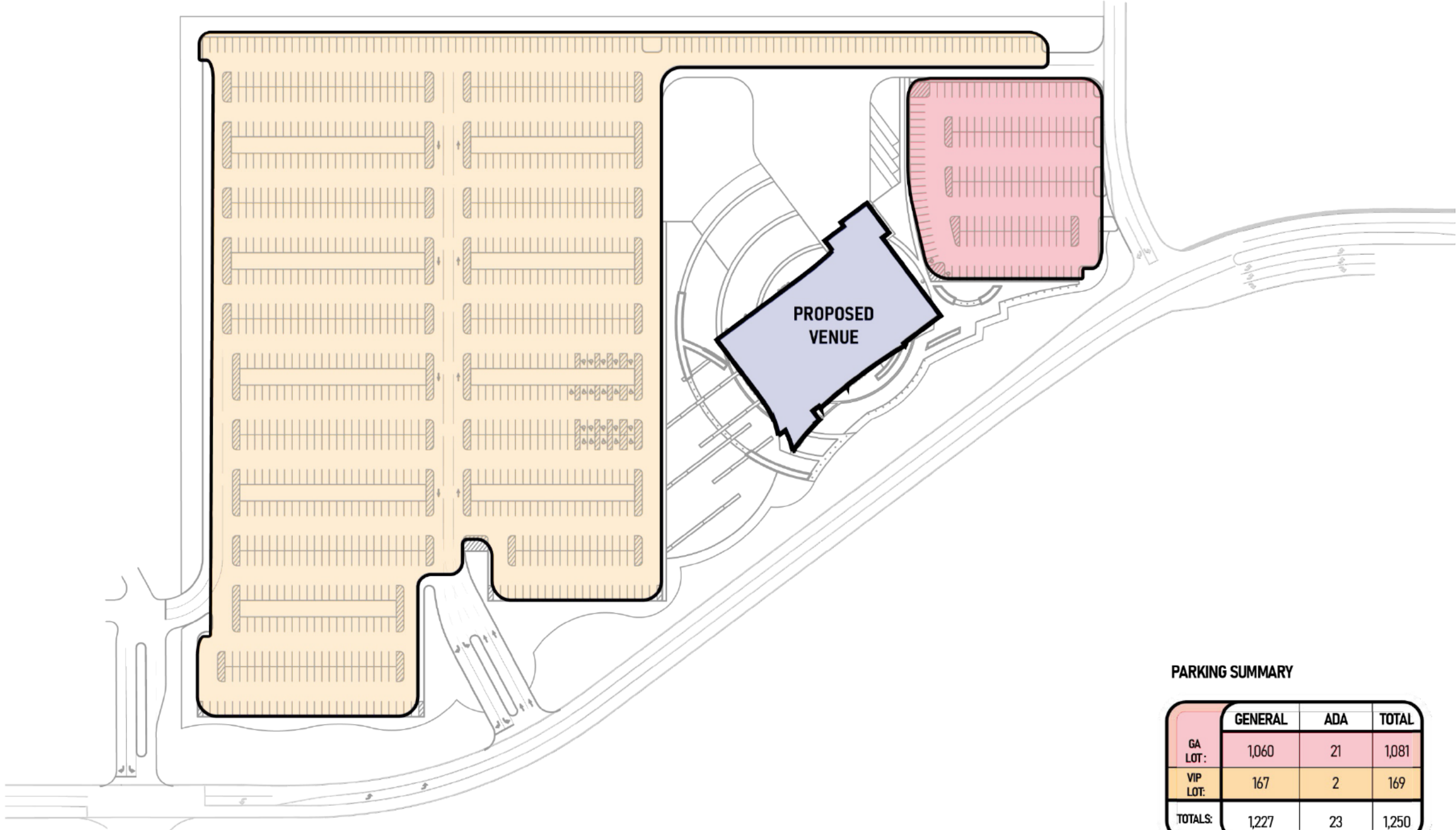
CIVIL ENGINEERING

REGIONAL DETENTION SUMMARY



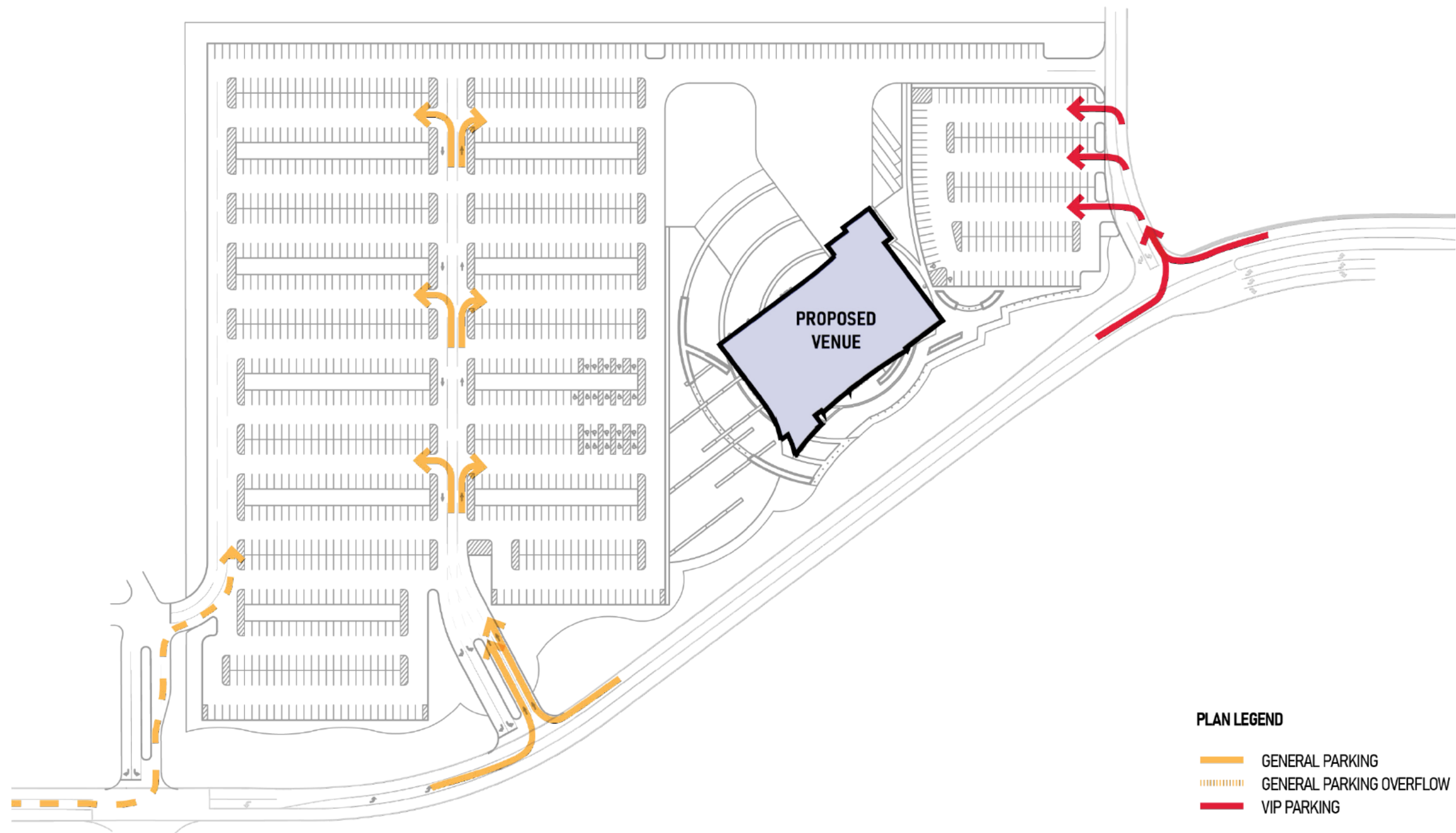
CIVIL ENGINEERING

PARKING LOT CAPACITIES



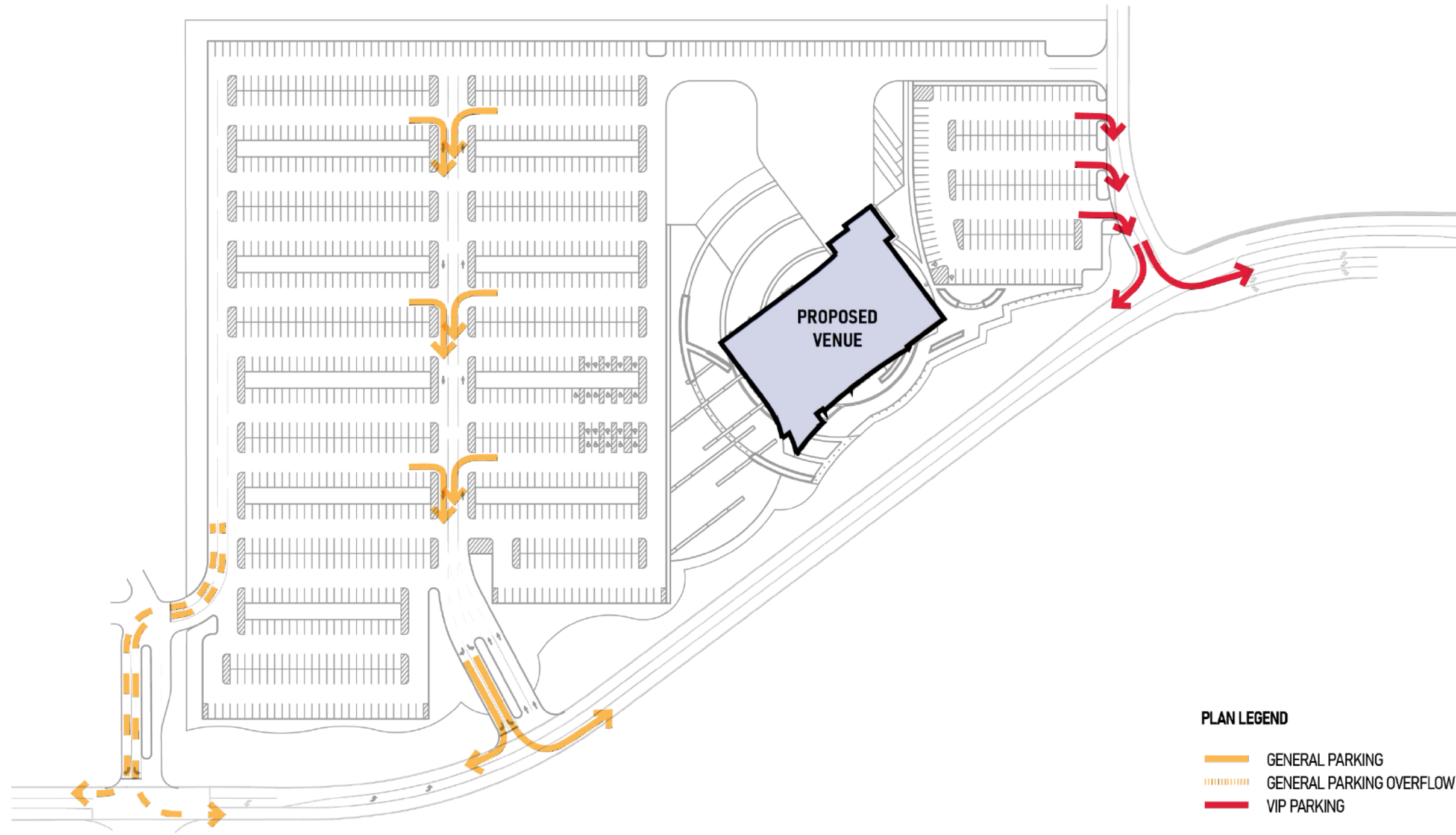
CIVIL ENGINEERING

TRAFFIC FLOW: PRE-CONCERT



CIVIL ENGINEERING

TRAFFIC FLOW: POST-CONCERT



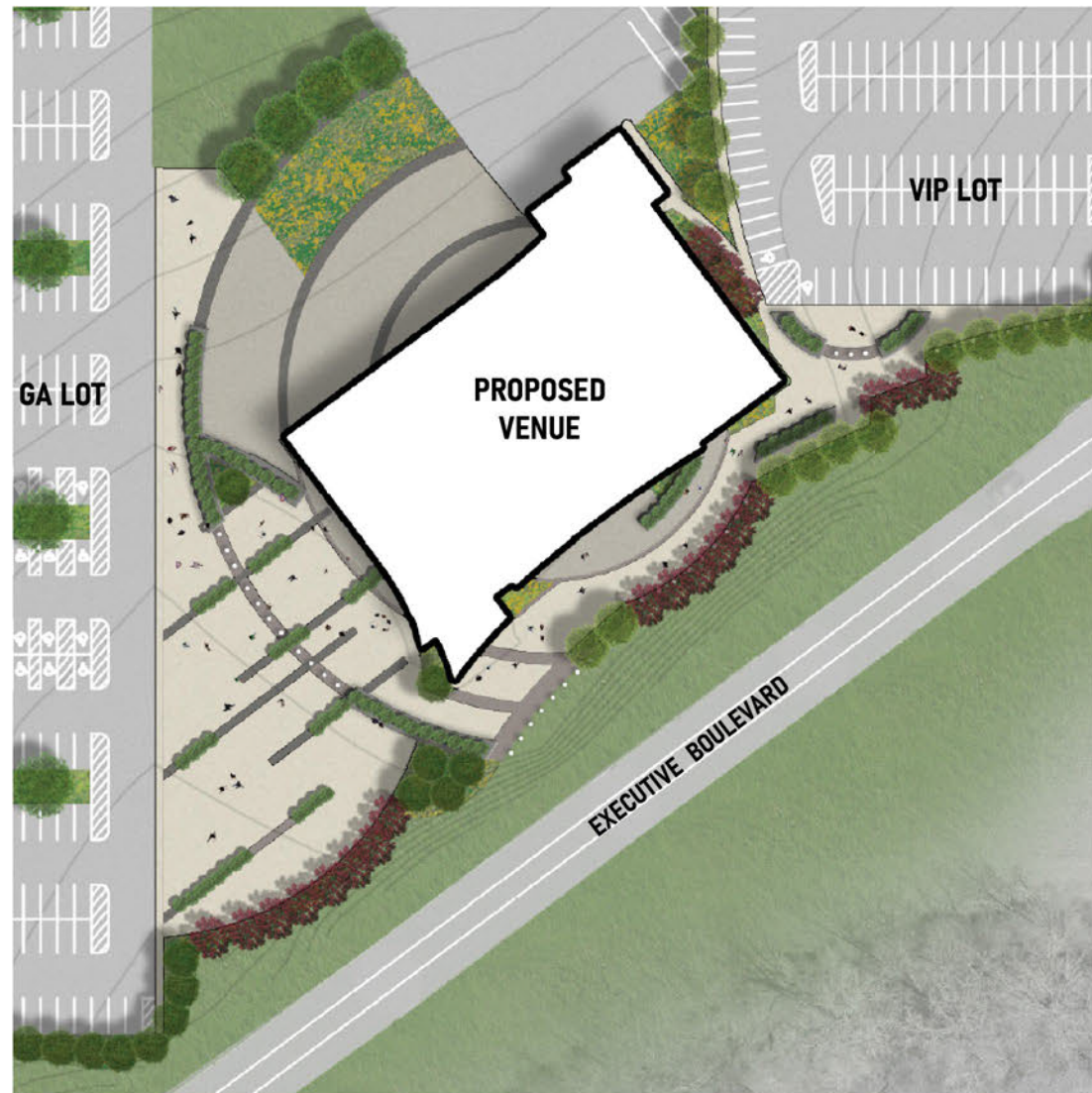
LANDSCAPE ARCHITECTURE

RENDERED SITE PLAN: FULL SITE



LANDSCAPE ARCHITECTURE

RENDERED SITE PLAN: DETAILS



FAN EXPERIENCE



EXECUTIVE BOULEVARD ENTRANCE

ARCHITECTURE

EXTERIOR CONCEPT IMAGERY



Aerial Above Executive Boulevard

ARCHITECTURE

EXTERIOR CONCEPT IMAGERY



Southwest from Executive Boulevard

Schematic Design Package
09.05.2025



ARCHITECTURE

EXTERIOR CONCEPT IMAGERY



Southwest Plaza Entry



Huber Heights Fire Division

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

Occupancy Name:	Indoor Music Center - Preliminary
Occupancy Address:	Executive Boulevard

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:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	9/29/2025

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. 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 for permit. 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.

Requirements: (Site Plan)

- Due to the drawings being submitted electronically, the turn radius is unable to be verified. **Ohio Fire Code 503.2.4. A drawing shall be provided that shows fire department vehicle access to all points of property. Contact Huber Heights Fire Division to obtain turn radius information.**
- Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure. **Ohio Fire Code Appendix D 104.1. Fire Lane and/or No Parking signs may be required.**
- Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of

parapet walls, whichever is greater. **Ohio Fire Code Appendix D, 105.1. Provide a drawing indicating compliance.**

- Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. **Ohio Fire Code, Appendix D, 105.2.**
- At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. **Ohio Fire Code, Appendix D, 105.3. Current drawings do not show this access, please clarify.**
- Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection, and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. **Huber Heights Codified Ordinance 1521.06(c). Site utility drawing C500 indicates that only one new hydrant is being installed. Additional hydrants shall be provided to meet the above requirements and the requirements of Ohio Fire Code Appendix B and C. See below comment for hydrant requirement for suppression system.**
- One fire hydrant shall be provided within 75 feet of the fire department connection for the fire suppression system. **Huber Heights Codified Ordinance 1521.01(e).**
- All new and replaced automatic sprinkler, standpipe, and fire department connections shall be equipped with a four-inch STORTZ connection with a 30-degree turn-down and proper signage. **Huber Heights Codified Ordinance 1521.01(e).**
- 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 fire command center shall comply with **Ohio Building Code 911** and **Ohio Fire Code 508. Particular attention shall be made to the rating of the room, access doors (inside and outside), and layout.**
- Emergency responder radio coverage shall comply with **Ohio Fire Code 510.**
- **Fire protection systems, such as sprinklers, standpipes, fire alarm, smoke control, etc., have not been fully addressed or reviewed at this time.**

AI-11116

9. A.

Planning Commission

Meeting Date: 10/14/2025

Minutes

Information

Agenda Title

Without objection, the Minutes of the September 9, 2025, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

**Planning Commission
September 9, 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: Mr. Shomper, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Absent: Mr. Johnson, 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. **FINAL PLAT – The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., is requesting approval of a Final Plat for 71 building lots and associated retention basins and open space. Property is located at Chambersburg Road and Endicott Road (FP 25-22).**

Mr. Sorrell stated that this is the first plat of the Canal Heights subdivision. The Planning Commission approved the Detailed Development Plan for this section on July 9, 2024. The Detailed Development Plan required that the applicant coordinate the Chambersburg widening with the City's engineering contractor.

All front setbacks are 25-feet, consistent with the requirements. All lot sizes are the same as approved through the Detailed Development Plan.

The applicant has coordinated the right-of-way widths with the engineering firm designing the Chambersburg widening.

The City Engineer had no comments.
Fire: N/A

Planning staff recommends approval of the Final Plat for Canal Heights Section 1 submitted on August 22, 2025.

Action

Ms. Thomas moved to approve the request by the applicant, Forestar Real Estate Group, for a Final Plat (FP 25-22) in accordance with the recommendation of Staff's Memorandum dated September 4, 2025, and the Planning Commission Decision Record.

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

2. MINOR CHANGE – The applicant, ABC SUPPLY, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18)

Mr. Sorrell stated that the applicant is requesting a minor change to enclose the NE corner of the site for the security of products staged for delivery and overnight parking of delivery vehicles.

This area has previously been temporarily fenced for storage purposes. The fencing was removed in late 2022 in the direction of the City because this is not an appropriate area for outdoor storage of materials.

1176.04 provides great latitude for the Planning Commission to determine the appropriate location of off-street loading areas. In general, loading areas should be to the side or rear of the buildings. In this case, the applicant indicates there is no room to stage in the rear because of material and inventory storage. Additionally, since this building is on a corner lot, there are two front yards, and there really isn't a side area for loading and staging.

When evaluating an alternative location for loading and staging, the impact on adjacent properties and the public right-of-way needs to be balanced with the business's operational needs.

Impact on adjacent properties: There are no immediately adjacent properties located next to the proposed fenced-in staging area. Staff feel this impact is negligible.

Impact on the public right of way: The proposed location has a substantial grade differential between the public right of way, ranging from eight (8) feet to 14 feet below the road and sidewalk grade. The most significant visual impact will likely be from eastbound Taylorsville Road, where the fenced-in area will be more visible. While there is an impact, staff believe this impact can be mitigated should a change in fencing material and additional tree plantings.

Most importantly, the use of this fenced-in area must be limited to staging of delivery materials and vehicle parking, not outdoor storage or sales of materials and inventory.

The Fire Department requests that two parking stalls on the south side be removed to widen the travel lane between the proposed fencing. This request has been communicated to the applicant.

While not an ideal location, the planning staff feels that the impact on surrounding properties and the right-of-way is relatively minimal and can be mitigated. Therefore, planning staff supports the minor change to create a loading and staging area with the following conditions:

1. There shall be no outdoor storage or sales of materials or inventory. The fenced areas shall be limited in use to delivery staging and vehicle parking.
2. Fencing material shall be black color-coated. No razor wire, barbed wire, or similar.
3. The applicant shall plant additional evergreen trees and replace existing diseased or dying evergreen trees, at least 15 feet behind the sidewalk, to fill missing gaps in the existing vegetation.
4. The applicant will comply with Fire Department requirements.
5. The applicant will submit a revised site plan with their zoning permit application that complies with the Planning Commission Decision Order.

Action

Mr. Shomper moved to table the request by the applicant, ABC Supply, for approval of a Minor Change (MC 25-18) until the October 14, 2025, meeting due to no representative from ABC Supply being present.

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

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the August 12, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

ABC Supply
Dublin 7

September 9, 2025

XI. Upcoming Meetings

October 14, 2025

Discussion on the Nov and Dec meeting dates

XII. Adjournment

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

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date